# 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, April 8, 2026**

**TOUR - 2:00 PM**
**MEETING - 4:00 PM**

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**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.

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## 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 25162 (5855 Junipero LLC):** 5855 Junipero Avenue
B. **APP 26045 (Polito):** Monte Verde Street 7 southwest of 9th Avenue
C. **DS 25206 (Diamond):** Scenic Road 5 northwest of 8th Avenue
D. **DS 25019 (McWhorter):** Carmelo Street 2 northeast of Ocean Avenue

E. **DS 24046 (Teresi):** Carmelo Street 5 northeast of Ocean Avenue
F. **DS 26060 (Las Olas):** Carmelo Street 5 northwest of Ocean Avenue
G. **UP 26053 (PRG Carmel LLC) & DR 26002 (PRG Carmel LLC):** Northwest corner of San Carlos Street and 4th Avenue

## CALL TO ORDER AND ROLL CALL - CHAMBERS

## PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. 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: March 2026

**2)** March 11, 2026 Regular Meeting Minutes

## ORDERS OF BUSINESS

**3)** Receive an update on the Design Traditions 1.5 project, and review the proposed Plan, defined Scope of Work, and Proposed Timeline to finalize the Residential Design Guidelines 1.5.

**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

## PUBLIC HEARINGS

**4)** **APP 26045 (Polito):** Consideration of an Appeal, APP 26045 (Polito), of a denial of Design Study, DS 25311 (Polito), for after-the-fact changes in site coverage that exceed what is allowed for a 4,000-square-foot lot located on Monte Verde Street 7 southwest of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-186-005-000

**Proposed CEQA Action:** Find the project statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

5) **DS 25162 (5855 Junipero LLC):** Consideration of a Final Design Study, DS 25162 (5855 Junipero LLC), and Coastal Development Permit for a 148-square-foot addition, a new 264-square-foot garage, and associated site improvements to an existing single-story single-family residence located at 5855 Junipero Avenue in the Single-Family Residential (R-1) District. APN: 010-073-004-000

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

6) **DS 25019 (McWhorter):** Consideration of a Final Design Study, DS 25019 (McWhorter), and Coastal Development Permit for the demolition of an existing single-family residence and the construction of a 1,555-square-foot two-story residence, inclusive of an attached garage, located at Carmelo Street 2 northeast of Ocean Ave in the Single-Family Residential (R-1) District. APN: 010-252-013-000

   **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.

7) **DS 24046 (Teresi):** Consideration of a Final Design Study, DS 24046, (Teresi) and Coastal Development Permit for the demolition of an existing 1,818-square-foot, two-story single-family residence inclusive of an attached garage, 414-square-foot accessory dwelling unit, and 61-square-foot shed, and the construction of a 2,798-square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage located on Carmelo Street 5 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-252-016-000. The project additionally includes an attached 800 square-foot accessory dwelling unit.

   **STAFF RECOMMENDS THE PLANNING COMMISSION CONTINUE THE ITEM TO A DATE UNCERTAIN.**

8) **DS 25206 (Diamond):** Consideration of a Track 1 Design Study Referral, DS 25206 (Diamond), and Coastal Development Permit for the construction of a new roof deck associated with the construction of a new 800-square-foot accessory dwelling unit located at Scenic Road 5 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay. APN: 010-312-012-000

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

9) **DS 26060 (Las Olas):** Consideration of a Track 1 Design Study Referral, DS 26060 (Las Olas), for the request to revise existing fence and retaining wall plan on the southern property line, restoration of previously existing trellis, installation of iron handrail in the right-of-way, and landscaping modifications located at Carmelo

Street 5 northwest of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-253-005-000

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

10) **UP 26053 (PRG Carmel LLC) & DR 26002 (PRG Carmel LLC):** Consideration of a Use Permit Amendment, UP 26053 (PRG Carmel LLC), and Track 1 Design Review, (DR 26002 (PRG Carmel LLC), for the expansion of the approved mechanical equipment and screening on the roof of the existing hotel, and to amend UP 25192 (Svendsgaard Inn) to maintain the nonconforming parking and amend Special Condition of Approval #27 to remove the requirement for a manager's unit located at the northwest corner of San Carlos Street and 4th Avenue in the Residential and Limited Commercial (RC) Zoning District. APN: 010-124-012-000

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

11) **UP 25373 (Gelato-by-the-Sea):** Consideration of a Use Permit Amendment, UP 25373 (Gelato-by-the-Sea), to change business hours from "12 pm to 7 pm daily" to "11am to 11pm daily", located at San Carlos 2 northeast of 7th Avenue, Carmel Square, Unit 6, in the Central Commercial (CC) Zoning District. APN: 010-141-005-000

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

## DIRECTOR'S REPORT

## FUTURE AGENDA ITEMS

12) Next Regular Meeting: May 13, 2026

## ADJOURNMENT

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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: | April 1, 2026 |
| APPROVED BY: | Anna Ginette, Director of Community Planning and Building |

MARCH 2026 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In March 2026, 37 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In March 2026, 11 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In March 2026, 70 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In March 2026, 21 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

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

VI. ENCROACHMENT PERMIT APPLICATIONS:

In March 2026, 30 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In March 2026, 31 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following March 2026 totals:

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

March 2026 totals are provided alongside March 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 | 98 | 14 | 136 | 45 | 6 | 72 | 103 |
| 2026 YTD Totals | 108 | 21 | 175 | 65 | 2 | 77 | 76 |
| YTD % Difference | +10.20% | +50.00% | +28.68% | +44.44% | -66.67% | +6.94% | -26.21% |

# Planning Permit Report

**03/01/2026 - 03/31/2026**

| Permit # | Permit Type | Permit Identifier | Track | Project Description | Address/Location | Date Received | Date Approved | Status |
|---|---|---|---|---|---|---|---|---|
| 26108 | Design Study | DS 26108 (Barretta) | | Repair/replace existing fence per the attached estimate and drawing | SEC 10th & Junipero | | | Pending Assignment |
| 26107 | Notice of Exempt Work | EW 26107 (Voris) | | Fix gasket on the inside of the garage roll up door to prevent rain leakage | Torres 4 NE of 6th | 3/27/2026 | 3/30/2026 | Approved |
| 26106 | Design Study | DS 26106 (Vais) | | Modification to light fixture spec and coverage configuration | Lincoln 4 NW Santa Lucia | | | Pending Assignment |
| 26105 | Historic Evaluation | HE 26105 (McNulty) | | We may need to have several 1950s operable windows replaced as our contractor has been unable to fix them. We need to put the house on the market by May 1. | Casanova 2 NE 11th | | | Closed |
| 26104 | Design Study | DS 26104 (Long) | | Deck Repair | Guadalupe 3 NW of 5th | | | Pending Assignment |
| 26103 | Notice of Exempt Work | EW 26103 (Nardini-O'Neil) | | Repainting exterior of house in Benjamin Moore "Overcast" for the main color and Benjamin Moore "Lead Gray" for trim color. | Santa Fe 3 SE of 4th | 3/25/2026 | 3/27/2026 | Approved |
| 26102 | Planning Permit Revision | DS 26102 (Holmgren) | | The revision includes a 10 sqft addition to the upper-level "closet area" and a roof extension so that there is head room in the closet. | Casanova 5 SW of 9th | | | In Review |
| 26101 | Preliminary Site Assessment | PSA 26101 (Long) | | (N) two-story, single-family residence, approx 1,600 s.f., and remodel of (e) detached one-car garage. Proposed residence to include two bedrooms with shared bathroom, additional powder room and laundry area on upper level, and third bathroom and bedroom with flexible hobby space on the lower level. Proposed exterior work to include (n) rear balcony and (n) front patio. | Santa Fe St 4 SW of 1st Ave | | | In Review |
| 26100 | Municipal Project | MP 26100 (Devendorf Park - Drinking Fountain) | | Add a water bottle refill station opposite the bathroom drinking fountain | Mission Street Devendorf Park Bathrooms | 3/24/2026 | | In Review |
| 26099 | Historic Evaluation | HE 26099 (Berg) | | Historic Evaluation | 8th 2 NW of Scenic | 3/25/2026 | | In Review |
| 26098 | Notice of Exempt Work | EW 26098 (Demere) | | Remove and replace fence along driveway extending from inside front setback at a length of 80-feet. New fence will be composed of grape stakes of varying height and no taller than 4-feet. | Mission 2 NE of Santa Lucia | 3/23/2026 | 3/24/2026 | Approved |
| 26097 | Design Study | DS 26097 (DiGirolamo) | One | Repair fence, fix uneven walk section, backyard seating | Lopez 3NW 4th | 3/23/2026 | | In Review |
| 26096 | Notice of Exempt Work | EW 26096 (Graney) | | Replace existing 3' tall fence that is falling down with new like-for-like 3' tall fence | NEC Camino Real & 12th | 3/19/2026 | 3/19/2026 | Approved |
| 26095 | Design Study | DS 26095 (MacDonald) | One | Firepit Approval | Casanova 4 SW of 4th | | | In Review |

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|---|---|---|---|---|---|---|---|---|
| 26094 | Design Study | DS 26094 (Berg) | One | KITCHEN REMODEL. TWO BATHROOM REMODELS. NEW EXTERIOR PAINT. INSTALLATION OF NEW WINDOWS. NO NEW FLOOR SQUARE FOOTAGE TO BE ADDED. NO CHANGE TO EXISTING ROOF HEIGHT OR EXISTING BUILDING FOOTPRINT. | 8th 2 NW of Scenic | 3/25/2026 | | In Review |
| 26093 | Authorized Work | NAW 26093 (Krugler) | | Amendment to required landscaping per Condition of Approval #29 (Resolution 2021-054-PC) following February 11, 2026 Planning Commission hearing (DS 25357 (Krugler)):<br><br>Plant 4 vines of Hall's Honeysuckle (Lonicera japonica 'Halliana') along the garage wall.<br><br>The vines will be planted from 1-2 gallon containers.<br><br>A landscaper will replace the soil in the landscape area with fresh topsoil.<br><br>A landscaper will inspect the irrigation and adjust the drip system to properly accommodate the 4 plants. | Crespi Avenue 9 SE of Mountain View Avenue | 3/16/2026 | 3/16/2026 | Approved |
| 26092 | Sign | SI 26092 (Cypress Cove Jewelry) | | Install one non illuminated Sand blasted wood sign | Lincoln 2 SW Ocean | 3/16/2026 | | In Review |
| 26091 | Design Study | DS 26091 (Casey) | One | Install (1) Tesla Powerwall 3 of 11.5 kw and (1) Tesla Expansion Unit of 3.5 kw and (1) Tesla Backup Switch. Tapping into 150A main. | SE corner of San Antonio and 9th Ave | 3/16/2026 | | Corrections Required |
| 26090 | Historic Evaluation | HE 26090 (Stonehouse Terrace) | | Historic Evaluation | San Carlos | 3/12/2026 | | In Review |
| 26089 | Design Study | DS 26089 (Grigsby-Winfrey) | One | Replace 5 failed windows with new same size, dual pane same color and material (aluminum/bronze). New windows match original style and other existing installed windows | Palou 6 NW of Casanova | 3/23/2026 | | In Review |
| 26088 | Design Study | DS 26088 (Nute) | One | Replace gravel driveway. Install grape stake fences and gates. Install gravel path. Build up existing concrete foundation to create elevated courtyard. Install synthetic turf. Add planting, irrigation, and low voltage lighting. | NW Corner of Carpenter & 4th | 3/16/2026 | | In Review |

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|---|---|---|---|---|---|---|---|---|
| 26087 | Design Study | DS 26087 (Yiannikos) | One | This approval of Design Study DS 26087 (Yiannikos) authorizes a replacement of an existing fence composed of vertical 1.5-inch wide unstained wood boards on panels at a height of 5-feet located at SW Corner of 8th and Junipero in the R-1 District and, APN: 010088015000 as depicted in the plans stamped approved by Community Planning and Building Department on 03/24/2026 unless modified by the conditions of approval contained herein. | SW Corner of 8th and Junipero | 3/16/2026 | 3/24/2026 | Approved |
| 26086 | Design Study | DS 26086 (Levine) | Streamlined | This approval of Design Study DS 26086 (Levine) authorizes a project to amend Design Study DS 23-353 (Levine) to revise the layout of site coverage, increasing coverage to 556 square feet located at 9th Ave 2 NE Carmelo St in the R-1 District and, APN: 010269007000 as depicted in the plans stamped approved by Community Planning and Building Department on 03/13/2026 unless modified by the conditions of approval contained herein. | 9th Ave 2 NE Carmelo St | 3/11/2026 | 3/13/2026 | Approved |
| 26085 | Design Study | DS 26085 (Stone) | Two | Demolish existing home of 1983 sf. and keep existing garage of 443 sq ft. Build a new home of 2145 sf, modify site coverage | NEC of Camino Real & 4th | 3/16/2026 | | In Review |
| 26084 | Design Study | DS 26084 (Britannia California, Inc.) | Two | Remodel of an (E) two story single family house. Replace (E) windows & doors, replace portions of (E) stucco siding with stone & wood siding. Rebuild existing roof and replace wood shake with new slate roof. Add new bay window in front of house, remove bay window in back of house. Scope of work also includes new hardscape & landscape throughout. | San Antonio 2 SW of 11th | 3/17/2026 | | In Review |
| 26083 | Sign | SI 26083 (Blue Sage) | | Sign Permit | Dolores St 4SW of Ocean Ave | | | Incomplete Submission |
| 26082 | Historic Evaluation | HE 26082 (Underwood) | | remove home from historical data base. | Dolores 2NW of 13th | 3/9/2026 | | In Review |
| 26081 | Design Study | DS 26081 (P&T 2024 LLC) | Two | 1,712 S.F. ADDITION AND REMODEL TO EXISTING 1,232 S.F. SINGLE STORY SINGLE-FAMILY RESIDENCE. ALSO INCLUDES DEMOLITION OF EXISTING 573 S.F. GARAGE AND NEW 543 S.F. ATTACHED 2 CAR GARAGE. | 11th 2NE Torres | 3/9/2026 | | In Review |
| 26080 | Design Study | DS 26080 (Jordan) | One | Fencing replacement and site coverage changes | Rio 2 NW Santa Lucia Ave. | 3/9/2026 | | In Review |
| 26079 | Preliminary Site Assessment | PSA 26079 (Teodorovic) | | Remodel and addition to (e) single-family residence. New 1-car detached garage. Outdoor improvements with built-in BBQ, fountain, gas fire pit, and hot tub. | 8th 2 SE of Forest | 3/16/2026 | | In Review |

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|---|---|---|---|---|---|---|---|---|
| 26078 | Design Review | DR 26078 (PRG-Svensgaard) | One | This approval of Design Review DR 26078 (PRG-Svensgaard) authorizes a project for a new, screened PG&E transformer and trash enclosure in the parking lot of Svensgaard's Inn located at NW Corner of San Carlos & 4th in the RC District and, APN: 010124012000 as depicted in the plans stamped approved by Community Planning and Building Department on unless modified by the conditions of approval contained herein. | NW Corner of San Carlos & 4th | 3/9/2026 | 3/17/2026 | Approved |
| 26077 | Design Study | DS 26077 (Hanson) | Streamlined | This approval of Design Study DS 26077 (Hanson) authorizes a project to install (1) Starlink antenna on northwest portion of the roof located on the 2nd story, below the ridge. The unit is 23"x15" and will extend 12" from the face of the roof but will not be visible from any street located at Dolores Street 3NW of 13th in the R-1 District and, APN: 010171004000 as depicted in the plans stamped approved by Community Planning and Building Department on unless modified by the conditions of approval contained herein. | Dolores Street 3NW of 13th | 3/5/2026 | 3/11/2026 | Approved |
| 26076 | Temporary Use Permit | TUP 26076 (Il Fornaio - Wedding) | | DATE: March 14, 2026 from 4:00PM to 9:00PM.<br>DESCRIPTION: Wedding reception (EVANS-CARAHER) with live amplified music (DJ) in the OCEAN AVE BANQUET ROOM of Il Fornaio Restaurant inside the Pine Inn.<br><br>1) This temporary event approval is for Saturday, March 14, 2026, from 4:00 p.m. to 9:00 p.m.<br>2) This temporary event approval includes a wedding reception with live music by a DJ in the Ocean Avenue room of the Il Fornaio/Pine Inn Hotel.<br>3) Music shall not be audible outside of the hotel and restaurant to the extent that it disturbs occupants of adjacent properties.<br>4) At no time shall the reception space exceed its posted building occupancy. | Monte Verde between Ocean Ave & 6th Street | 3/5/2026 | 3/9/2026 | Approved |

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|---|---|---|---|---|---|---|---|---|
| 26075 | Design Study | DS 26075 (Shedroff) | Streamlined | This approval of Design Study DS 26075 (Shedroff) authorizes a rebuild of the front fence at a maximum of 4-feet high, entry gate, arched arbor at 7-feet high, and two side yard gates and two rear yard gates all done in the same style as other existing picket fencing and painted white to match at the property located at Sterling Way 2 SE Perry Newberry in the R-1 District and, APN: 009162023000 as depicted in the plans stamped approved by Community Planning and Building Department on unless modified by the conditions of approval contained herein. | Sterling Way 2 SE Perry Newberry | 3/9/2026 | 3/20/2026 | Approved |
| 26074 | Design Study | DS 26074 (Poladian) | One | Project Description: Reconstruction of existing retaining wall and fence at the northwest interior corner and along the west property line. Scope is limited to replacement in generally the same location with no expansion of footprint. Application also clarifies existing and proposed non-permeable and permeable ground coverage as requested by Planning staff. Work to be completed in accordance with applicable City Planning and Building guidelines. | Torres SWC 8th Ave | 3/11/2026 | | In Review |
| 26073 | Historic Evaluation | HE 26073 (Twena) | | Remodel existing primary bath and closet to primary bedroom | Carpenter 3 NW of 6th | 3/2/2026 | 3/27/2026 | Approved |
| 26072 | Design Study | DS 26072 (Branch) | Two | Remodel, add dormer windows, replace damaged windows and doors. | Forest Rd. & 7th Ave. | | | Incomplete Submission |
| | | | | | | | | |

**Total Records: 37** **4/1/2026**

# Business License Report

**03/01/2026 - 03/31/2026**

| Entity # | Application Type | Business Name | Business Description | Location | Date Received | Date Approved | Status |
|---|---|---|---|---|---|---|---|
| 26021 | Ownership Change | Char Steakhouse | Serving food and drinks including a full bar | Dolores 3 SW of Ocean | 3/23/2026 | | In Review |
| 26020 | New Business | The Galerie Atelier | Selling of fine art paintings and drawings by local artists and architects and selling of books relating to architecture by local architects | Carmel Plaza | 3/23/2026 | | In Review |
| 26019 | New Business | Bash Bar | Bar | SE Corner of Ocean & Lincoln | 3/18/2026 | | In Review |
| 26018 | Ownership Change | Barmel | Drinking place | San Carlos 2 NE of 7th Avenue | 3/17/2026 | | In Review |
| 26017 | Ownership Change | Barmel Super Club | Restaurant with sale of alcoholic beverages | San Carlos 2 NE of 7th Avenue | 3/17/2026 | | In Review |
| 26016 | Ownership Change | Pakmail Carmel | Packing and Shipping | San Carlos 2 NW 5th | | | In Review |
| 26015 | New Business | Carmel Giclee LLC | Fine art digital printing and canvas production. No retail storefront. | Lincoln St 3 NE of 8th | | | In Review |
| 26014 | New Business | Intima European Lingerie | Retail boutique, womens intimate apparel | Lincoln 4 NE of 7th | 3/10/2026 | | In Review |
| 26013 | New Business | Blue Sage | Fashion clothing | Dolores St 4 SW of Ocean Ave | 3/6/2026 | | In Review |
| 26012 | New Business | Thomas Lawrence Fine Art LLC | Art Gallery | SW corner of Dolores and Ocean | 3/5/2026 | 3/20/2026 | Approved |
| 26011 | Ownership Change | Fourtane Jewelry | Retail Jewelry | Ocean Avenue 3 NW Dolores Street | 3/20/2026 | | In Review |
| | | | | | | | |

**Total Records: 11** **4/1/2026**

**Page: 1 of 1**

# Building Permit Report

03/01/2026 - 03/31/2026

| Permit # | Date Submitted | Date Approved | Project Description | Valuation | Permit Type | Property Location |
|---|---|---|---|---|---|---|
| 260175 | 3/31/2026 | | Installation of a new 10'x7' dark grey awning above upper windows by Hanso | 3,000 | Exempt Work | 2nd Ave & San Carlos St., Southwest |
| 260174 | 3/31/2026 | 3/31/2026 | Remove existing gray tar and gravel roof and replace with new Class "A" IB 60 mil PVC roof in color "Bronze". Install ballast layer of finish over PVC. | 41,670 | Roofing | Scenic 4 NW of 8th |
| 260173 | 3/31/2026 | | Install new Trane Air Conditioner Model #5HPL5036A1, 36000BTU, 3Ton outside Near the Mechanical Room | 9,000 | Mechanical | Junipero 3 NW Vista |
| 260172 | 3/31/2026 | 3/31/2026 | Remove and replace boiler in-kind | 17,705 | Mechanical | Dolores 4 NE of 11th |
| 260170 | 3/30/2026 | | Demolish existing bathtub and replace with new walk in shower. | 15,000 | Building | Carpenter 3 NE of 3rd |
| 260169 | 3/30/2026 | 3/31/2026 | Remove the existing multi-color slate roof and remove the underlayment. Replace underlayment and install existing slate roofing back. No change in roof material. | 7,235 | Roofing | NW Corner of San Antonio & 7th |
| 260168 | 3/27/2026 | 3/30/2026 | Upgrade 125 amp panel to 200 amp panel. | 4,000 | Electrical | Dolores 2 NW of 13th |
| 260167 | 3/30/2026 | | Upgrade electrical in primary bathroom, add one washlet outlet in guest bathroom, replace water heater in-kind. | 3,000 | Building | Santa Fe 6 SW of Ocean |
| 260166 | 3/30/2026 | | Remove existing gray cedar shake roof. Replace with new Malarkey Legacy comp shingles in color "Natural Wood". Reroof detached garage only. | 8,940 | Roofing | Carpenter 3 SE of 3rd |
| 260165 | 3/30/2026 | | Remodel of closet to new powder room. | 15,000 | Building | NE Corner Guadalupe & 6th |
| 260164 | 3/29/2026 | | Residential Re-Roof Remove existing wood cedar shingles, Install Treated cedar wood shingles over 22 lb felt and cap-sheet. | 20,000 | Roofing | Torres 5 NE of 6th |
| 260163 | 3/27/2026 | | Foundation Work | 2,490,500 | Building | SW Corner Dolores & Fifth |
| 260162 | 3/27/2026 | | Replacement of an existing fence composed of vertical 1.5-inch wide unstained wood boards on panels at a height of 5-feet located at SW Corner of 8th and Junipero. | 10,000 | Exempt Work | SW Corner of Junipero & 8th |
| 260161 | 3/30/2026 | | Reduce existing driveway width and install new 4' high wood fence and 7' high arbor. | 5,000 | Exempt Work | Mission 3 SW of 13th |
| 260160 | | | Add vertical chimney, hot tub and switch Door 1 and Window W | 2,500 | Building | 4910 Monterey St. |

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| 260159 | 3/25/2026 | 3/31/2026 | Interior remodel of three (3) existing bathrooms in a 1991 residence. Scope limited to non-structural improvements including replacement of vanities, toilets, faucets, tile flooring, and tile finishes in existing walk-in showers where applicable. No changes to structural, electrical, or lighting systems. Selective demolition limited to removal of existing non-structural finishes and fixtures. | 40,000 | Building | SE Corner of Santa Rita & 6th |
| 260158 | 3/24/2026 | 3/25/2026 | Reroof existing walking deck with Desert Crete in color "Monterey Grey". | 27,143 | Roofing | Monte Verde 2 NE of 10th |
| 260157 | 3/24/2026 | 3/24/2026 | Remove and replace boiler in-kind | 12,132 | Mechanical | SE Corner of Camino Real & 13th |
| 260156 | 3/24/2026 | | Convert existing storage room into bedroom at existing lower level ADU | 50,000 | Building | 2nd 2 NW of Lincoln |
| 260155 | 3/24/2026 | | Install (9) Hyundai pv modules of 3.96 kw and (2) Tesla Powerwall 3 of 11.5 kw and (1) Tesla Backup Gateway 3 of 200A. tapping into 125A main. | 55,305 | Electrical | Lincoln 3 NE of 9th |
| 260154 | 3/24/2026 | 3/24/2026 | 21 fogged up panes of glass will be replaced using 1/4" clear tempered glass. Window stops will be replaced as needed, and windows will be painted using Sherman Williams Pro Industrial, paint has been matched to the existing paint. | 32,144 | Exempt Work | NE Corner of Mission & 6th |
| 260153 | 3/24/2026 | | Interior Remodel. Demo of wall partitions, new office, two new bedrooms, new bathroom, remodel existing full bathroom, new laundry | 60,000 | Building | SW Corner of Mountain View & Crespi |
| 260152 | 3/23/2026 | 3/31/2026 | Replacement of a single layer of drywall on garage ceiling with two layers and installing sound isolation clips and hat-channel to separate drywall from ceiling joists. Addition of a soffit to enclose existing waste and water pipes. | 5,000 | Building | Camino Real 6 NE of 4th |
| 260151 | 3/23/2026 | | Installation of 30 amp outlet for portable generator connection. Replace main overhead wire connection. | 1,000 | Electrical | Lobos 5 NE of 4th |
| 260150 | 3/23/2026 | 3/31/2026 | Installation of a new handrail at east end of sanctuary stairs. | 5,000 | Building | SE Corner of Junipero & Ocean |
| 260149 | 3/20/2026 | 3/20/2026 | Re-roof yoga studio with new CertainTeed Presidential Landmark TL in color "Moire Black". New aluminum gutters and downspouts being installed to match existing, color and kind. | 32,872 | Roofing | San Carlos between 9th & 10th |
| 260148 | 3/20/2026 | 3/20/2026 | Site preparation and grading work of Ulrika Plaza. | 65,000 | Building | SW Corner of Dolores & 5th |
| 260147 | 3/20/2026 | 3/20/2026 | Replacement of fridge and range appliances. Replace range hood enclosure, not to modify mechanical unit. | 0 | Exempt Work | Casanova 7 NW of Ocean |

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| 260146 | 3/20/2026 | | New exterior paint color, adjust interior wall locations, update one entry door, full interior remodel including new kitchen and bathroom layouts | 500,000 | Building | NW Corner of Ocean & Casanova |
| 260145 | 3/20/2026 | | New exterior paint color, adjust interior wall locations, convert one door into a smaller window, full interior remodel including new kitchen and bathroom layouts | 500,000 | Building | NW Corner of Ocean & Casanova |
| 260144 | 3/19/2026 | | Remove and replace existing shingle roof on main residence in Owens Corning Duration Max, color "Mesquite", and replace roof on garage with new tar and gravel roof. | 18,000 | Roofing | 2nd 2 NW of Guadalupe |
| 260143 | 3/18/2026 | | Interior finishes in existing restaurant space. Re-plaster existing walls with different textures, re-paint interior, replace damaged plank floor in dining room, replace existing kitchen equipment in-kind. No electrical, mechanical, or gas work to be performed. | 0 | Exempt Work | Dolores 3 SW of Ocean |
| 260142 | 3/18/2026 | 3/18/2026 | Remove existing gray simulated slate roof and replace with a new class "A" CertainTeed Landmark TL composition shingles in "Country Gray". | 55,000 | Building | Santa Fe 3 SE of 4th |
| 260141 | 3/17/2026 | 3/17/2026 | Remove and replace existing forced air furnace with new (LIKE FOR LIKE) Bryant Model #926TC36060 96% high efficiency forced air furnace in crawl space (no change in location) | 12,000 | Mechanical | 25904 Ridgewood Road |
| 260140 | 3/17/2026 | 3/24/2026 | Install a 18.04kWh Energy Storage System consisting of two 9.0kWh batteries. | 20,000 | Electrical | Dolores 5 SE of 13th |
| 260139 | 3/17/2026 | | 27kwh ESS (2 batteries) | 20,000 | Electrical | 4th 2 NE of Lobos |
| 260138 | 3/17/2026 | | Installation of two Franklin APOWER2 battery backups for a 30kWh system. | 8,000 | Electrical | NW Corner of Lincoln & 9th |
| 260137 | 3/17/2026 | 3/19/2026 | Remove and replace fixtures and vanities in existing location in primary and guest bathrooms. Remove and replace fixtures in existing location in kitchen. Replace flooring, vanity, cabinetry, and countertops in laundry room, bathrooms, and bedrooms. Paint exterior in color "Modern White" and paint accents in color "Windy Blue". Paint interior in color "Snow White". Window shutters and back patio handrail to be "Iron Ore". | 0 | Exempt Work | Santa Fe 6 SW of Ocean |
| 260136 | 3/17/2026 | 3/17/2026 | Tear off existing comp shingle roof. Install new underlayment. Install new CertainTeed Landmark TL comp shingle roof in color "Country Gray". | 38,823 | Roofing | Carmelo 2 SW of 2nd |
| 260135 | 3/17/2026 | | Maintenance and storm damage repair of existing timber stairs at 10th & 12th ave beach access. Includes stair extensions to bedrock to improve access. | 499,000 | Building | Scenic Pathway, 10th & 12th Beach Access Stairs |

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| 260134 | 3/16/2026 | 3/17/2026 | Remove excessive height from fence to bring into compliance with standards and clear stop work order. Fence height to be no more than 6' with no more than 1' of lattice attached. | 0 | Exempt Work | SW Corner of Mountain View & Santa Fe |
| 260133 | 3/16/2026 | 3/16/2026 | Replacement of main 400amp switchgear in-kind. | 10,000 | Electrical | San Carlos 3 NW of 7th |
| 260132 | 3/16/2026 | | Install 3.22kW (7) module solar PV system with 10kWh battery | 26,000 | Electrical | Santa Fe 4 SW of Ocean |
| 260131 | 3/16/2026 | 3/24/2026 | Add PV panels (qty 9) to existing PV system. Replace existing inverter | 6,777 | Electrical | SE Corner of Santa Fe & 2nd |
| 260130 | 3/16/2026 | 3/24/2026 | Amend Design Study DS 23-353 (Levine) to revise the layout of site coverage, increasing coverage to 556 square feet. | 0 | Exempt Work | 9th Ave 2 NW of Carmelo St. |
| 260129 | 3/13/2026 | 3/13/2026 | Replace existing steel and aluminum windows with new steel windows to match the master bedroom existing steel windows. Windows to match existing sizes. | 768,499 | Exempt Work | NE Corner of Casanova & 8th |
| 260128 | 3/16/2026 | 3/17/2026 | Remove wood shakes and install 1/2" CDX and CertainTeed Presidential TL shingles in color "Country Gray". | 1,500 | Roofing | NW Corner of Monte Verde & 5th |
| 260127 | 3/13/2026 | 3/16/2026 | Tear off existing wood shingles and install a new Brava synthetic shake roofing in color "Cedar". | 56,000 | Building | Casanova 3 SW of 11th |
| 260126 | 3/16/2026 | 3/23/2026 | Retroactive permit to legalize a laundry sink, one shower, and one toilet. | 20,000 | Plumbing | Camino Real 3 SE of 2nd |
| 260125 | 3/13/2026 | 3/23/2026 | Exploratory demolition to determine extent of roof and bathroom leak damage. | 5,000 | Demolition | Forest 2 NW of 8th |
| 260124 | 3/13/2026 | | KITCHEN REMODEL. TWO BATHROOM REMODELS. NEW EXTERIOR PAINT. INSTALLATION OF NEW WINDOWS. NO NEW SQUARE FOOTAGE TO BE ADDED. NO CHANGE TO EXISTING ROOF HEIGHT OR EXISTING BUILDING FOTPRINT. | 250,000 | Building | 8th 2 NW of Scenic |
| 260123 | 3/16/2026 | 3/16/2026 | This approval of Exempt Work application EW 260123 (Sunset Center) authorizes painting of the south volume of the Sunset Center, located on the northeast corner of San Carlos Street and 10th Avenue in the Community and Cultural Center District (A-2). The colors (Sherwin Williams Oxford Brown and Doeskin) have been color-matched to the Kelly Moore paints used on the north annex in 2023 which are no longer manufactured. | 216,200 | Exempt Work | NE Corner of San Carlos & 10th |

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| 260122 | 3/11/2026 | | Replace gravel driveway. Install grape stake gences and gates. Install gravel path. Build up existing concrete foundation to create elevated courtyard. Install synthetic turf. Add planting, irrigation, and low voltage lighting. | 80,000 | Building | NW Corner of Carpenter & 4th |
| 260121 | 3/10/2026 | 3/10/2026 | Remove 84sf of carmel stone patio. Change 163sf of nonpermeable carmel stone patio to permeable surface. Replace plantings and landscape. | 0 | Exempt Work | Carmelo 5 SE of 2nd |
| 260120 | 3/9/2026 | 3/16/2026 | Replace all existing tile in bathroom. Replace toilet and vanity in the same location. Replace shower tiling with no replacements to fixtures or piping. No plumbing or structural changes authorized. | 0 | Exempt Work | 26106 Ladera Drive |
| 260119 | 3/9/2026 | | Install a 30kWh ESS battery for self consumption and partial home back up power. | 30,700 | Electrical | Monte Verde 2 NE of 6th |
| 260118 | 3/6/2026 | | Convert portion of existing conditioned space of the lower floor to a 464sf JADU. | 20,000 | Building | SE Corner of Guadalupe & 3rd |
| 260117 | 3/6/2026 | 3/6/2026 | Re-roof: Remove the existing roofing materials on house, detached garage, and ADU Replace with Class A, Davinci Multi-Width Slate material, Color: "Slate Black". | 126,000 | Roofing | Carmelo 4 SE of 10th |
| 260116 | 3/6/2026 | 3/6/2026 | Reroof: Remove and replace the existing composition roof with a Class A Composition shingle, Certainteed Landmark TL in color "Shanandoah". | 33,000 | Roofing | 2nd 2 SE of Junipero |
| 260115 | 3/5/2026 | | Demolish and replace shower pans and enclosures in primary and guest bathrooms. | 20,000 | Building | Santa Fe 6 SW of Ocean |
| 260114 | 3/4/2026 | | Remove non-structural interior wall. | 200 | Building | SE Corner of Dolores & 8th |
| 260113 | 3/4/2026 | | Interior remodel and refurbishment with selective demo of damaged & contaminated building finishes, fixtures and surfaces throughout the existing 2-Story home. Remodel to include minor adjustments to interior partition walls & addition of 2 full size bathrooms and 1 powder room. No structural or exterior envelope changes. Exterior rebuild collapsed grapestake fence at southern property boundary and repair existing terrace on the western side. | 800,000 | Building | NW Corner of San Antonio & 8th |
| 260112 | 3/4/2026 | 3/5/2026 | Paint exterior of the building. Body to be painted "Vapor", trim to be "Finnie Grey", and doors to be "Matte Black". | 0 | Exempt Work | Lincoln 3 NE of 8th |

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| 260111 | 3/3/2026 | | Remove and replace roof on both house and detached garage. House roof to be Owens Corning Max Duration in color "Mesquite" and garage to be a tar & gravel roof. | 18,000 | Roofing | 2nd 2 NW of Guadalupe |
| 260110 | 3/3/2026 | 3/3/2026 | Overlay flat roof with new CertainTeed capsheet in color "Resawn Shake". | 15,000 | Roofing | Mission 2 NW of 8th |
| 260109 | 3/3/2026 | | Installation of wall mounted EV charger. | 2,000 | Electrical | Ocean 2 NW of Santa Fe |
| 260108 | 3/3/2026 | 3/3/2026 | Remove 1,367 sq ft of asphalt shingle roof. Install a class "A" CertainTeed Presidential TL roof in color "Country Gray". | 13,981 | Roofing | 6th 2 SE of Carpenter |
| 260107 | | | Convert a proposed 33 s.f. closet (not yet constructed) to a new powder room. | 0 | BP Revision | Junipero St, 3 NE of 12th Ave |
| 260106 | 3/2/2026 | 3/2/2026 | Remove & replace 40 gallon, natural gas water heater (like-for-like). | 2,400 | Plumbing | Vizcaino 2 SE of Mountain View |
| 260105 | 3/2/2026 | 3/2/2026 | Exterior and interior paint of structure. Sand and seal concrete floor in primary bedroom. Remove and replace fixtures and vanities in existing location in primary and guest bathrooms. | 0 | Exempt Work | Santa Fe 6 SW of Ocean |
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**Total Records: 70** **4/1/2026**

# Code Compliance Report

**03/01/2026 - 03/31/2026**

| Case # | Case Date | Status | Location | Problem Description | Date Received | Date Closed |
|---|---|---|---|---|---|---|
| 26065 | 3/13/2026 | Closed | Monte Verde 2 NW of 5th | Unpermitted roof construction | 3/13/2026 | 3/18/2026 |
| 26064 | 3/27/2026 | Open | Oak Knoll 2 SE of Forest | Exterior lighting | 3/24/2026 | |
| 26063 | 3/24/2026 | Open | Junipero 5 NE of 10th | Transient Rental | 3/24/2026 | |
| 26062 | 3/27/2026 | Open | Mission 2 NW of 2nd | Anonymous | 3/24/2026 | |
| 26061 | 3/17/2026 | Open | Carmelo 4 NW of 13th | Loud continuous beeping noise | 3/17/2026 | |
| 26060 | 3/20/2026 | Open | Carmelo 3 SW of 7th AKA Carmelo 5 NW 8th | Collapsed tar and plates, exposing trenches in street. BP 20-418 (Yonekura) | 3/20/2026 | |
| 26059 | 3/5/2026 | Open | Carmelo 3 SW of 7th AKA Carmelo 5 NW 8th | Loosely placed street trench coverings causing excessive noise and disturbing residents. BP 20-418 (Yonekura) | 3/5/2026 | |
| 26058 | 3/18/2026 | Open | Lobos 5 NE of 2nd | Tankless hot water system installed without a permit. | 3/18/2026 | |
| 26057 | 3/18/2026 | Closed | Lopez 3 SE of 2nd | Unpermitted delineators in public right-of-way | 3/18/2026 | 3/18/2026 |
| 26056 | 3/17/2026 | Closed | Dolores 3 SW of 8th | "No Parking" sign in public right-of-way | 3/15/2026 | 3/18/2026 |
| 26055 | 3/17/2026 | Open | Monte Verde 2 SW of Ocean | Unpermitted exterior lights | 3/13/2026 | |
| 26054 | 3/12/2026 | Closed | NWC of Mission and 6th | Exterior lighting on City trees | 3/12/2026 | 3/18/2026 |
| 26053 | 3/12/2026 | Open | Mission 2 SW of Ocean | Exterior lighting on City tree | 3/12/2026 | |
| 26052 | 3/17/2026 | Open | San Carlos 3 SW of 7th | Exterior menu sign | 3/10/2026 | |
| 26051 | 3/14/2026 | Closed | Court of the Fountains, NW Corner of Mission & 7th | Unpermitted exterior signage | 3/14/2026 | 3/14/2026 |
| 26050 | 3/14/2026 | Closed | NW Corner of Mission & 7th | Unpermitted exterior signage | 3/14/2026 | 3/14/2026 |
| 26049 | 3/14/2026 | Closed | Court of the Fountains, NW Corner of Mission & 7th | A-frame sign in the public right-of-way | 3/14/2026 | 3/14/2026 |
| 26048 | 3/14/2026 | Closed | Mission 2 SW of Ocean | Unpermitted exterior signage | 3/14/2026 | 3/14/2026 |
| 26047 | 3/12/2026 | Open | San Carlos 2 SW of 7th | Loud music audible from neighboring property | 3/12/2026 | |

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| 26046 | 3/7/2026 | Open | Santa Fe 5 NE of 4th | Stone structure built adjacent to the public right-of-way without a permit. | 3/6/2026 | |
| 26045 | 3/6/2026 | Closed | SW Corner of Santa Fe & Mountain View | Fence built without permits and above allowable height. | 3/6/2026 | 3/19/2026 |
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**Total Records: 21** **4/1/2026**

# Transient Rental Report

**01/01/2026 - 03/31/2026**

| Case # | Street | Status | Date Received | Last Status Date | Date Closed |
|---|---|---|---|---|---|
| 26063 | Junipero | Open | 3/24/2026 | | |
| 26013 | Mission | 1st NOV sent | 1/13/2026 | 1/27/2026 | |
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**Total Records: 2**

**4/1/2026**

# Encroachment Permit Report

**03/01/2026 - 03/31/2026**

| Permit # | Permit Type | Date Submitted | Project Description | Property Location | Date Issued | Status |
|---|---|---|---|---|---|---|
| 260077 | Temp Ench | 3/30/2026 | Drilling exploratory boring along the beach front. Reserve parking for vehicles and equipment staging. | SW Corner of Ocean & Scenic | | In Review |
| 260076 | Temp Ench | 3/30/2026 | Drilling exploratory boring along the beach front. Reserve parking for vehicles and equipment staging. | Scenic SW of 8th Ave | | In Review |
| 260075 | Temp Ench | 3/30/2026 | Closure of sidewalk in front of Cantinetta Luca building to perform fire pump system testing. | Dolores 3 SW of Ocean | | In Review |
| 260074 | Temp Ench | 3/30/2026 | Demolition of interior. Temporary use of 2 front parking spaces for equipment and debris removal. | Lincoln 3 SW of Ocean | 4/1/2026 | Issued |
| 260073 | Temp Ench | | Overpull approx. 862', place 1 new Catv B36 Vault Access ; 14 Vaults, 1 ped and 37 poles. (CML-JB2191814-C-SEG) | 6th Ave & Junipero St | | |
| 260072 | Temp Ench | 3/25/2026 | Applicant to trench, backfill and install electric substructures. PG&E to replace overhead electric services, install anchor and install new underground electric service. PM# 35669409 | Casanova 2 NW of 13th | 3/30/2026 | Issued |
| 260071 | Temp Ench | 3/24/2026 | Encroachment Items: Replace gravel driveway with permeable pavers. Install gravel path. Other Items: Install fences and gates. Build up existing concrete foundation to create elevated courtyard. Install synthetic turf. Add planting, irrigation, and low voltage lighting. | NW Corner of Carpenter and 4th Avenue | | In Review |
| 260070 | Temp Ench | 3/24/2026 | PG&E to repair streetlight. PM# 35720322 | SW Corner of Ocean & Mission | | In Review |
| 260069 | Temp Ench | 3/20/2026 | PG&E to repair streetlight. PM# 35719803 | NE Corner of Lincoln & Ocean | | In Review |
| 260068 | Temp Ench | 3/20/2026 | PG&E to repair streetlight. PM# 35719802 | SE Corner of Lincoln & Ocean | | In Review |
| 260067 | Temp Ench | 3/20/2026 | Sewer Lateral replacement | Carmelo 5 NW 8th ave | | In Review |
| 260066 | Temp Ench | 3/20/2026 | Sewer lateral reaplacement | Carmelo 3 SW of 7th | | In Review |
| 260065 | Temp Ench | 3/19/2026 | Replacement of existing public sewer pipe. Work will be completed using pipe bursting. Minor excavation to take place at pipe insert locations and building tie-ins. | Dolores between 4th and 2nd | | In Review |
| 260064 | Temp Ench | 3/18/2026 | Applicant to trench, backfill and install electric substructures. PG&E to install underground electric service, replace overhead transformer, replace pole and remove overhead service. ROAD CLOSURE REQUIRED. PM# 35620742. | Carmelo 5 NW of 8th | | In Review |

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| 260063 | Driveway | 3/17/2026 | Remove and replace 252 sf of asphalt parking area. | SE Corner of Dolores & 8th | 3/18/2026 | Issued |
| 260062 | Perm Ench | 3/17/2026 | Addition of a trash enclosure landing adjacent to the driveway. | Santa Fe 5 NE of 4th | | In Review |
| 260061 | Temp Ench | 3/16/2026 | Replace gate valve in the intersection. | Intersection of Mission & 4th | 3/16/2026 | Issued |
| 260060 | Driveway | 3/13/2026 | Patch existing driveway and walkway in-kid utilizing GraniteCrete. | Carpenter 2 SW of 2nd | | In Review |
| 260059 | Temp Ench | 3/13/2026 | Replace approx 20' of sewer lateral from property to main using trenchless method. | Carmelo 5 SW of 11th | 3/16/2026 | Issued |
| 260058 | Temp Ench | 3/13/2026 | 5'x5' bellhole and trench for sewer lateral replacement. | San Carlos 3 SW of Vista | 3/16/2026 | Issued |
| 260057 | Temp Ench | 3/13/2026 | Placement of moving truck outside of property.<br><br>CONDITION: Applicant shall place a cone pattern around the truck and place Lane Closed signs for both northbound and southbound traffic. | SW Corner of Lincoln & 4th | 3/16/2026 | Issued |
| 260056 | Driveway | 3/9/2026 | Remove and replace 432sf of asphalt driveway. | Junipero 2 SW of 11th | | In Review |
| 260055 | Temp Ench | 3/9/2026 | PG&E to trench and backfill (5'x5' bell hole). PG&E to abandon gas service at main. PM# 35712355 | San Carlos 3 SE of 1st | 3/10/2026 | Issued |
| 260054 | Temp Ench | 3/9/2026 | Applicant to trench and backfill for underground primary and underground service (P & SV). Applicant to install electric susbtructures. PG&E to trench & backfill for underground electric services (P1 & P3) & enclosures. PG&E to install underground electric services, padmount transformer, ss junction, enclosures, overhead fuses and underground fuses. PM# 35701983 | NW Corner of San Carlos & 4th | | In Review |
| 260053 | Temp Ench | 3/5/2026 | 19'x6' asphalt patch around raised G-5's. | San Antonio 2 NW of 4th | 3/6/2026 | Issued |
| 260052 | Temp Ench | 3/5/2026 | Pouring of new concrete footing for bench and installing pavers. | NE Corner of Dolores & Ocean | 3/6/2026 | Issued |
| 260051 | Temp Ench | 3/5/2026 | OVERLASH 46',OVERPULL 623' | Intersection of Santa Lucia & Bay View | 3/6/2026 | Issued |
| 260050 | Temp Ench | 3/5/2026 | TCP to overlash 1795' from pole 1 to pole 14. | Junipero from 7th to 11th | 3/6/2026 | Issued |

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| 260049 | Temp Ench | 3/3/2026 | Excavate a 4'x5' pit on Ocean Ave to install water service and a 3'x3' put on Guadalupe to abandon old water service.<br><br>CONDITION: The final concrete pavement restoration on Ocean Ave will meet the following requirements:<br>6" of class II base rock.<br>Concrete shall be colored with Sequoia Sand concrete dye.<br>#4 rebar dowels spaced every 18" on center.<br>The concrete patch shall match the existing thickness.<br><br>The asphalt patch on Guadalupe is standard 6" of class II base rock and 3" of AC. | Ocean 4 NE of Guadalupe | 3/3/2026 | Issued |
| 260048 | Temp Ench | 3/3/2026 | Applicant to trench, backfill and install electric substructures. PG&E to install underground electric services. PG&E to remove underground conductor. PM# 35695022 | Casanova 2 NW of 9th | 3/3/2026 | Issued |
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**Total Records: 30** **4/1/2026**

# Tree Permit Report

**03/01/2026 - 03/31/2026**

| Permit # | Permit Date | Permit Type | Location of Property | Description | Status | Approved Date |
|---|---|---|---|---|---|---|
| 26046 | 3/2/2026 | 1. Tree Evaluation | 0 Dolores and 12th SW Corner | Large pine tree, looks diseased, root rot or canker infection, bark sloughing, oozing and discoloration | Denied | 3/9/2026 |
| 26047 | 3/2/2026 | 2. Tree Removal/Pruning | NW Corner of 4th Ave & Lobos | Oak tree- DEAD! | In Review | |
| 26048 | 3/3/2026 | 2. Tree Removal/Pruning | 3080 Rio Rd. | 2 large monterey cypress trees 35 and 39' | In Review | |
| 26049 | 3/5/2026 | 1. Tree Evaluation | Private Lot- Lobos 4NE of 3rd | Removal of Hazardous Pinus radiata- see attached arborist report | Approved | 3/19/2026 |
| 26050 | 3/9/2026 | 1. Tree Evaluation | Dolores 6 SW of 13th | One, 30-40 feet, Live Oak | Approved | 3/16/2026 |
| 26051 | 3/9/2026 | 1. Tree Evaluation | Santa Fe 5 NW of 3rd | 100 foot Carmel pine in front yard near property line of 5 NW 3rd and 6 NW 3rd. There have been so many of these old pines falling that I'd like to take it out before it does. I'd like to evaluate its current condition. | In Review | |
| 26052 | 3/9/2026 | 1. Tree Evaluation | Carmelo 4 SW of 9th | 2 oak trees? Removal? | In Review | |
| 26053 | 3/9/2026 | 1. Tree Evaluation | Lincoln 2 SW of 3rd | Oak Tree (1) | In Review | |
| 26054 | 3/9/2026 | 2. Tree Removal/Pruning | NEC of Camino Real & 4th | Remove dead oak tree in front yard | Approved | 3/25/2026 |
| 26055 | 3/10/2026 | 2. Tree Removal/Pruning | San Carlos 2 NW of 11th | 1 dying Acacia tree | Approved | 3/17/2026 |
| 26056 | 3/10/2026 | 2. Tree Removal/Pruning | Lopez 3 SE of 2nd | 1 dead oak | In Review | |
| 26057 | 3/12/2026 | 2. Tree Removal/Pruning | 5 NW 4th Santa Rita Street | Pruning, cleaning up hanging branches | In Review | |
| 26058 | 3/13/2026 | 2. Tree Removal/Pruning | Junipero 2 SE of 2nd | One half broken Toyon tree in front yard | Approved | 3/24/2026 |
| 26059 | 3/16/2026 | 1. Tree Evaluation | NE Corner of 4th and Lopez | EVALUATION: 10 PRUNING: 3 REMOVAL: 7?: | Approved | 3/25/2026 |
| 26060 | 3/16/2026 | 2. Tree Removal/Pruning | dolores 2sw 10th | Remove one tree in backyard of property | In Review | |

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| 26061 | 3/16/2026 | 2. Tree Removal/Pruning | Lincoln St 2SW of 7th Ave | Remove one 8" diameter tree | In Review | |
| 26062 | 3/18/2026 | 2. Tree Removal/Pruning | SE Corner of San Carlos and Alta | trimming tree | Approved | 3/25/2026 |
| 26063 | 3/19/2026 | 2. Tree Removal/Pruning | Carmelo 4 NE of 13th | Tree Pruning & thinning | In Review | |
| 26064 | 3/20/2026 | 2. Tree Removal/Pruning | 0010-281-025 Casanova St 2NW of 13th Block AA Lot 21 | Request to remove 1 unknown species tree 6" in diameter | Approved | 3/20/2026 |
| 26065 | 3/20/2026 | 2. Tree Removal/Pruning | NW Corner of Santa Rita and 2nd Ave | mature oaks (2) (2nd Ave parkstrip; rear of property.. north P/L) and podocarpus trees (rear of property.. north P/L) | In Review | |
| 26066 | 3/23/2026 | 2. Tree Removal/Pruning | Mission 3 SW of 13th | 31" pine tree | Approved | 3/24/2026 |
| 26067 | 3/23/2026 | 2. Tree Removal/Pruning | San Antonio 3 SW of 7th | EVALUATION: Oak Tree 2 Ft Diameter PRUNING: First prong & then remove | Approved | 3/27/2026 |
| 26068 | 3/24/2026 | 2. Tree Removal/Pruning | Dolores 6 SW of 13th | One, 30-40 feet, Live Oak | Approved | 3/16/2026 |
| 26069 | 3/24/2026 | 2. Tree Removal/Pruning | Junipero 2 NE of 10th Ave | One very old and tall pittosporum; one very old and tall holly tree | Approved | 3/24/2026 |
| 26070 | 3/24/2026 | 2. Tree Removal/Pruning | NE Corner of 4th & Lincoln | Tree removal | Approved | 3/30/2026 |
| 26071 | 3/26/2026 | 2. Tree Removal/Pruning | NE Corner of 4th and Lopez | EVALUATION: 10 PRUNING: 3 REMOVAL: 7?: | Approved | 3/25/2026 |
| 26072 | 3/27/2026 | 2. Tree Removal/Pruning | Private Lot- Lobos 4NE of 3rd, Carmel By the Sea | Removal of Hazardous Pinus radiata- see attached arborist report | Approved | 3/27/2026 |
| 26073 | 3/27/2026 | 2. Tree Removal/Pruning | Santa Fe 6 SE of 3rd | 1 x 18" limb; 1 x 15' limb; several smaller limbs | Denied | 3/31/2026 |
| 26074 | 3/28/2026 | 1. Tree Evaluation | Santa Fe 5 SE of Ocean Ave | Fire dept request on one of the trees | In Review | |
| 26075 | 3/30/2026 | 2. Tree Removal/Pruning | SW Corner of 3rd and Carpenter | EVALUATION: 2 Monterey pines- 50 ft ??? (I'd like them cut down to a 2 foot stump) | Approved | 3/30/2026 |
| 26076 | 3/30/2026 | 2. Tree Removal/Pruning | Carmelo 7 NE of Ocean | One very large Monterey pine | Approved | 3/26/2026 |
| | | | | | | |

**Total Records: 31** **4/1/2026**

**CARMEL-BY-THE-SEA**
**PLANNING COMMISSION**

**REGULAR MEETING MINUTES**

**Wednesday, March 11, 2026**

## CALL TO ORDER AND ROLL CALL - TOUR

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

## 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

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

## 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.

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

## ANNOUNCEMENTS

None

## CONSENT AGENDA

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

**1)** 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

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

## ORDERS OF BUSINESS

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

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

**Public Comment**
None

**It was moved by Chair LePage and seconded by Commissioner Locke to direct the City Attorney to respond to the allegations received by Ellen Barrett of Brown Act Violations advising that there were no violations.**

**The motion passed by the following roll call vote:**

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

## 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.

**Speakers:**
Katherine Wallace, AICP, Associate Planner
Arnau Guinart Rull, Adam Jeselnick Architects

**Public Comment**
None

**It was moved by Chair LePage and seconded by Commissioner Ahlborn to approve a resolution 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 WS 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, removing Condition 34 regarding the requirement for uniformity of windows.**

**The motion passed by the following roll call vote:**
**AYES: Commissioner(s): Ahlborn, Karapetkov, Locke, LePage**
**NOES Commissioner(s): None**
**ABSTAINED: Commissioner(s): None**
**ABSENT: Commissioner(s): Allen**

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

**Speakers:**
Katherine Wallace, AICP, Associate Planner
Merritt Hawley, Architect

**Public Comment**
None

**It was moved by Chair LePage and seconded by Commissioner Locke 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 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 with a change in the language of Condition #5 to instead revise the design of the transom window at the east elevation.**

**The motion passed by the following roll call vote:**

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

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

**Speakers:**
Evan Kort, Senior Planner
Alan Lehman, Designer

**Public Comment**
Gail Lehman
Brendan Connolly
Rita Dickey
Christopher Love

**It was moved by Commissioner Locke and seconded by Commissioner Ahlborn approving 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 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 with direction for a reduction of the visual massing of the front facade of the structure and to work with the neighbor to the north to mitigate visual impact.**

**The motion passed by the following roll call vote:**

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

## DIRECTOR'S REPORT

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

- **Objective Design and Development Standards (ODDS):** The second community meeting for the ODDS was held on March 11, 2028, with the goal of receiving additional public comments before the draft is sent to the State.
- **Design Traditions:** The work on the Design Traditions is ongoing, with adoption targeted for the fall. The draft will return to the Planning Commission prior to adoption.
- **Forest and Beach Commission:** The Forest and Beach Commission meeting tomorrow, March 12, 2026, will include a presentation on beach maintenance and sand redistribution, as well as an update on the draft Forest Management

Plan.

- **Appeals:** Two appeals have been filed regarding the Planning Commission's decision on AW Shucks, which will be heard by the City Council. The appeals have not yet been scheduled for hearing. The appeal regarding Verizon was denied by the City Council, upholding the Planning Commission's decision.
- **Evacuation Drill**: A mock evaluation drill is planned for May 30, 2026, and participation is encouraged if available.

## FUTURE AGENDA ITEMS

**9)** Next Regular Meeting: April 8, 2026

## ADJOURNMENT

**6:46 PM**

APPROVED:

_____
Michael LePage, Chair

ATTEST:

_____
Shelby Gorman, Commission Clerk

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

**April 8, 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:** Receive an update on the Design Traditions 1.5 project, and review the proposed Plan, defined Scope of Work, and Proposed Timeline to finalize the Residential Design Guidelines 1.5.

**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:** | | **Applicant:** | N/A |
| **APN:** | N/A | **Owner:** | N/A |
| **Block & Lot:** | N/A | | |
| **Location:** | N/A | | |

## Recommendation:

Receive a presentation and provide feedback on the trajectory of the Residential Design Guidelines 1.5, and specifically:

1. Endorse the formalized project Plan, Timeline, and the Defined Scope of Work proposed by the Ad-Hoc sponsors, staff and Production Team to finalize the Residential Design Guidelines 1.5;
2. Provide staff a list of specific items or issues the Planning Commission would like to see addressed or clarified in the final document (including a thorough list of the most common issues the Planning Commission sees that currently lack clear guidance in the 2003 Design Guidelines); and
3. Provide a list of which words that need clarification in the draft Residential Design Guidelines, for purposes of updating the Glossary.

## Summary, Background, and Project Description:

At the March 3, 2026 City Council meeting, Council unanimously decided to support moving forward with the Steering Committee draft of the Residential Design Guidelines 1.5. This came following the Planning Commission's 4-1 vote on February 18, 2026 in recommendation of the Steering Committee draft, in which staff presented the Steering Committee draft document in a format comparable to the Nore Winter draft version, in order to make a decision between the two versions.

In light of the overall decision to move forward with the Steering Committee version [**Attachment 1 (link provided) and Attachment 2 (text document)**], Staff and the workgroup involved in bringing the updated Design Guidelines 1.5 to fruition remain committed to continuing to work with the entire Planning Commission to ensure each Commissioner's concerns are met and addressed so that we can move forward to tackle this large task together, and so that each Commissioner sees their requests addressed with adequate measure. It is for that reason we are here today.

The focus is now on how the final content editing will be managed. To address the issue of how to best utilize a volunteer production team, Councilmembers Baron and Delves volunteered to form a two-person Ad-Hoc committee, which will serve as project "sponsors" to provide oversight, evaluate the Production Team's process, and ensure the project stays on track to help guide the final phases of the project.

The new Ad-Hoc committee was tasked with returning to the Council on April 7, 2026 with **a formalized project Plan**, **proposed Timeline**, **and Defined Scope** to ensure completion of the Residential Design Guidelines in an adequate timeframe. The Council agreed that *the Planning Commission, as a Primary End-User of the document, should serve as the center point of the project's direction moving forward.* Furthermore, Council clarified that a formal "redline" document tracking changes must be created for ultimate certification by the California Coastal Commission.

Thus, the same Production Team workgroup (comprised of Steering Committee members, Planning Commissioners, public volunteers, and staff) whose efforts in January and February 2026 resulted in the current draft version, met again in late March to build on that extraordinary work and finalize a Plan to finish the Residential Design Guidelines 1.5, a plan which is being presented today to the Planning Commission as well.

**DEFINED SCOPE OF WORK:**

The overarching goal of this Production Team workgroup is to address and incorporate

feedback from the City Council, Planning Commission, Staff, the Steering Committee, and the Public, to produce a final, adequate, and useful updated Residential Design Guidelines 1.5 **to be presented for adoption at the September 1, 2026 meeting of the City Council.**

**The remaining Scope of Work** (Pending Tasks) to be completed primarily includes:

- Updating the document to address fire safety and resilience.
- Comparing the Draft Residential Guidelines against the Municipal Code, the Design Guidelines' Strategy Paper, and other City documents to identify consistencies and inconsistencies (as well as identifying needed updates to City documents).
- Creating a "redline" comparison document whose format is visually useful as well as adequate for an amendment to the Local Coastal Plan.
- Adding requested content from the City Council and the Planning Commission (a Primary End-User of the document).
- Conducting a Content Review by Staff (a Primary End-User) to identify outdated elements and address usability.
- Ensuring the architect community's voice is considered and incorporated.
- Reviewing the Planning Process Flowchart and accompanying description.
- Updating the Glossary, Index, and Hyperlinks.
- Final Formatting (which will be done in-house, without paying a consultant).

*(Note: The Commercial and Municipal Design Guidelines will be addressed sequentially following the passage of the Residential Design Guidelines 1.5).*

**PLAN METHODOLOGY AND TIMELINE:**

The process of editing and updating the draft Residential Design Guidelines 1.5 will be driven by four (4) 1-month "sprint cycles" built around the Planning Commission's monthly Regular meetings between April 8 and August 12, 2026. These monthly meetings will serve as the basis for gathering feedback and input from both the Commission and the Public on each subsequent draft that is presented.

Extensive efforts will be made to advertise and solicit feedback from residents, architects, and the broader community during these Regular meetings, including the use of Pine Cone ads, City website 'ads', purposeful word-of-mouth invitations, and the Friday Letter.

These repeating monthly "sprint cycles" will begin at today's April 8, 2026 Planning Commission meeting.

The cycles can be broken down as follows:

1. The Planning Commission receives a presentation of the most current draft version and provides feedback & recommended edits

2. Staff edits and the Production Team provides feedback and further suggested edits

3. Staff reviews and approves edits and suggestions to create a new draft version that satisfies the recommendations from the Planning Commission

4. The Production Team meets to view the newest draft version, and prepares to present the newest updated version to the Planning Commission at their next Regular meeting

Each one-month cycle (Steps 1–4 above) will have targeted goals, focusing on specific Tasks identified by the Planning Commission during each month's meeting. This allows Staff and the Production Team to then incorporate the Planning Commission's feedback within a guided framework, resulting in an updated draft version for the Planning Commission's review at their next regular meeting.

Many of the Pending Tasks have already been strategically placed throughout the four cycles to create a sequential order or work, with the goal of a streamlined process that reduces repetition (e.g. the Hyperlinks will only be updated *after* the final approval of the content by the Planning Commission. Following the Hyperlinks update must come final Formatting. Following the Formatting, an update to the Index will be made).

Staff will add to the Tasks to be completed based on the Planning Commission's feedback at each meeting, as well.

**To meet the target adoption date of September 1, 2026 by Council, Staff is currently seeking two specific areas of feedback from the Planning Commission today:**

1. Does the Planning Commission endorse the formalized project Plan that is being proposed today, including whether the timeline is realistic, and if the defined Scope of Work proposed by the Ad-Hoc Sponsors and Staff is believed to be a sufficient process to finalize the Residential Design Guidelines 1.5?

2. Provide a list of specific items or issues the Planning Commission would like to see addressed or clarified in the final document.

3. Provide a list of which words need clarification in the draft Residential Design Guidelines, for purposes of updating the Glossary.

Regarding #2 above, Staff is seeking to compile a complete “wish list” so that the Ad Hoc Sponsors and Production Team are able to lay out the entire list of tasks ahead, and to tackle each one in their due course. Staff is requesting that each Planning Commissioner come prepared to this April 8, 2026 meeting to list the top issues they see “on the front lines” that currently lack clear guidance in the current (2003) Design Guidelines. Examples of these specific items that we have heard are:

- Decks (including rooftop)
- Metal Roofs
- Grills
- Hot Tubs
- Balconies

**ACKNOWLEDGEMENTS:**

Though our sights are set ahead, Staff would like to formally recognize a number of notable contributions from the past several years. A special thanks is due to Nore Winter, whose effort will not be lost; rather, it provided a springboard from which our subsequently appointed Steering Committee refined and restructured his valuable draft into an organic, Carmel-resident-led product, which is the draft we are moving forward with today.

To that end, Staff would also like to formally recognize and thank the Steering Committee members individually: Victoria Beach, Melanie Billig, Don Goodhue, Maryann Schicketanz, and Doug Schmitz, for their tremendous dedication to this project. This project’s efforts are dedicated to the memory of Don Goodhue.

As we move forward toward this common goal of creating a quality, useful update to the Residential Design Guidelines – part of the broader Design Traditions 1.5 project – our Production Team will continue to draw on the contributions of those who led us to where we are today, to create a vision for how we will uphold Carmel’s design traditions in the future.

## Staff Analysis:

N/A

## Other Project Components:

**ENVIRONMENTAL REVIEW**

The Design Tradition project update before the Planning Commission consists of presenting information to facilitate a discussion. It is not an activity that would result in either a direct or indirect physical change to the environment. Therefore, it is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378.

## Attachments:

1. Attachment 1 - Steering Committee Version (link to file)
2. Attachment 2 - Steering Committee Draft (Clean)

Attachment 1 - Steering Committee Version of the Design Guidelines

# *Design Traditions of Carmel*
# DESIGN GUIDELINES

# CONTENTS


## INTRODUCTION

Core Principles intr.2
Keys intr.3
Dedication intr.4
Preface intr.5
A Visual History of Carmel intr.6
Fire Alert intr.25

## GUIDELINES

I. Residential resi.1
II. Commercial comm.1
III. Municipal muni.1

## APPENDICES

Preferred Planting Materials appx.2
Preferred Building Materials appx.3
Project Review: Narratives, Process, & Flowchart appx.4
Glossary appx.19
Index appx.21
Acknowledgements appx.25

# CORE PRINCIPLES

1. ENHANCE, restore, and preserve the native forest in all improvement projects: private, public, and otherwise.

2. SUBORDINATE every built structure to the character and continuity of the forest, natural environment, and to the natural features of its own site.

3. FIT every built structure within its neighborhood context.

4. RETAIN and build upon Carmel s architectural heritage.

5. DESIGN every built structure with modesty.

6. DETAIL every property authentically and consistently.

Enhance. Subordinate. Fit. Retain. Design. Detail.

# KEYS

## IMAGE SYMBOLS KEY

- Image and caption describe a SUPPORTED principle.
- Image and caption describe a CONDITIONAL principle.
- Image and caption describe an UNSUPPORTED principle.

## LINKED DOCUMENTS KEY

| | |
|---|---|
| GP | General Plan |
| HCS | Historic Context Statement |
| LCP | Local Coastal Plan |
| MC | Municipal Code |
| P | Policy |

# DEDICATION

We dedicate these Design Traditions Guidelines to the memory of the notable architects who both worked tirelessly to create Carmel's legacy of contextual design excellence and still made time to serve as community volunteers to preserve and nurture this legacy.

Most especially, we dedicate this work to our very own paradigm of excellence and service, award-winning architect and fellow guideline Steering Committee member, Donald Bruce Goodhue (1932-2026). His unerring aesthetic judgement and wise counsel will live on in these pages to inspire the very best contributions to Carmel architecture from those who follow behind him.

With enduring gratitude,

Don's Steering Committee Colleagues:

*Victoria Beach*

*Melanie Billig*

*Mary Anne Schicketanz*

*Doug Schmitz*

Enhance. Subordinate. Fit. Retain. Design. Detail.

# PREFACE

*"It has become a symbol of an attitude and an approach.*
*The attitude is that quality is worthwhile in itself, but that it also makes economic sense."*
- Lawrence Halprin, landscape architect, January 1967

From its earliest years, Carmelites sought for their village to be different from other communities, to have originality and uniqueness, to weave pleasantly amongst the natural landscape of sea, hill, tree and beach. Before incorporation as a city in 1916, the Carmel Development Company was aided by the Carmel Civic League, an entity created to protect the physical assets of the village and to advocate for tasteful, person-kind improvements. A dozen years after 1916, Dr. Carol Aronovici, a renowned city planner, addressed members of the community on the civic value of architectural control.

Dr. Aronovici told the assembled mass that good civic design "is the art of conserving all the natural advantages of a city and controlling all building enterprises, whether public or private, so as to blend them into a harmonious whole."

It was the local newspapers which led the effort for community architectural review. By 1929, Perry Newberry had become publisher and part-owner of the Carmel Pine Cone newspaper and began a year-after-year drumbeat for better planning and architecture, calling in editorials for "lines of distinction and individuality" in building design. "There should be some measure of civic control" he wrote in 1935, "which will make Carmel more beautiful."

Newberry was joined in this crusade by Willard K. Bassett, publisher of the Carmel Cymbal, who in 1938 opined in favor of architectural review of buildings in the commercial core. In 1940, Bassett editorialized to "Keep Building Atrocities out of the Business District." And by the end of 1940, the City Council created a process for civic review and approval of new buildings.

The enclosed Design Guidelines are heirs to over a century of our community's want to assure new or remodeled structures meld with Carmel's natural beauty and with their neighboring edifices. Generations and succeeding generations have sought architectural sincerity in what is built.

Our Design Guidelines Committee hopes this booklet assists you in your quest to become part of our heritage by blending your project in amongst its neighbors and within our ancient forest, both on your own property and any adjoining public property. Only with your help and dedication to our shared commons can we preserve and enhance the overall continuity and harmony of the built and especially the natural environment that is our unique legacy.



Enhance. Subordinate. Fit. Retain. Design. Detail.

# A VISUAL HISTORY

## Carmel's Natural and Built Environment

# Carmel's Natural and Built Environment: A VISUAL HISTORY

Perhaps the first lasting structure in Carmel-by-the-Sea, arriving some 200,000 years ago, was a 25-million-year-old tree species, Pinus radiata or Monterey Pine. It now survives indigenously in only three mainland pockets: the Año Nuevo and Cambria regions, and the Monterey Peninsula, which is thought to be the "Mother Stand" — sustaining the entire mainland species over the millennia *(seen here from Carmel Mission Ranch circa 1900)*. A relative newcomer, Quercus agrifolia or Coast Live Oak, joined the pine plant community around 10,000 years ago *(seen here in an extant local grove)*.

The earliest known human structures in the area also arrived around 10,000 years ago. The Rumsen peoples dwelled respectfully and symbiotically with the oak and pine forest ecology for their food and other essentials. They also built respectfully and very lightly on the land, weaving their temporary homes from the nearly endless supply of tule grass and bent willow branches along the Carmel River *(seen here in a modern reproduction)*. The design, with its overlapping, umbracular layers wrapped in a conical design around a circular chimney oculus in the roof, perfectly expresses the combined functions of shelter against outside elements and warmth for the central fire circle within.

Thousands of years later, when Spanish scouts landed in 1602, the Monterey Pine forest community remained intact and abundant. Noting the "many pines for masts and yards," sea captain Sebastian Vizcaino named the peninsula "Punto de Pinos" or Pine Point. Unlike the gnarled native oaks, tall, straight conifers make excellent building materials. So, when the Spanish returned to found Mission San Carlos de Borromeo in 1770, they initially built it of local, mud-plastered timber with straw or earthen roofing, eventually transitioning their buildings to more solid, adobe brick construction.

The missionaries formed their adobe bricks of natural local materials: clay, sand, and an organic binder such as straw with mortar of adobe mud or of pulverized limestone and abalone shells. They used these materials to build, sometime around 1776, the first permanent residence in California: a simple, boxy, lean-to house for their orchardist. The building *(seen here)* is still standing as a residence today.

Dedicated in 1797, the mission church building is of a still stronger material: native brown sandstone from the Carmel Valley with mortar and plaster derived from abalone shells and local timber roofing members. For this important structure, the padres brought in Guadalajaran master stonemason Manuel Estevan Ruiz — the first



Enhance. Subordinate. Fit. Retain. Design. Detail.

known building designer in Carmel-by-the-Sea history. Ruiz, working, by definition, in the Mission Style, created a relaxed, asymmetrical design *(seen here today)*, quoting a number of architectural idioms, such as the Moorish bell tower, the Gothic quatrefoil starburst rose window, the Baroque arch flourish atop the Palladian gable, and the Classical retable entrance surround to create an eclectic interpretation of Spanish Colonial style.

Spain ceded California to Mexico in 1821, which then "secularized" the missions in 1834, making their lands available for private use, primarily by ranchers. Around 1846, during this influx of pioneers, Boston sea captain Matthew M. Murphy, built his cabin *(seen here circa 1905)* right on the margin where the open sand dunes met the thick Carmel forest. The single-pen, rectangular plan building of rough-hewn, local, pine logs with v-notched joints was typical of pioneer construction. It was originally used as a barn, later as an art studio, and still stands, albeit greatly modified, as a residence today.

In 1888, brothers Santiago and Bellario Duckworth acquired the development rights to a half-square-mile of Honoré Escolle's ranch and subdivided it into mostly 40 by 100-foot parcels, forming what would become the core of Carmel by the Sea and bringing an acceleration of native wood construction into the forest. That same year, Duckworth tucked his own small, vernacular wood home amongst the large mature pines along Carpenter Street. This vertical board-and-batten, rectangular plan, side-gable home *(seen here)* was so simple that the pedimented window casings and stick-like bracketing on the porch posts were its only concessions to decoration.

The abundance of timber encouraged wood construction beyond small residential buildings. With accommodations for 40, the first hotel in town, El Carmelo Hotel *(seen here in soon after opening in 1889)* was built of wood on the corner of Ocean Avenue and Junipero Street before it was moved down the avenue and fittingly renamed Pine Inn in 1903. Douglas Knox Frasier designed the hotel with horizontal wood shiplap siding and a pyramidal hip roof in an American Foursquare or Prairie-Box house style. This simple style, with its honest construction, basic, boxy form, minimal corridors, and efficient layout is considered a reaction to the ornamental excesses and expense of the Victorian Style.

Real estate developer Abbie Jane Hunter opened her 1889 community bathhouse at the forested edge of Carmel Beach *(seen here soon after construction)*, built by her uncle, Delos Goldsmith. With its honestly expressed, post-and-beam wood construction of recessed infill panels of glass for the public cafe and horizontal wood for the private changing areas, its cross-wing dormer roof, and its deeply overhung central ventilation tower, this low-slung, pavilion style structure, foreshadowed Julia Morgan's craftsman style hall at Asilomar. In 1892 Hunter went on to purchase a full quarter square mile and sold about 300 home parcels, mainly to teachers and writers.

An early exception to the rule of wood construction was the first local brick house, built in 1898 at Monte Verde Street and Fifth Avenue by English master mason Benjamin Turner *(seen here soon after construction)*. The modest gable-and-wing residence was a showcase for his skills with its diamond shaped gable accent and decorative quoining at the corners and at door and window surrounds.

After a nationwide recession in the mid-1890's paused growth, James Franklin Devendorf and Frank Powers, who founded the Carmel Development Company in 1902, bought out the earlier developers. Now the pace of construction could resume. Just as the need increased to harvest timber for buildings *(seen here stacked in Del Monte Forest circa 1900)*, so did the need to clear the land for these buildings and, more significantly, for the streets that connected them.

However, the new town founders were committed to preserving the forest that initially attracted them by continuing to attract only aesthetically discerning residents who could set a "self-perpetuating" "tone," "preventing man and his civilizing ways from...marring the natural beauty lavishly displayed here." To that end, they advertised the place to professors and artists "of all kinds" as "a town in a pine forest" with homes "artistic in character, reflecting the temperament of the town" and "designed by architects who attempted to...fit the local surroundings."

Likewise, although the village streets were laid out in an unremarkable grid on paper, in reality that grid often seems to disappear into a rambling wilderness pathway because of its deliberate deference to the pre-existing forest. This deference was achieved through several creative planning principles: the designation of an oversized public right of way along residential streets, often three times the width of any paving; the occasional narrowing of paving down to one travel lane; the ban on sidewalks so that the paving must be used as a footpath; the curving of paving to the left or right of the street centerline into the public right of way *(seen here on Torres Street)*; the use of one or both sides of the right of way for a continuous native forest greenbelt; the protrusion of existing native trees and undergrowth into the sides of the paving, the splitting of paving around existing plants *(seen here on Mountain View)*; and the compelling of residents to continue the native forest landscape seamlessly into their private parcels to minimize the impact of built structures on forest continuity.

When trees had to be removed, whether on private or public lands, they were quickly replaced. Devendorf "gave away tree saplings like candy" to newcomers developing their homesites. So, when the forest was cut to lay out Ocean

Avenue *(seen at left in 1888)*, it was soon re-forested with the same species *(seen at right near Monte Verde Street in 1903)*.

The same founding year of the Carmel Development Company, seventeen-year-old, trained carpenter, Michael J. Murphy built his first house: today's "First Murphy House," originally tucked in the forest on Mission Street between Fifth and Sixth Avenue *(as seen here)*. The rectangular plan bungalow in the Anglo-Colonial style was small and pared down with no exposed structural members typical of the Craftsman style or even a porch. Yet, it had understated flourishes such as the decorative glass, the slender, double-ogee wood siding, and the flared or bellcast hip roof. Just two years later, in 1904, Murphy became the chief builder for the Company and went on to construct about 350 buildings in town.

At this same time, Ocean Avenue was emerging as a commercial corridor in the Pioneer style typical of western towns. The wood-framed buildings had horizontal, false-front facades, extended vertically above their front-gabled, pitched roofs and sometimes ornamented with wood trims, panels, and pediments to give them a larger, more prosperous look. This included L.S. Slevin's, the post office and first general merchandise store, Fritz Schweinger's bakery, still operating as a bakery today, and Robert and Fred Leidig's grocery store *(all seen here circa 1910)*.

In 1903, Thomas A. Work built the Carmel Development Company Building, a commercial block on Ocean Avenue and San Carlos Street which housed his hardware store, the Carmel Development Company office, and Devendorf's Preble Grocery. The flat-roofed, three bay, fireproof, rough-textured, concrete cinder-block structure, with its large, plate-glass store windows capped by a ribbon band of transom lights, was Carmel's first truly Modern style building. Unadorned and clear in revealing its purpose, if somewhat formal or classical in its tripartite geometries, it is still in active commercial use today *(seen here soon after construction)*.



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Ever nonconformist, Carmel architecture stepped both forward and backward simultaneously. Also around 1903, but perhaps channeling the Late Neolithic, attorney George Richardson built his L-shaped, 600 square-foot, saddle-notched, hand-hewn log cabin on Monte Verde Street between Fourth and Fifth Avenues (seen here circa 1914). This modest structure was poet Robinson Jeffers' first local rental home.

With a similarly archaic construction technique, Ben Turner (of the aforementioned first brick house) hand-built the tower and other native mudstone elements of a home (now La Playa Hotel) designed by Artist Christian Jorgenson for his wife, the chocolate heiress, Angela Ghirardelli. Both the technique and the quatrefoil window (seen here on the lower left of the tower, circa 1906) replicate the originals of the Mission basilica.

But with modern building techniques also came freedom to explore many architectural styles beyond the traditional or the simple vernacular, some traditional-looking, some not. In 1905, the First Bay Area Regionalist or First Bay Tradition style, an interpretation of the American Shingle Style, appeared at Philip Wilson's real estate office on the corner of Ocean Avenue and Dolores Street (seen here soon after construction, it was briefly the town's first City Hall starting in 1917). With the sculptural qualities of a much smaller, flexible, unit of wood than timber or clapboard, shingles awakened a completely new, uniquely American, direction for architecture. With shingles tautly enveloping all surfaces and junctures, architecture could start to articulate the internal volume of a building, rather than its individual planes or structural components, just as the two dormers appear to swell up from the shingle surface below them to pop through the roof plane. These expressive volumetrics led, in turn, to a relaxation of symmetries and a casual naturalness, apparent in the asymmetrical lower fenestration and emphasized by the untreated, rough and rustic wood, often pre-aged in buttermilk, so that the grays would blend into the local forested surroundings.

This emerging idea that buildings should feel natural, not artificial, should blend exterior and interior, should honestly reveal something intrinsic, such as their internal uses or volumes, this architectural "honesty," was also explored within the American Craftsman style, which exposed the often concealed craft of construction. In his 1905 Gardener house (seen here on San Carlos Street at Santa Lucia Avenue), M.J. Murphy exaggerates its raw, rectilinear materials and the care in their assembly. For example, the roof planes overhang well beyond what the walls require for shelter and the roof beams extend even farther and appear stronger than what those roofing planes require for support. Similarly, the oversized porch posts,

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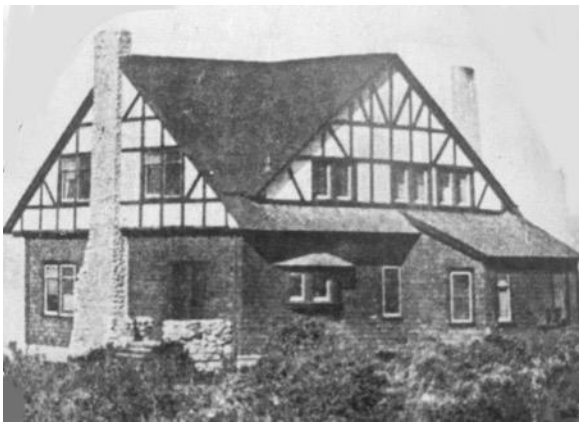
the deep shadow lines of the vertical siding battens, the change of siding pattern at the foundation, and the bold ganging and framing of the windows all serve to illustrate both how the structure is made and the unadorned, natural purity of what it is made of.



These innovative, architectural experiments coincided with a number of Revivalist styles, forming an Eclectic Era that coincided with a surge in Carmel's development after the Great San Francisco earthquake. Architect Eugenia Maybury designed, also in 1905, a Tudor Revival or Mock Tudor style home for the McGowan sisters on Thirteenth Avenue near San Antonio Avenue (seen here soon after construction). The late-medieval, English vernacular Tutor style relied on a heavy timber post-and-beam, perimeter structure, with wattle and daub unevenly hand-packed between the wood members, leaving them partially exposed for a "half-timbered" appearance. Mock Tutor imitates these cottages of the British underclasses, with their vertically proportioned windows, jettied upper stories, soft thatch roofs, and showy chimneys, but with one important exception. Born of the post-industrial 20th century, Mock half-timbers are no longer timbers, but instead non-structural, decorative, trim pieces applied on top of the smooth stucco finish of ordinary modern construction, making it challenging to capture the irregularity, depth, and authenticity of the original.

Perhaps the earliest Mission Revival style structure appeared, again in 1905, on a Lincoln Street parcel at Seventh Avenue donated by Devendorf to create Carmel's first protestant church (seen here circa 1935 before its eventual demolition). Rather than stylistically diverging, this long-awaited alternative to the town's Catholic church seems, perhaps paradoxically, to exalt its predecessor. Despite the freedoms that its modern wood framing and stucco construction would have afforded, the composition accurately echos the restrictions of the mission's stone construction, with its structural reliance on blank expanses of stacked stone walls and on the narrow, rounded openings of stone arches. And though these openings are so shallow and devoid of shadows that they easily betray the thinness of the modern walls, there remains an earnest homage to the mission's square moorish towers, its asymmetrical massing, and the Baroque arch flourish, reinterpreted here to form the wavy shape of the entire front gable.

By 1911, Frank Devendorf could report that over sixty percent of Carmel residents devoted their lives to work in the "aesthetic arts." His prophecy that the aesthetically educated would be the best stewards of the environment came true when, on October 31st, 1916, residents voted to incorporate the village of Carmel by the Sea, citing as a main reason the failure of Monterey County government to protect and preserve its unique natural character from the destructive forces of "progress." Unsurprisingly, one of the first actions of the new local government was to pass ordinances to protect the ancient Monterey pines. Perhaps nobody epitomized this twin love of art and nature more than Robinson Jeffers (seen here in 1919) who, while not writing poetry, continued the Carmel tradition of hand-made stone towers by building his own out of native granite at his Tor House between Scenic Road and Ocean View Avenue on nearby Carmel Point.

Just a few blocks away and a few years later, Architect Charles Sumner Greene embraced both modern construction and expression. In 1919, on Lincoln Street south of Thirteenth Avenue he built one of the first concrete foundations in town and likely the first prefabricated board-and-batten, wood walls, which were tilted up rather than built in place. He designed the home (seen here soon after construction) as a new interpretation of the u-shaped hacienda ranch homes built by early Mexican-Spanish settlers. Those early ranch buildings used their open courtyards and surrounding porticos to provide shade, to dissipate cooking heat, or to collect water. Here, however, the tree cover precludes the need for roof overhangs, the simple shed roofs direct water away, and, often in Carmel, open courtyards were oriented southward to collect heat.

In 1923, Greene conducted another architectural experiment with the idiosyncratic studio he added to the east side of his property. By applying his considerable personal artisanship to an array of random materials (brick from a demolished hotel, leftover marble from another job, used bottle glass, fence pickets discarded by a ranch, hand-harvested and donated timber and marble scraps), he resourcefully up-cycled these "found objects" into an unusual interpretation of the Mission Style. Though constructed in the stacked-masonry tradition of the adobe and stone missions, with characteristic barrel tile roofs and small, arch-supported openings, the building has the broad front gable and low-slung, overall form of his famous Craftsman bungalows. Unlike either style, the front facade (seen here in a recent view) appears almost hermetically sealed, with its heavy teak door and conspicuously miniscule fenestration with impenetrable tinted glass, perhaps an adaptation to support his artistic concentration or interior acoustics for piano playing and salon gatherings.

Certainly the diversity of architecture in Carmel sprang from the diversity of people building there. But diversity prevailed even within one person's work: M.J. Murphy avoided repetition whenever possible, even though he built more than anyone else. In 1922, he tackled the Monterey Colonial Revival style in the Kluegel home on Camino Real North of Ocean Avenue (seen here in a recent view). Born in California, Monterey Colonial originally fused the shipwright's simple detailing, roofline, and overall form of the early New England Colonial, the long, sometimes full-height openings and double shading provided by a prominent cantilevered balcony of the Caribbean Colonial, and the adobe wall construction of the Spanish Colonial. Here, the Monterey Revival substyle (of Spanish Colonial) repeats these features, though with stucco over modern wood framing, the four-quarter simplicity of the facade supporting its many asymmetries and irregularities.

The same year, J.S. Cone designed her own home at the corner of Monte Verde Street and Thirteenth Avenue (seen here in a recent view). Clad entirely in vertical planks of redwood bark found in nearby groves, the rough, dark exterior of its asymmetric volumes recedes into the forest. However, the plentiful windows with sturdy mullions spaced in scale with the cladding, plus the double-height central hall with full-length balconies concealed within the simple main form, allow for a bright and open interior without compromising the home's unsurpassed deference to the natural site.

Notwithstanding the predominance of the Craftsman style and a general emphasis on simplicity, the Eclectic Era of the early 1900's continued on in the residential neighborhoods.

Meanwhile, a different trend started to develop in the commercial core. For its 1915 Panama-California Exposition, San Diego aptly selected the revival styles of the first European settlers in California to celebrate its auspicious future as the first west coast port for European ships coming through the new Panama Canal. The dazzling success of this architectural spectacle is widely credited for re-popularizing "New World," Mexican and Spanish Revival styles of the Southern hemisphere. Perhaps the first glimpse of this trend in Carmel was in 1922, when architect Thomas Morgan overlaid a Spanish Eclectic facade of stucco and barrel tiles onto a typical, wood-framed, Western false-front, infill structure. The Thomas A. Oakes building (seen here soon after construction) performed important civic functions as the new post office, second city hall, council chambers, and police station. Despite its official role, however, the building did not establish an official style — in contrast to other towns such as Santa Barbara, which legally codified its signature Spanish look in 1925.

Instead, also in 1922, a rival trend emerged downtown looking primarily toward the Northern hemisphere "Old World". Lee Gottfried built and Edward Kuster designed the Tudor Revival Weavers Studio for his spouse Ruth Kuster (seen here in 1923 after relocation and an added ticket booth serving the Golden Bough theater on Ocean Avenue). Perhaps counterintuitively, Tudor Revival style does not revive the Tudor style itself, meaning the late-medieval style of the royal House of Tudor. Rather, the early twentieth century version revives the modest country cottage vernacular style of Tudor England to satisfy what architectural historian Nicholas Pevsner called "the English flight from reality around the 1914-18 war [WWI]." The modest, handcrafted look, a vision of simpler times and places, offered the British an escape from industrial age ordeals and likely resonated similarly with city dwellers seeking respite in Carmel's ancient coastal forest.

A romantic accident of history gave the "old-world" trend a sudden boost in 1924, when Hugh Comstock visited his sister in Carmel and she introduced him to Mayotta Browne. The 27-year-old rancher and the doll-maker were married within a few months. That same year, Comstock, fresh off various handyman gigs in Los Angeles, built his new bride a teeny backyard cottage showroom named "Hansel" on Torres Street near Sixth Avenue (seen here at that time with its owners) for her thriving "Otsy-Totsy" felt doll business.

Its Fairytale or Storybook style, was a brief, inter-war phenomenon dreamed up in Los Angeles by film industry creatives influenced by soldiers returning from their first exposure to European countrysides. (In fact, the famous Hollywood sign originally spelled Hollywoodland and was built in 1923 as an advertisement for the nation's first storybook real estate development.) Thought to be the inspiration for Disney's immersive and lavish "imagineering" approach to set design, this Tudoresque substyle is characterized by exaggeratedly plastic and sometimes cartoonish interpretation of the medieval. Features can include lopsided walls and undulating roofs with deliberately misaligned shingles wrapped over rolled eaves meant to emulate thatch or puckered around eyebrow windows, fanciful roof rake boards, stucco artificially aged through tinting or patination, implausibly sinewy, false half-timbering or window and door surrounds, hand-whittled and possibly charred or distressed to suggest

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age, irregular door and window shapes, sizes, and placements. The labor intensity of its idiosyncratic craftsmanship fit well with Carmel's artistic and bohemian culture, but the difficulty of convincingly replicating it virtually guaranteed the style's demise during the Great Depression. Still, in its decade or so of popularity this theatrical SoCal style spread widely across America, likely finding few places with the deep forest backdrop of actual fairytales to exhibit it so perfectly. Understandably, Comstock was inundated with orders, setting him on a new career path to become Carmel's next-most prolific builder and causing old-world reverberations from backyards to downtown.

And yet, in exactly the same year, 1924, Carmel saw further exploration into the "new-world" styles as well. On Ocean Avenue and Dolores Street, Earl Percy Parkes designed and built a Pueblo Revival gift shop for owner, Mary Dummage (seen here in a recent view). Perhaps, the oldest continuously occupied architectural style in America, Pueblos were made of balled or bricked adobe and timber roofs with few, if any, windows. In the revival style, if adobe is not used, rounded corners, irregular parapets, and thick, battered walls usually stuccoed in earthtones simulate it. Round vigas or roof beam logs or other rough timbers often project through the parapets or under upper stories as corbeling, as seen here, to imply a structural function. However, the plentiful fenestration, without even a pretense of supporting lintels over its wide openings, betrays this particular building's internal wood framing and compromises the credibility of an otherwise easily- and often-reproduced style.

A year later, in 1925, Fred Ruhl constructed the first phase of the aptly-named Normandy Inn on Ocean Avenue at Monte Verde Street (seen here circa 1930). Berkeley-trained architect, Robert Stanton designed the complex in the Normandy Variant of the Tudor Revival style. Because in that region of France country homes were often attached to their barns, this style variant is distinguished primarily by the addition of a tower element, which reinterprets a barn's grain or silage facility, usually as a main entry or stair tower as it appears here to the left of the main entry.

A year after that, in 1926, the City of Carmel held a design competition for its new library building one block uphill from the inn, on Ocean Avenue at Lincoln Street. Unconvinced by all nine of the first-round entries, the City hired emeritus Berkeley professor and famed, stylistically eclectic architect, Bernard Maybeck to partner with contractor M.J. Murphy. When completed in 1928 (seen here around then), the value of the delay was revealed by the building's persuasive fidelity to its style. An essay in dignified restraint, the design derives expressive power through its control of volume, proportion, and measured detail, not complex massing or materials. It celebrates its prominent community purpose with its unabashedly prominent reading room and enormous, steel-framed, front window. The ratio of window to wall, however, remains correctly modest with all glass set back as far as possible so as to accurately evoke both the spanning limitation and the deep thickness of older adobe walls. The weight of the barrel tile roof is properly conveyed by the hefty and genuinely structural roof beams and how they extend beyond the walls to easily support the deep overhangs. The perhaps surprising subordinance of the low, recessive, and dark-shadowed, side entry wing defers to and thereby re-emphasizes the library's mission: reading.

Also in 1926, on Dolores Street south of Ocean Avenue and, Bonnie Lee commissioned Hugh Comstock to design and build her Art Shop. His only Fairy Tale style commercial building (seen here shortly after its 1927 construction), it echos and exaggerates even further the make-believe of Hansel and his other residences. Roofs go from wavy to wandering, doors from curved to camelid, windows from regular rectangles to lawless lozenges, trims from bumpy to bulging, and chimneys from quirky to so impossibly quixotic as to require steel bracing. Now operating as the Tuck Box, the building represents the epitome of Comstock's mischief with this style, inspiring other, though always more demure, commercial development.

The same year that "old-world" style peaked in extravagant fantasy, downtown development in the "new-world" style also began to peak. 1927 saw Oakland architects, Roger Blaine's and David Olsen's Eclectic Spanish Revival designs for Dr. Rudolph Kocher's medical practice at the La Giralda building on the corner of Seventh Avenue and Dolores Street (seen here from each street respectively in recent views), followed, in 1928, by their El Paseo building for L.C. Merrill across Dolores (seen below in a recent view),

and then, in 1929, their building for Robert and Isabel Leidig on Dolores near Ocean on Avenue (seen below in a recent view). These buildings, all primarily concrete, along with several others built around the same period, diverge somewhat in their influences. But, they share the hallmarks of the style: an emphasis on the solidity implied by masonry construction, with its heavily shadowed, small, deep openings in blank expanses of monotone stucco-coated wall, the handmade decorative tile and metalwork, the rough, handcrafted appearance of the clay barrel tile, the irregular massing and openings, and the like. With some details drawn from measurements actually taken on the architects' trips to Spain, the El Paseo building in particular provides a veritable dictionary of vocabulary authentic to its Revival language: the custom metal window grilles with unique twists in each bar, the pre-aged wood banisters, the doors and windows that never match, the eye-catching shadows of scalloped balconies, and the lintel over the passageway entrance sized to properly reflect the spanning strength of wood (though it is painted concrete).

When the Sunset School outgrew its 1906 "new world" Mission style building, the town hired Oakland architect John J. Donovan in 1926, and later Fresno/Monterey architect C.J. Ryland in 1931, to shepherd its large, new campus between Mission and San Carlos Streets, Eighth and Tenth Avenues through its expansions (seen here in 1937). Ryland, architecturally educated in France, mimicked the style of granges dimières cisterciennes (cistercian tithe barns), to give Sunset its dominant, "old-world" character of Cistercian Medieval Revival. Monasteries had pursued the austere Cistercian style, which evolved directly into the early Gothic over a century later, as a pious rejection of Classical ornamentation. And, the abbey barns were even purer expressions of deft, yet practical, engineering. The voluminous spaces (which the church required to store one tenth of local annual produce) found their most sturdy geometry in the massive, triangular roofs that came nearly to the ground, where they received support from disproportionately low, thick, and buttressed walls, in which openings were rare, deep, small, and often ganged together, like the double entry here, usually under larger discharge or relieving arches, all of which also received and expressed the great mass supported above. For these masterfully simple structures, often the only concessions to ornament were the finials atop the gable ends, thought to bring good luck, presumably for abundant harvests.

And so the downtown architecture pendulum swung back and forth for several years between the old world and the new world, albeit with some significant detours. For example, diagonal from the new library at Ocean Avenue and Lincoln Street, contractor Earl Percy Parkes built the Seven Arts complex for arts entrepreneur and Forest Theater founder, Herbert Heron. Designed by Albert B. Coats, the building (seen here in 1926) seems clearly indebted to its Shingle Style neighbor a block uphill: the 1905 Wilson building (see way above). The future mayor, with his principled support for bohemian over business interests, was a logical proponent of this pioneering American style. His building uses the same taut skin, merging into very shallow overhangs to de-emphasize material in favor of overall volume, which is in turn emphasized by the simple, emphatic gables, punctuated only by single openings of multiple ganged windows and by the cyclopean shed dormer that looks as if it emerged as pressure from the spaces below overpowered and pierced through the thin roof plane. The clear difference between the two buildings is the substitution of a wooden skin over wooden framing for a stucco skin over concrete block. This unconventional, if not unique, mutation was perhaps explained by concerns over fire, addressed conveniently by the Carmel Thermotite Company, newly incorporated just a few streets away where it molded its innovative fireproof blocks (also used to construct Flanders Mansion). The building's unusual combination of durability and originality created an enduring symbol of the many artists it hosted so famously for so long.

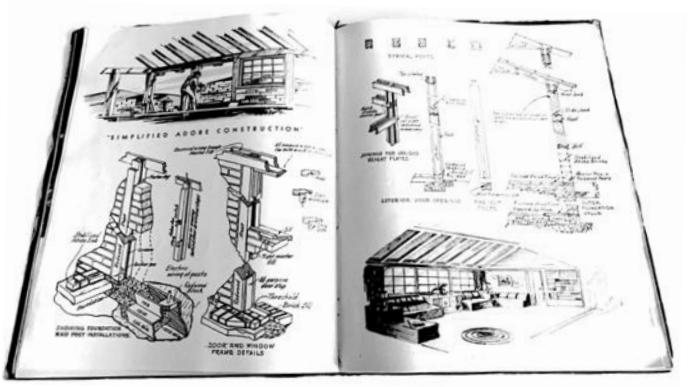
Another intentional stylistic detour downtown came in 1939, when Carmel's most significant financier, Barnet Segal rejected the Spanish Revival design of his architects, Swartz and Ryland, and ordered them toward Art Moderne. His bank on Ocean Avenue at Dolores Street (seen here after construction) embodies the style, with its horizontal, yet humanist proportions and symmetries, its concrete solidity, along with a neoclassical, near-white color, a rejection of classical ornament in favor of the new decorative arts, as well as curved gestures of glass and stone.

Around the time this new international style hit downtown, a new, defiantly local, City Council swept into office. Having become the first "poet mayor" of Carmel in 1930, Mayor Heron (of the Seven Arts building above) ran and won again in 1938, in part, to address commercial pressures on the natural environment venerated by Carmel's bohemian residents. The new Council hired the highly acclaimed, Berkeley/Harvard educated Thomas Church, the "first founder" and pioneer of American landscape design and of a movement that became the "California Style." Church famously believed, as Carmelites did, that rather than providing building decoration, "[a] garden should have no beginning and no end." Meaning, it should be physically and visually integrated with the predominant natural environment and allow seamless human movement and inhabitation.

Church answered his assignment — to lessen the visual impact of the cars that now dominated the pine forest landscape — with a native stone planter running up the center of Ocean Avenue (seen here in the 1920s and 1940s). The low height of the wall, the medium height of the native undergrowth, and the columnar forms of the Monterey pine street trees, whose foliage grows primarily quite high, allowed for the clever combination of opacity down at car level and transparency at eye and storefront level, creating both visual access to the commercial corridor and visual screening of the traffic for shoppers.

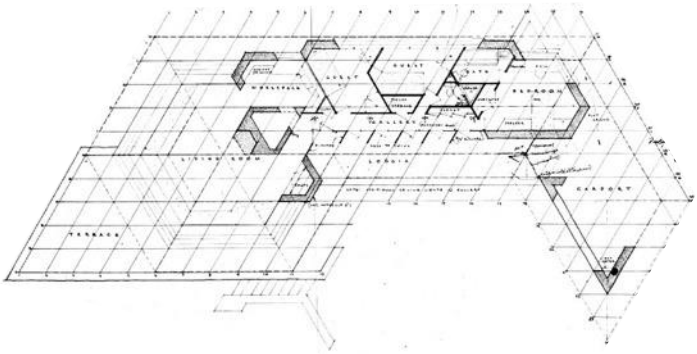
Throughout the development surge, the same revivalist and eclectic forces in the commercial areas were at work throughout the residential areas as well, including the perhaps unique 1936 example of the Art Moderne style built by M.J. Murphy on Thirteenth Avenue at Dolores Street. Like the Bank of Carmel above, the H. Markham house has the same horizontal emphasis, classical proportions, local symmetries, look of solidity, and monochrome, light color. More spare than the bank, its only curved gesture is the conical chimney accent to the left.

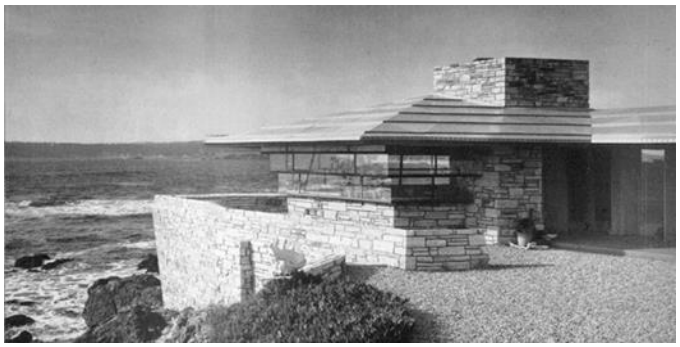
As the second half of the 20th century approached, Carmel's stylistic adventures were just beginning. However, with just a few exceptions such as those just mentioned, Carmel tended to derive its aesthetic direction from local and not international cues. For example, Hugh Comstock, never one to be limited by his Fairytale fame, had always been a stylistically experimental builder and in 1948 he published a trailblazing pamphlet called "Post Adobe" (seen here in a recent view). Within it, he extolled an inventive building technique that wove together two ancient construction techniques based on local materials and labor, timber post and beam with mud masonry, to create something brand new and with potent stylistic implications. He argued that the compressive strength of mud brick,



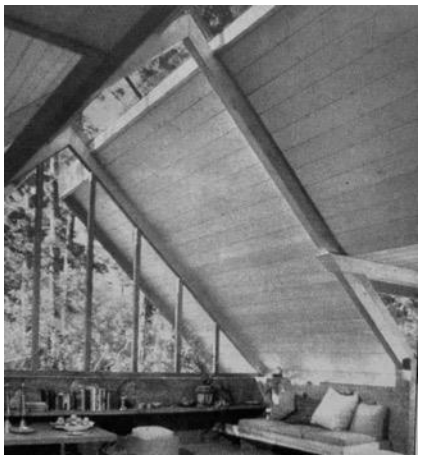
rendered waterproof with bitumen, when aided by the tensile strength and rectilinear guidance of wood could become an inexpensive, easy, and elegant approach suitable for one-story homes and requiring no additional insulation, interior or exterior finishing, or special details. This made his post-adobe a method accessible to laypeople, even to property owners themselves, leading to an emergence and proliferation of the Ranch style throughout town, such as this 1950 example on Scenic Road at Eighth Avenue (seen here in a recent view).

Also in 1948, Frank Lloyd Wright designed "Cabin on the Rocks" (seen here in a recent view) for Della Walker. Della's sister, Alma, had deeded her the property on Scenic Road near Martin Way, under one condition: work with a notable architect. Wright, the first radically original American architect, and his former Taliesin apprentice, Mark Mills, delivered Walker's request for a house "as durable as the rocks and as transparent as the waves" through carefully calibrated responses to the context. To unify the structure into an "organic wholeness" at every scale from the site down to the detail, Wright relied on his signature tool: the Japanese (and later, De Stijl) principle of expressing irregular forms ordered over the rigor of a regular grid, but in this case using the unexpected module of a four-foot by four-foot parallelogram. This infinitely adaptable, geometric technique allowed Wright to take his signature stylistic invention, the Prairie School, which was



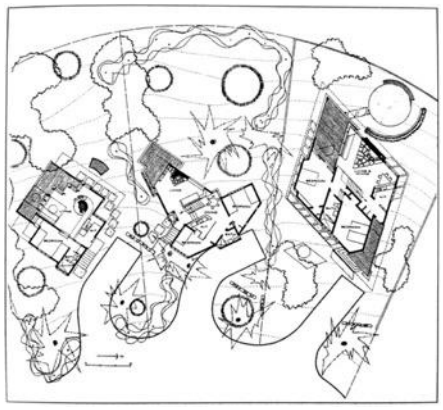


inspired by the flatness of the midwestern plains, and reinterpret it for the flatness of the Pacific shoreline through a casual, natural massing, responsive to the precise location. He also emphasized the low and the horizontal, with a bluish-green copper cantilevered roof floating above minimally-framed glazing and not traditional windows, deeply shadowed, dark-stained, native wood walls, all recessed behind an asymmetrical native-stone base emerging from the existing rocks, which, together, masterfully subordinated his built work to surrounding nature. It is perhaps no accident that the structure points toward Japan, as it was Wright's fascination with the integrating geometries and natural subjects of Japanese prints that catalyzed his entire approach to design: "The print is more autobiographical than may be imagined. If Japanese prints were to be deducted from my education, I don't know what direction the whole might have taken." (Utagawa Hiroshige's 1833 "Driving Rain at Shono" from Wright's collection seen here.) This cross-cultural, cross-discipline sensitivity and synthesis is just one mark of aesthetic genius. Alma Walker can be credited with insisting that such artistry is essential to building in Carmel.



Around 1953, upon completion of Della Walker's home, Mark Mills designed "Woodland House," also for the Walker family, at Mission Street and 13th Avenue (seen here soon after construction). Mills, like Wright, used a roof floating above and around abstracted glazing and nestled within a grounded, solid base of native rock and concrete. This time, however, responding to the verticality of a completely wooded site, the roof tilts upward, sympathetically expresses its heavy timber structure and raw wood finishes, and creates views up into the tree canopy rather than out toward an ocean horizon. Also like Wright, Mills prioritized a building's permanent responsibility to its natural and human community perhaps above its responsibility to any temporary occupant. In fact, Mills famously said that nature is "my silent client" and even "my client is nature," sentiments that tie him closely to the environmental preservation mission of Devendorf and the early forest settlers.

Also in 1953, Clarence Mayhew, a prolific, San Francisco-based and Berkeley-educated architect, designed a home for Helen Proctor between Scenic Road and San Antonio Avenue near Thirteenth Avenue (seen here in a recent view). Like most International Style buildings, the home emphasizes volume of internal space through lightweight, skeletal frames and glazed transparency, rather than mass and solidity; visual interest through functional divergences, rather than applied ornamentation; overall simplification of geometries; and flexible modularity, rather than strict classical symmetry. Yet, the undercurrents of classical composition often strongly order such buildings and Mayhew, educated in classical architecture at L'École des Beaux-Arts prior to Berkeley, would have known the standard facade in canonical ancient temple architecture: the hexastyle portico. This deep porch, with its six columns and five openings resting on a plinth of low windows and topped by a textured pediment of sorts, echos the ancient closely and then diverges to the modern with the addition of a solid, sixth module on the left, a chimney accent on the right, an off-center glass door, and only half a triangle for the roofline. This building, like a temple, follows its own mathematical order to sit in deliberate contraposition to natural disorder and therefore, like the International Style, it functions as an unapologetic "machine for living." However, its modest scale, quirky asymmetry, recessive coloration, and natural wood construction, all push it away from the international and pull it closer to the local and associate the house with the Second Bay Area Regional style.



The Third Bay Area Regional style emerged in Carmel soon thereafter, exemplified by "Three Sisters," a trio of homes on Lopez Street near Fourth Avenue, including Cosmos House (seen here on the right in an original site plan and in a recent view), all designed by Berkeley- and Harvard-trained architect, Henry Hill between 1961 and 1962. This California style, an even more relaxed and warm interpretation of modernism, uses native, unfinished materials and loose geometries to tailor a respectful response to to the natural environment. As the plans show, Hill played freely with an unusual, angled vocabulary to create three completely unique yet complementary compositions that deftly avoid both the existing vegetation and one another. The houses maximize the flow of landscape between them by sharing no parallel exterior walls, which can create confining outdoor corridors. Instead they minimize contact, approaching one another only at sharp corners and exploiting the smallest possible geometric unit: the point.

Also in the Third Bay Tradition, famed architect Charles Moore designed the Warren Saltzman House in 1966, on Palou Street near Casanova Street (seen here in a recent view). Though clad in unfinished wood shingles and nestled well into the existing site as is characteristic of the style, perhaps uncharacteristically the house plays more with traditional domestic shapes, such as the gabled roof (here exaggerated in scale and always in halves). His quotation of historic forms foreshadowed the influence Moore later had in ushering in the reactive Postmodern style of the 1970s to 90s, along with his Princeton colleague Robert Venturi and others. Together they changed the course of modernist architecture with their searing warnings against ignoring traditional urban context and offered instead an architectural language that was extreme in its reference to classical design elements (keystones, pediments, column capitals), often out of proportion or grouped discordantly to highlight the paradox of their resurrection into the modern age.

But Postmodernism did not thrive in Carmel, where the forest context dominated the urban context. Instead, the bohemian residents and their experimental designers continued in the more quirky, organic vocabulary of the Bay Tradition, as architect Mickey Muennig did for his 1974 "Owl House" on Dolores Street near Alta Avenue in nearby Carmel Woods (seen here in a recent view). With even looser geometries than found at the "Sisters", Muennig warps the walls and roofs to create undulations more associated with natural than built forms. The nearly infinite freedom of this architectural language had the capacity to unify a meandering front path between low, woodsy, mute volumes with a starkly contrasting, bold, sweeping arch of a sheer glass escarpment over two stories tall to the rear, allowing the home to echo the topography and provide panoramic views over the forest toward the sea.

Around the same time, architects Walter Burde and Will Shaw found this same organic language appropriate to their 1972 "motor bank" commission for Northern California Savings and Loan. Though in the commercial district, the building could not be a typical party-wall, infill design, because customers would be primarily arriving by car, driving past all facades to reach a drive-through window at the property's interior. So, much like a residential home surrounded by forest, the building (seen here in a recent view) was composed as a stand-alone sculpture, visible in the round from infinite viewpoints. The yin-yang interplay of jauntily angled dark but airy glass-timber sections with light but solid stucco sections creates a family of volumes that provide visual distinction from every perspective as the motorist travels by, yet a strong genetic coherence to the entirety.

Then, in the 1980s, Carmel confronted a new threat: surging commercial speculation in the residential neighborhoods. The March 22, 1990 Pine Cone reported that multiple spec homes developed within months of one another on the "former Countess Kinnoull estate is usually declared the greatest single offender... built to the maximum the code will allow...[with] surrounding vegetation...torn down, leaving

barren what was once a lush greenbelt." (A portion on Torres Street near Eleventh Avenue is shown here in street elevation drawings from the time.) The projects exemplified an alarming trend: tree removal permits for construction rising about 375% over two decades and residential building applications on track to rise 750% in half that time. Carmel Planning Director Diane White warned about the oversized, cookie-cutter approach: "You can tolerate a lot of architectural 'violations 'when the focus is on the landscape. What is happening now is a double-edged sword. We are losing our predominant landscaping as well as getting a narrower architectural style." Carmel City Forester Gary Kelly also warned, "according to the city's tree census...the number of pines on private property is decreasing while the number of ornamentals is increasing...[because] when people come from different areas, they...plant what they are used to. The most serious aspect...is that the medium to small pines...are disappearing. That means we will have fewer trees to replace the mature ones once they die...they are supposed to be replaced. But when I go back to the site, I find that there is no room to plant. We either need to reconfigure the open space or allow for smaller houses." Complaints flooded local newspapers and public meetings about overblown, pretender "cottages" attempting to camouflage their excessive size with often cartoonishly mis-matched and complicated massing, materials, and styles. One local builder explained the powerful economic incentives: "[in 1982] there weren't more than three 'spec 'homes in all of Carmel...[but now] we have builders from the valley, who used to build in Sacramento, Fresno, Bakersfield and maybe make $20,000 a house. They come over here and maybe make $150,000 for a spec house. The same amount of work, they get that much more gain." So, in the mid-1990s, the City conducted a national search for an expert to lead the development of comprehensive design standards that might reverse this "insensitivity" to the natural and built environment. And in 2001, the Council adopted the resulting document "The Design Traditions of Carmel" and legally mandated through its Municipal Code that every required design review "shall" follow it. Many Carmelites had expressed fears that design standards might actually standardize designs. Instead, the ensuing quarter century saw many creative site responses, directly continuing Carmel's legacy of architects sensitive to and responsive to nature.

In 2007, Carmelite architect John Thodos, designed a home for himself and his spouse on Torres Street near Third Avenue (seen here in a recent view). As Carmel Historic Resources Board Chair, Thodos strongly supported the modest scale of village homes and refused to deviate from the small footprint of the unsalvageable, pre-existing structure. Like most self-assured artists, Thodos embraced constraints as "catalysts for creativity" and used the property's limitations to re-invent the very idea of a Carmel Cottage. While maintaining the archetypal elements of the classic house, he deconstructed and expressed all the layers separating inside and outside so as to blur the distinction between them and celebrate the immediate surroundings and regional climate. The home's foundation of exposed-aggregate poured concrete reaches out into the foliage to evoke naturally eroded outcroppings. The abstractly-simple, wooden house-shapes come to rest above just parts of these outcroppings, again emphasizing their role as found site features, not structures designed just to hold up walls. Large expanses of the wood walls then dissolve into air, which is, in turn, re-enclosed by pure miter-jointed glass volumes that float free like light-filled bubbles into the, often foggy, yard. Movement in and out is through elongated door-tunnels that extend and savor the interior/exterior threshold. By interweaving modest rooms so persuasively with the surrounding forest, Thodos transforms a traditional enclosure into something infinitely expansive.

In 2009, Sci-Arc Professor John Bohn took a similarly creative approach to the natural surroundings of "Canopy House" on Ridgewood Road (seen here in a recent view). The site, obstructed throughout by low-hanging oak tree limbs, inspired another reimagining of the simple Carmel Cottage. Hardly a simple task, this time a sophisticated computer model was needed to help break apart and inflect traditional roof shapes and warp them into custom curves around each individual branch. These roof planes, in turn, molded the monochrome walls beneath them into a collection of playfully irregular, modest volumes. Then, in order to fully connect the home with nature, irregular wood beams and posts branch down into the rooms and curved glass clerestories between the roofs and walls make the visual connection between the harvested timbers inside and the live wood elements, still growing undisturbed, outside.

Around 2012, Berkeley/MIT-trained architect, Justin Pauly designed the county's first certified "Passive House"on Eleventh Avenue between Lincoln and Dolores Streets (seen here in a recent view). By meeting strict standards for airtightness, thermal bridging, fenestration, heat recovering ventilation, and insulation, the house remains comfortable in all seasons using virtually no energy. Though technically the structure is radically modern, stylistically, this Carmel Cottage is traditional vernacular. The design is clearly inspired by respect for the natural environment, but in ways independent of the architect's aesthetic approach.

Also around 2012, architect George Brook-Kothlow, in close partnership with landscape designer Barkley David Smith, completed "Arch House" for Jacquelyn Woodward on Seventh Avenue near Forest Road (seen above just after initial plantings). The construction materials palette of the building is raw and natural: self-rusting, uncoated steel, unvarnished wood, unpainted concrete. And, to an unusual degree, the living plants of the site also became part of the construction materials palette. Some walls are made of living plants as is the entire roof of the carport (seen above left). Most of the home's glass-walled interior spaces wander casually around existing trees, incorporating corresponding glass-walled exterior garden spaces into the floorplan. Meanwhile, the main interior space, though set far back on the oversized site, initially appeared more conventionally exposed as a glassy street facade. However, once the native landscape design had matured (seen below in a recent view) the large interior was completed by its corresponding large exterior garden and disappeared from the road, engulfed by nature. Perhaps ironically, this conscious interweaving of building and landscape design pays homage to the most traditional values of the town's founders and yet with a modern approach that they never could have foreseen — though likely would have applauded.

No, the 2001 design standards have not, so far, eliminated the destructive forces and the careless design that emerged in the 1980s. And yet, as the founders predicted, some great aesthetic talents still manage to show us the way. For, Carmel has continued to attract "the right people" who build homes "artistic in character, reflecting the temperament of the town...designed by architects who attemp[t] to...fit the local surroundings...preventing man and his civilizing ways from...marring the natural beauty lavishly displayed here."

# FIRE ALERT

When beginning any residential design or remodel in Carmel-by-the-Sea, fire resilience must serve as the premier guide for the proposed project to ensure long-term sustainability and community safety. Because significant portions of the city are classified as an extreme fire danger area, wildfire represents the single greatest threat to both the natural environment and architectural character of the community.

True sustainability is not complete without proactive protection against catastrophic fire risk, necessitating design concepts that prioritize ignition-resistant materials, Class A roofs, and ember-resistant detailing. To address the critical gap in wildfire resilience, applicants must now utilize ignition-resistant products listed by the Office of the State Fire Marshal (OSFM). This allows projects to honor the village's aesthetic legacy—using materials that convey a natural patina and human scale—while meeting the objective safety requirements of the California WUI Code.

Furthermore, the initial design layout should consider defensible space to ensure proper distance between structures and flammable materials such as vegetation, fences, etc. By making fire resilience the primary driver of a design, homeowners can harmonize Carmel's unique aesthetic heritage with the objective regulatory standards required to make the built environment both beautiful and survivable.

# I. RESIDENTIAL

## Design Guidelines

## 1. ENHANCE, restore, and preserve the native forest in all improvement projects: private, public, and otherwise

***(as seen in the dense, healthy Monterey Pine and Coast Live Oak environment above).***

***Background:*** *Few newcomers recognize that Carmel hosts the sole surviving "Mother Stand" of the Monterey Pine forest on planet Earth, an ecosystem that has adapted to 25 million years of climate change, from ice ages to searing droughts. So important is this native ecology today that academic and industrial scientists fly in to study it, to determine how to nurture it, and to grow its species in lumber plantations around the world. So important was this ecology to the early developers that they incorporated the town in 1916 because Monterey County was failing to adequately protect it. In fact, their radical founding idea was to promote this place as a refuge for people to live in harmony with nature amidst a majestic, prehistoric forest -- an idea that ran in very stark contrast to the prevailing "pioneer tradition" of the time, which advocated for the conquest of nature. In times of ongoing climatic stresses, how harmoniously we reside within this international treasure will determine its fate and that of this visionary village.*

***Process:*** *design steps most relevant to this section include...*

- *visiting the site and speaking with neighbors to discover natural assets and shared view issues*
- *commissioning a site survey*
- *conducting preliminary consultations with city forest and planning staff and commissions*
- *obtaining a preliminary assessment report on site conditions, development standards, zoning, and so on*
- *studying the significant tree evaluation inventory worksheet*

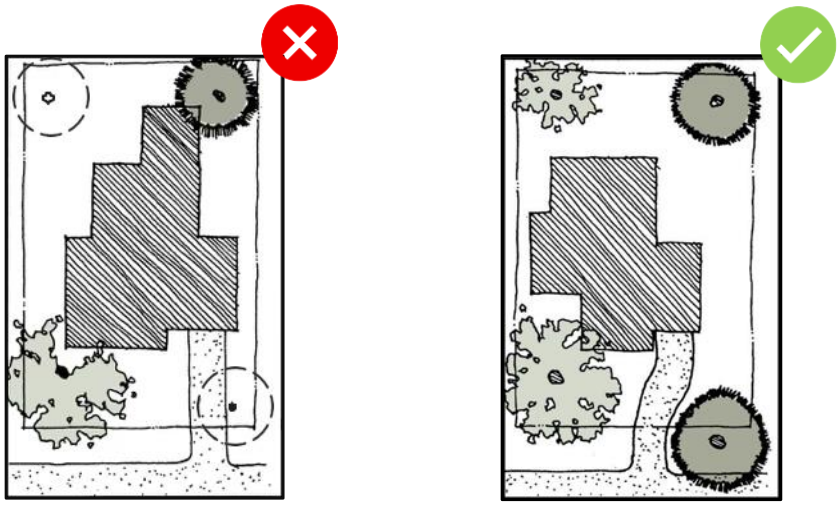
## 1.1. Preserve all existing healthy upper canopy and lower canopy trees.

1.1.1. Before beginning design work, have a licensed surveyor or engineer prepare the required survey, showing existing site conditions, topography, drainage features, trees, structures, right-of-way edges and character, views, privacy issues, historical evaluations, nonconformities, neighborhood design contexts, and other features useful in designing a project.

1.1.2. Address comments provided by a City Planner and the City Forester on the required survey and on the required City Forester evaluation of existing tree significance and condition on and immediately adjacent to the project site, including in the right-of-way.

1.1.3. Address the Forest and Beach Commission's project review comments on the effects that proposed work will have on significant trees.

1.1.4. Consult the "Preliminary Site Assessment" tree survey when designing and locating new structures and additions to determine which trees are significant and should be protected.



1.1.5. Provide enough open space on each building site to both preserve and add upper and lower canopy trees at sufficient spacings for growth to maturity ***(as shown above right by building footprint and path both altered to preserve existing trees)***.

1.1.6. Locate new construction in accordance with the Land Use Code to minimize impacts on established trees and avoid pruning of limbs and canopies. Set foundations for buildings and walls back far enough from the base of any tree to adequately protect its roots. Plan curb cuts, paving and drainage systems to maintain air transport and water percolation to root systems.

1.1.7. Protect existing vegetation during construction in order to screen buildings, contribute to the forest character of the street, and achieve a settled, mature look upon project completion.

1.1.8. Plan access and site development to protect trees during construction as provided in the Land Use Code. Do not alter the grade level near nor excavate into the root zone or drip-line of any healthy mature tree, whether on or adjacent to the site, including on abutting properties and in the right-of-way.

1.2. Preserve or enhance the informal, vegetated, open space character of the right-of-way.

1.2.1. Preserve vegetation and trees, especially those with canopies over the street, both in the right-of-way and the periphery of the site so that the pavement curves around and emphasizes natural landscape features and topography, creating the appearance of a meandering forested lane with occasional" mini-parks" ***(as shown above by the irregular pavement edges and encroaching vegetation)***.

1.2.2. Remove any excess existing paving and other non-conforming and easily displaced materials, such as gravel per MC 12.24.020.B. Never keep in the right-of-way irrigation equipment or un-permitted paving, gravel, boulders, logs, timbers, planters, fences, retaining walls, other above-ground encroachments, or any hardscape that would widen the street or create a parking space.

1.2.3. Maintain the existing character of street gutters, which is typically a rolled asphalt curb or, more formally, is a channel faced with large native rock, but is never just plain concrete.

1.2.4. To create connectivity with adjacent properties, leave the right-of-way as an unpaved, natural forest floor with an informal edge, consisting of trees, naturally occurring vegetation, and organic surfaces, such as pine needles ***(as shown above by the natural area between the private property line and the street pavement)***.

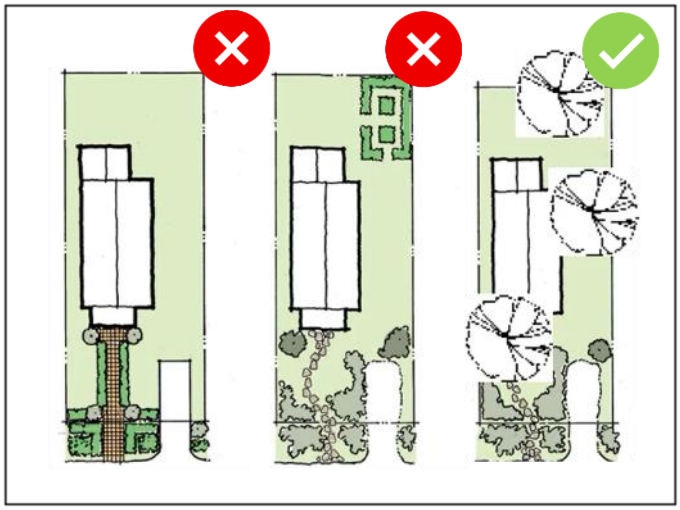
1.2.5. When adding plantings to the right-of-way use only naturally occurring natives to the Carmel forest: drought-tolerant and non-irrigated, green foliage, ground covers, or low shrubs, informally arranged. Do not use bedding plants and exotic species in the public right-of-way.

1.2.6. Do not remove trees or add gravel or other "hardened" surfaces to provide parking in the right-of-way, but instead reinforce the forest image by separating parking spaces from driveways with plantings and by using natural soil, or fresh, mini-woodchips as surface materials ***(as shown above by a nearly undetectable natural area sized to accommodate parking)***.

1.3. Preserve and enhance the forested image of the site ***(as shown above by how the home's natural pine-bark siding echoes and the sensitive massing avoids the existing trees).***

1.3.1. Preserve and supplement trees, especially those that arch over the street, and provide a mix of upper canopy trees for scale and multi-stemmed lower canopy trees for screening. The City Forester determines the mix and CM17.48.080 covers tree replacement ratios and species.

1.3.2. Do not wall off properties at the front property lines but instead extend the forest character of the right-of-way into the visible parts of the site by keeping a large portion of each site as open space, with plantings located to filter views of structures ***(as shown above by the unimpeded, vegetated zone between the street on the left and the home on the right).*** Find maximum limits for hardscape site coverage at CM 17.10.030.



1.3.3. Locate plants and ground surfaces in relaxed, informal arrangements that are consistent with the urban forest character ***(as shown above at far right)***, reserving any formal, unnatural arrangements, bedding plants, or exotic flowering plants only for small areas out of public view or small walkway or entry accents ***(as shown above at center)***.

1.3.4. Use site plantings that are native, drought-tolerant species, following the Municipal Codez.

1.3.5. For a forest meadow ground cover, use only informal, no-water varieties kept out of public view and do not use manicured lawns or artificial turf per P 2025-002.

1.3.6. Projects that involve a new building or substantial alteration require a professional landscape plan, which identifies areas for low-scale plants, shrubbery, and trees for initial review and shows specific planting plans for final review. Address the special needs of each species, using, for example, high-water-use plants near redwoods but not near oaks, paving materials that minimize tree root impacts, and best practices for fire mitigation.

## 1.4. Preserve un-altered, pre-development water drainage ways as site amenities.

1.4.1. Minimize stormwater impacts with Low Impact Development principles, including: addressing stormwater close to the source, installing bio-retention, and other planted drainage areas, and using "sand-set", not "mortar-set", pervious paving materials to percolate water and aerate soil.

1.4.2. Enhance water quality with stormwater management systems that mimic the natural water cycle, filter stormwater into the ground and direct flows through vegetative buffers and rain gardens where plant and tree uptake can remove pollutants.

1.4.3. Design new on-site stormwater control devices to appear naturally integrated into the forest. Use green roofs, retention areas, or landscaped areas to capture flow and prevent new runoff toward adjacent properties per CM 17.43.

1.4.4. For new building or substantial alterations, provide a professional landscape plan that identifies areas for low-scale plants, shrubbery, and trees for initial review and shows specific planting plans for final review. Address the special needs of each species, such as using high-water-use plants near redwoods but not near oaks and paving materials that minimize tree root impacts.

## 2. SUBORDINATE every built structure to the character and continuity of the forest, natural environment, and to the natural features of its own site *(like how the tree above overshadows the street view of the home).*

***Background:*** *Carmel's native forest hosts a dizzying array of fascinating native species dominated by a towering upper canopy, primarily of Monterey Pine (Pinus radiata), and a sculptural lower canopy, primarily of Coast Live Oak (Quercus agrifolia). The overstory trees perform the vital work of scaling down larger infrastructure elements such as paved areas or commercial buildings, while the understory trees, often comprising multi-stem varieties, work to screen and soften all shapes and sizes of building elements. Quite wise to the important aesthetic functions of a continuous natural forest weaving through and connecting all properties, the town's founding developers were famous for gifting trees to new property owners. As urbanization progressed, their aim was to replace and supplement any trees affected during construction, to keep those new structures nestled within the trees, and to use these trees as well as other site features and siting approaches to preserve as faithfully as possible original natural conditions.*

***Process:*** *design steps most relevant to this section include...*
- *engaging a landscape architect*
- *developing a conceptual landscape plan*
- *taking advantage of the Preliminary Application option to get early feedback on landscape ideas*
- *beginning a Historic Evaluation (if the site was deemed historic)*

## 2.1. Nestle a building in the trees to minimize the mass visible from public view.

2.1.1. Position buildings to avoid cutting into the canopy of established trees ***(as shown above where the architect laser scanned existing tree branches and computer-positioned roof planes precisely beneath them)***.

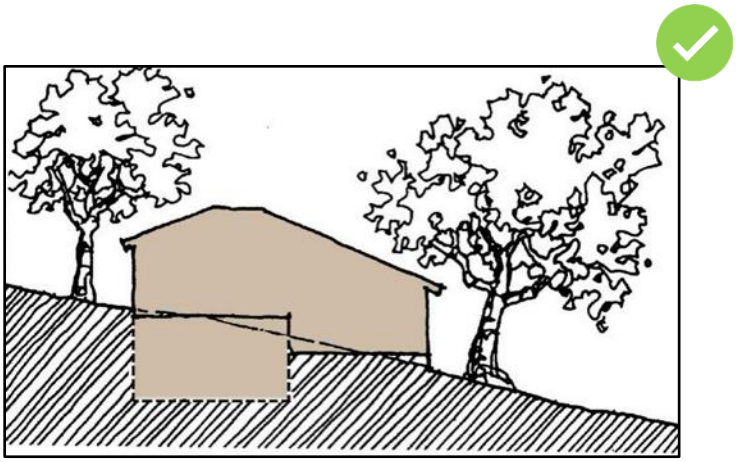
2.1.2. Decrease the apparent size of buildings by building less than the maximum allowable floor area, using a compact footprint, minimizing large volume spaces (high ceilings or steep pitches across wide spans), and eliminating large, unused underfloor areas and extensive cantilevers, especially over cut areas.

2.1.3. Reduce perceptible building height by locating some floor area either fully or partially below grade or at a "garden" level with any walkout area, light well, retaining wall, or terrace concealed to the side or rear. When these locations are not feasible, provide more screening with other building elements or landscaping.

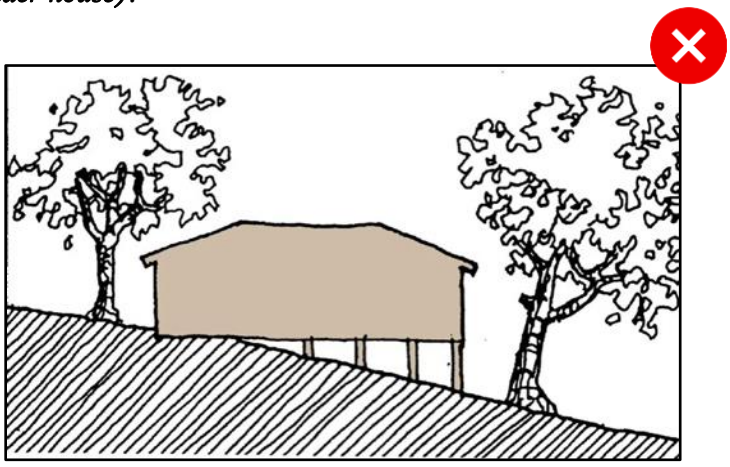
2.1.4. Minimize the visual impacts of retaining walls, garden walls, window wells, and other foundation structures by incorporating sloped, planted areas to create a smooth grade transition. Ensure tall retaining walls, terracing, or revetments are not visible from the public way.

## 2.2. Follow the site's natural contours.

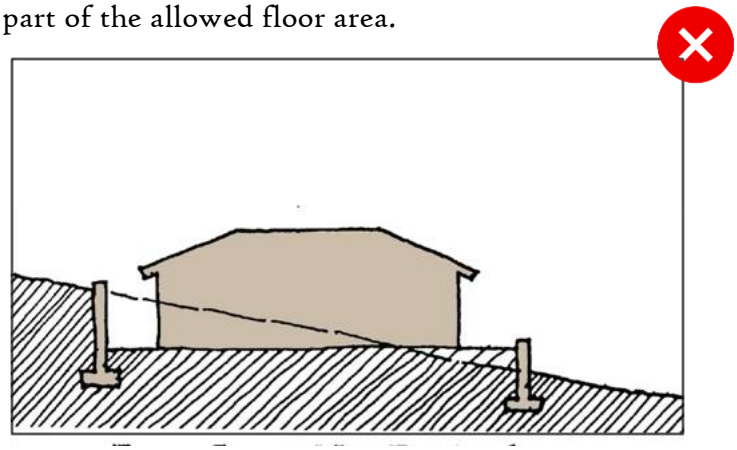
2.2.1. Minimize construction on steep slopes.

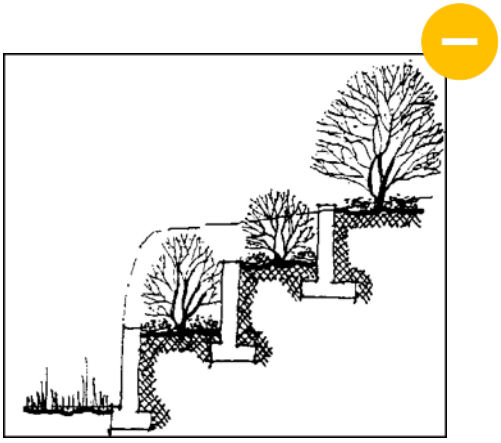


2.2.2. Minimize excavation and fill on a site by maintaining existing topography and keeping all grading and excavation completely within the proposed building footprint ***(as shown above by dashed line directly under house)***.



2.2.3. Step building height, foundations, and floor levels to follow site slopes and contours ***(unlike above, where support posts create a single level floating above a downward slope)***. When floor levels cannot be stepped, larger underfloor spaces ***(as shown above under most of the building)*** count as part of the allowed floor area.





2.2.4. Avoid abrupt changes in grade ***(as shown above left by flattened grade with added retaining walls)*** within a site and between adjoining properties. If such transitions are unavoidable, then use sloped, planted areas. If a stable planted slope cannot be created, then use multiple landscaped terraces rather than a single tall wall ***(as shown by short walls above right)***.



Enhance. Subordinate. Fit. Retain. Design. Detail.

## 2.3. Subordinate parking facilities to the house and site.

2.3.1. Minimize the impact of a garage or carport by: concealing them from the street, detaching them at the back of the lot or elsewhere, subordinating them into the building design ***(as shown above left)*** tucking them underneath or into the foundation ***(as shown above right)***, or locating them partially below grade (while avoiding any three-story appearance), orienting the garage door away from the street, and, on small lots, using only a single, one-car garage door.

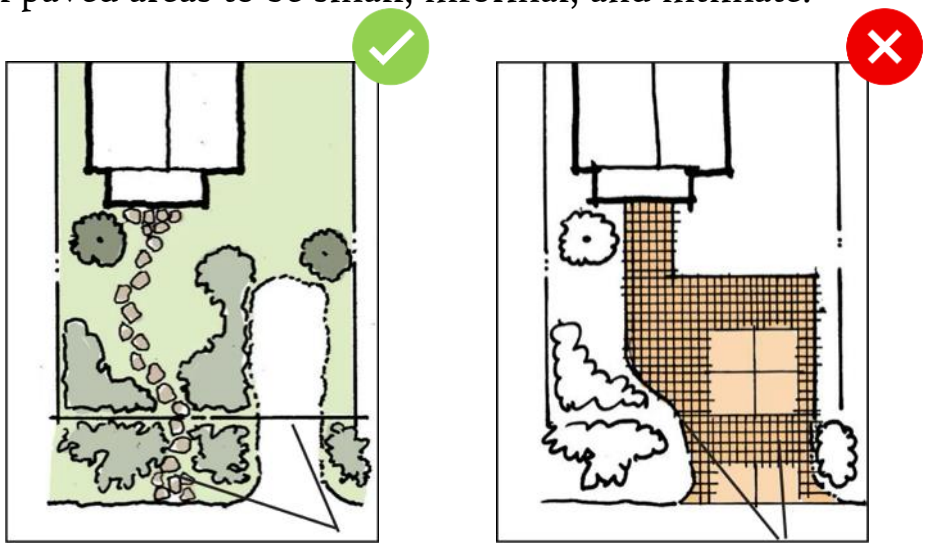
2.3.2. Use parking facilities to maintain or enhance variety along the street edge and to maximize landscaped open space, views, and privacy. If a detached, one-car garage or carport benefits the overall streetscape, the City may determine that it can encroach into the front setback. The City does not allow two-car garages in the front setback.

2.3.3. To maintain forest floor continuity, established vegetation, and ample front yard space, keep driveways at grade and without cuts and fills that would create a "ramp" effect or require retaining walls perpendicular to the street.

2.3.4. Minimize the amount of paved surface area for a driveway by using organic materials, "tire track" paving strips, sharing a single driveway between two adjacent properties ***(as shown above by merged surface spanning property line)***, and/or limiting each site to the required single curb cut (unless a corner site requires a "through driveway").

2.3.5. Minimize the visual impacts of retaining walls, garden walls, window wells, and other foundation structures by incorporating sloped, planted areas to create a smooth grade transition. Ensure tall retaining walls, terracing, or revetments are not visible from the public way.

## 2.4. Design all paved areas to be small, informal, and intimate.



2.4.1. Reduce widths of asphalt or concrete, separate a driveway from a front walkway with plantings, soften paved edges with landscaping ***(as shown above left by planted, and separated, irregular driving and stepstone walking areas)***, and avoid formal or urban paving treatments ***(as shown above right by rectilinear pavers, straight edges, and joined driving and walking areas)***.

2.4.2. Select paving with muted colors and texture authentic to the material ***(unlike faux stone-colored concrete pavers at above far right)***, such as Carmel stone ***(above far left)***, granite cobblestone ***(above center left)***, brick, asphalt, natural-colored poured concrete ***(above center right)***, gravel, decomposed granite, and mulch, keeping easily displaced materials on private property only per M.C. 12.24.020.B.

2.5. Blend private landscape with that of the public right-of-way to make vegetated spaces appear larger and to improve continuity with the forest
***(as shown above by the continuous natural forest floor extending from the public street paving, through the public right-of-way, and into the private property, creating an uninterrupted forest landscape).***

2.5.1. Design without a fence or wall along a street frontage, unless special conditions apply.

2.5.2. Where privacy or enclosure is needed, use native shrubs, hedges, or other vegetated landscaping ***(as shown above by the lush foliage on private property used as a necessary screen to the glass façade).***

2.5.3. If vegetation does not provide sufficient safe enclosure along a street for children, pets, or others, install an informal, unfinished, wood fence ***(such as in the foreground above added into the vegetation)***, which preserves visual access into the front yard and at street intersections, by using open pickets wherein the size of the spaces are at least equal to the size of the material.

2.5.4. When creating an arbor, maintain a narrow, low, light, and open design ***(such as above, where the arbor is styled like the open fencing)***, instead of a tall, wide structure with massive timbers or other heavy elements that dominate the street.

2.5.5. In rare cases, where a fence is needed but the predominant or foundational building material is stone, masonry, or stucco, a low garden wall of the same material and construction may fit into the site if fully integrated with the topography and other hardscape and if kept at four feet or less from grade ***(such as above where a low, vegetated wall of surfacing matching the home is nestled into a gentle slope)***.

2.5.6. Place front yard enclosures (such as hedges, fences, or walls) farther back from the front property lines as they become more solid. Refer to Maximum Building Envelope information to determine allowable heights and placements.

2.6. Preserve the nighttime, "dark-sky" character of neighborhoods ***(as shown above where stars are visible in Carmel by the Sea due to drastically reduced artificial lighting).***

2.6.1. Subdue all exterior lights with shielded and focused fixtures of low lumens and warm white temperatures, as defined in municipal code. Do not use fluorescent lighting.

2.6.2. Use lights only where needed for safety and at outdoor activity areas, such as building entries, gates, terraces, walkways, and patios.

2.6.3. Do not use floodlights, spotlights, or lights to accent or uplight buildings, tree canopies, or other vegetation.

2.6.4. Instead of exposed light sources, locate and shield fixtures, including string lights, to eliminate glare and excess illumination onto neighboring properties and the street.

2.6.5. Size, locate, and shade skylights to eliminate glare or light pollution visible to neighbors or to the public. Use skylights only if interior spaces have no access to exterior windows, such windows have limited access to light, or windows would cause even greater impacts to adjoining homes.

## 3. FIT every built structure within its neighborhood context

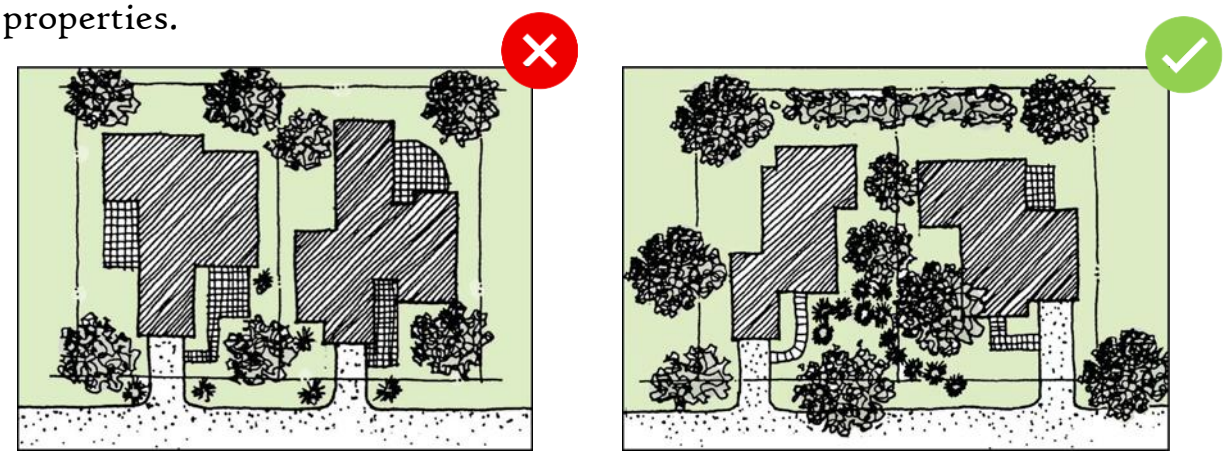
***(like how the three homes above relate to one another despite different massing and materials).***

***Background:*** *Carmel's founders laid out neighborhoods with small lots anticipating very small homes that would maintain abundant natural views and privacy. A smaller home remains and effective approach. At larger sizes, new structures must work harder to coordinate with existing structures, while the new outdoor spaces that structures define must also work harder to coordinate with existing outdoor spaces. All this work serves to maximize privacy and natural views for individual properties as well as to create a harmonious whole for the community – one that artfully combines private spaces to increase the sense of forested open space and multiply the visual links across every public and private property line.*

***Process:*** *design steps most relevant to this section include...*

- *developing a conceptual siting and massing plan*
- *taking advantage of the Preliminary Application option to get early feedback on siting and massing ideas*
- *beginning a Historic Evaluation (if the site was deemed historic)*
- *considering submittal of a Conceptual Design for feedback from staff and commissioners*

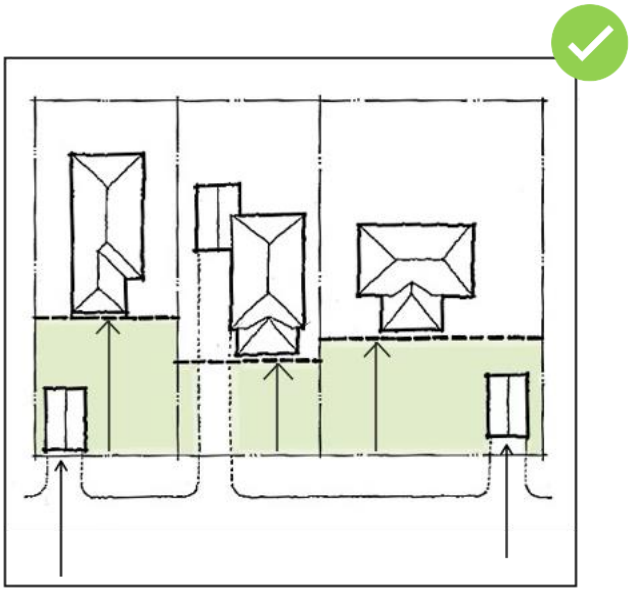
3.1. Locate open spaces so that they visually link with those of adjacent properties.



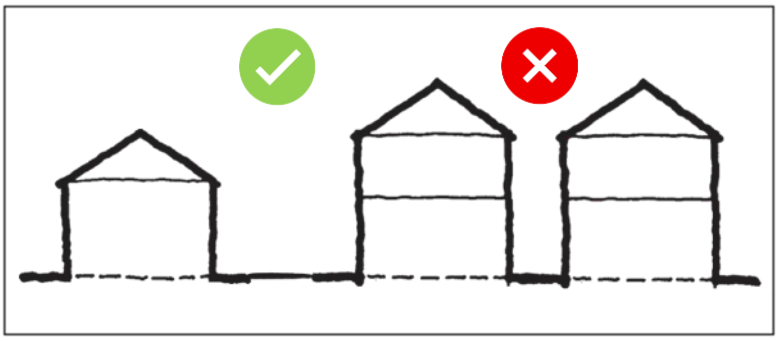
3.1.1. Coordinate open spaces in careful response to other open spaces to have an amplifying effect and combine them to increase their apparent size ***(as shown above right by wide forested space between homes)***, rather than simply maintaining required setbacks ***(as shown above left by narrow space with little room for plantings)***.

3.1.2. On oversized or combined properties, maintain the open space character of Carmel's typical 4,000sf lot sizes, avoiding the appearance of a "compound" or "estate."

3.1.3. Relate a building's mass to the context of other homes nearby. Divide a larger building into forms similar in scale to traditional village houses, placing some mass in a detached secondary structure (garage, guest house, etc.) if necessary to reduce the overall mass of the primary building.



3.1.4. Stagger front setbacks of homes and garages to frame outdoor spaces, avoid uniform alignments, and provide variety in the arrangement of buildings and open spaces along the street ***(as seen above with the three property layouts different from one another)***, unless doing so prevents a visual aggregation of open space or endangers significant trees.

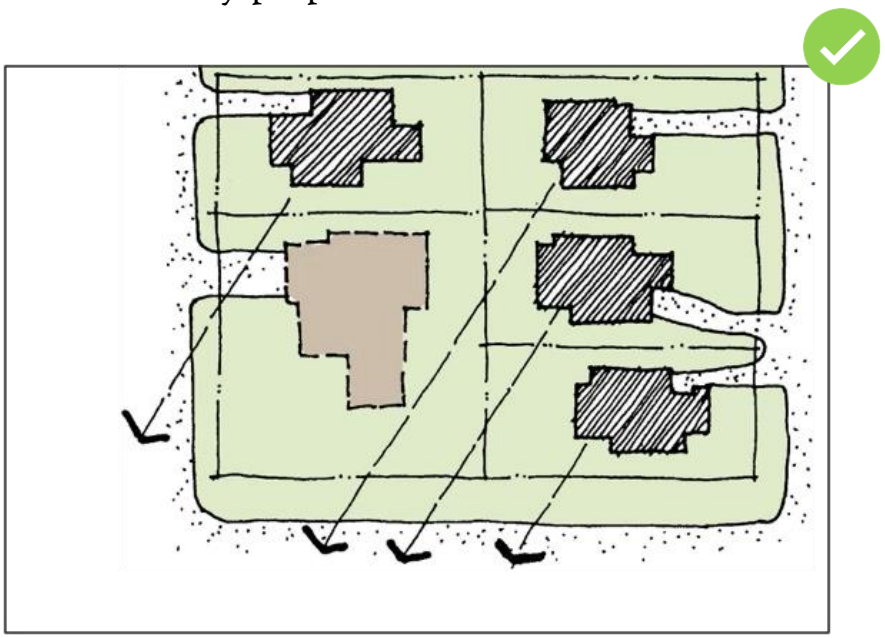


3.1.5. Stagger side setbacks with adjacent properties to avoid the" canyon effect" of a narrow corridor or tunnel between buildings ***(see above right where the homes are too parallel and close together)***. Provide even more open side yard space when buildings on adjacent properties are two stories or close to the joint property line. Refer to the Municipal Code for setback regulations.

3.1.6. Minimize building mass as seen from adjacent properties by: avoiding long, uninterrupted wall planes, placing tall building walls away from the property line and similar walls on neighboring sites, and providing greater setbacks for any chimney directly opposite a neighboring window.

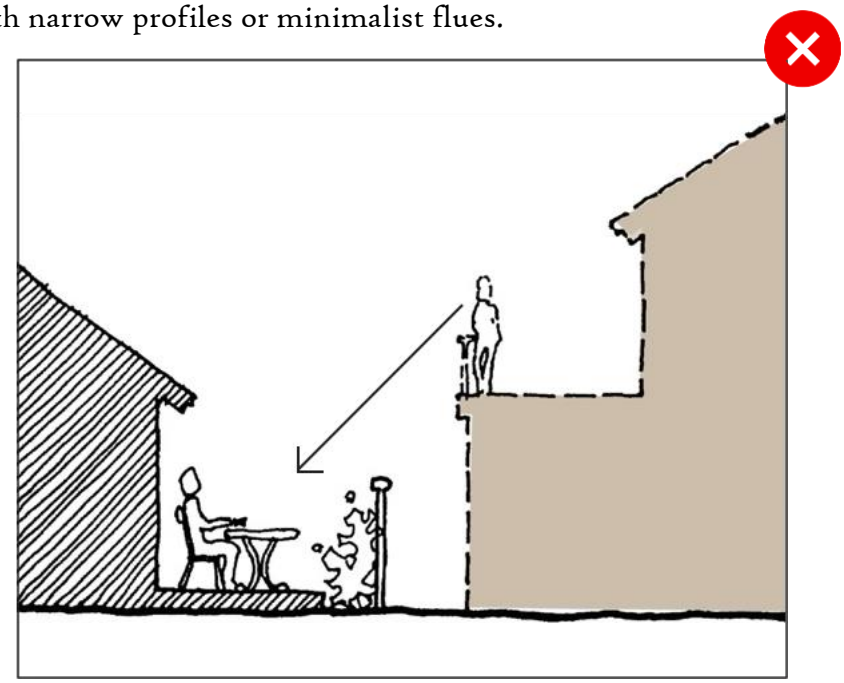
3.1.7. Preserve access to light between properties.

## 3.2. Preserve views from nearby properties to natural features.



3.2.1. Locate building volumes to make use of views but not substantially block views enjoyed by others ***(like the proposed home shown in brown with dashed lines above, which allows all neighboring homes to preserve the primary view to the bottom right)***, keeping the building height low and the building footprint compact to maintain views over and along sides of properties.

3.2.2. Keep building elements from blocking views with sensitive placement and sizing, for example use chimneys with narrow profiles or minimalist flues.



## 3.3. Organize functions on a site to preserve reasonable privacy for adjacent properties *(unlike the proposed home shown above in dashed lines with an upper deck that overlooks a neighboring patio).*

3.3.1. Screen patios, terraces, and active areas of adjacent properties through the position of buildings and the preservation of significant trees.

3.3.2. Locate and size windows and skylights to avoid views in or out of neighboring indoor and outdoor active use areas. Limit windows to 12sf or less on side walls adjacent to neighbors.

3.3.3. Locate and screen balconies and decks to avoid overlooking active indoor and outdoor use areas of adjacent properties.

## 3.4. Minimize negative impacts to surrounding properties.

3.4.1. Fully integrate utilities and services, including gas meters, electrical panels, water heaters, and trash receptacles, into the architectural design of the building.

3.4.2. In cases where full architectural integration is not possible, Eliminate the visual impacts of utilities and services by grouping and shielding them with architectural and landscape elements, such as cabinets, walls, fences, or plantings, of integrated material and color.

3.5. Vary the design of a new building from that of nearby and abutting properties ***(as shown by how the home above left, with its stone walls and roof ridge parallel to the street, varies from the neighboring home above right, with its wood shingles and roof ridge perpendicular to the street).***

3.5.1. Provide variety in building materials along a block.

3.5.2. When using painted or otherwise coated surfaces, provide variety in building color along a block.

## 4. RETAIN and build upon Carmel's established architectural heritage *(as exemplified above clockwise from top left by local masterworks in the traditions of Craftsman , Mission Revival, Fairytale , Organic, and Modern).*

***Background:*** *Carmel's founders explicitly advertised to attract folks working in the "aesthetic arts" in order to achieve homes "artistic in character" and to avoid destructive speculative development. The town's visual history testifies to the individual expressiveness and stylistic eclecticism of the architecture that resulted and that must be carefully studied and interpreted so as to meaningfully contribute to this legacy.*

***Process:*** *design steps most relevant to this section include...*

- *developing a timeless, and perhaps inventive, construction language*
- *assembling a sample materials board*

## 4.1. Preserve historic and existing resources.

4.1.1. Re-use existing buildings and their components, for example restoring rather than replacing original windows ***(like the restored antique steel casement window in its original adobe home above)***.

4.1.2. Respect adjacent historic resources by preserving adequate, light, open space, and views of and around the structure.

4.1.3. Check zoning standards for related incentives, such as expedited processing.

4.1.4. Follow additional standards for properties recognized as having official historic significance, such as the Municipal Code, the Historic Context Statement, and Historic Review Board consideration.

## 4.2. Continue Carmel's tradition of architectural diversity.

4.2.1. To avoid uniformity and the appearance of speculative development and to promote individual artistic expression, differentiate a new building's plan, massing, and overall design from that of nearby and abutting buildings.

4.2.2. When reproducing historic architecture, use the same materials and craftsmanship as those of the reproduced period ***(for example, the genuine, handcrafted, rolled wood shingle roof above)***.

4.2.3. For any architectural language, use materials of equivalent quality and craftsmanship to those of historic architecture.

4.2.4. Do not use designs that resemble those in speculative or "McMansion" developments or that present a commercial or industrial appearance.

## 4.3. Use traditional, natural building materials *(such as the structurally-stacked Carmel stone and the untreated, rough, wood shingles, shown above).*

4.3.1. Use the preferred materials traditionally used in Carmel, such as wood, stone, tile, brick, artistically-crafted concrete, and stucco for walls, patios, and decking, as well as wood shingles and shakes, clay, slate, and concrete tiles for roofs.

4.3.2. Use metal roofs only if they are carefully detailed and handcrafted, devoid of stiffening corrugations or striations ***(unlike the industrial roof shown above left)***, have narrow flat panels, use genuine, field-installed, standing or flat seams or horizontal lapping, are unreflective, and are of integrated, non-coated, earth-toned color such as anodized aluminum, matte galvanized raw steel, or natural metal such as pure zinc ***(like the traditional metal roof shown above right)***.

4.3.3. Choose materials that will form a desired natural patina over time or that can be maintained in their original condition ***(such as the unstained, unevenly weathering, wood siding shown above)***.

4.3.4. Use materials in their natural conditions, scales, and colors.

4.3.5. When adding surface treatments, use matte finishes and muted earth tones, rather than highly polished treatments such as mirrored glass or reflective metals.

4.3.6. Apply materials using methods traditional to Carmel, for example, wood siding in shingles, horizontal clapboard, or board and batten, brick in its traditional modular dimension, or stucco in smooth or lightly textured finishes.

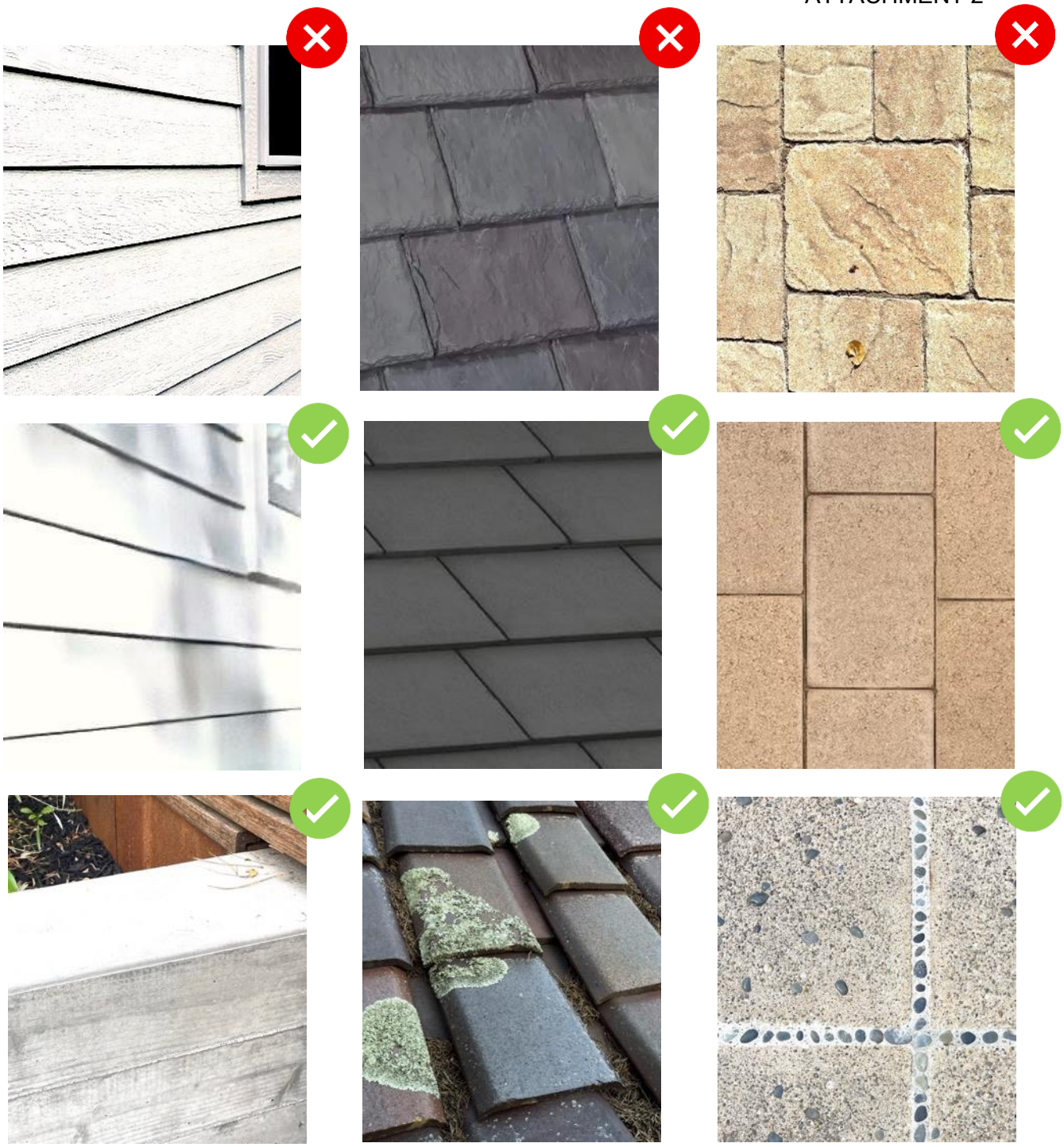
4.3.7. Use unclad wood, solid metal, or recyclable, "designed for disassembly" aluminum-clad wood, with no visible plastic elements, for windows, doors, and garage doors.

## 4.4. Use manufactured materials according to traditional, natural principles.

4.4.1. Use manufactured materials only if they are ecologically sensitive: able to form a natural patina over time, able to be maintained rather than disposed, able to be fully dismantled and recycled or reused, biodegradable, and environmentally non-toxic or beneficial.

4.4.2. Do not use petroleum-based architectural elements.

4.4.3. Use products that meet or exceed the most current national or international ecological building standards (such as certified Cradle-to-Cradle or Design for Disassembly) meet Carmel standards for manufactured materials.



4.4.4. Do not use manufactured materials that fake or mimic natural or other materials in their textures or finishes, including machine-stamped faux woodgrains ***(like the stamped grain cement clapboard at top left, the faux slate-colored and -textured roof tiles at top center, or the tie-dyed, stamped faux stone pavers at top right)***. Use cast concrete only with monochrome, integral color ***(like the pavers at middle right and the rooftiles at middle center and bottom center)***, or with non-uniform, handcrafted patterns such as those provided by human artistry ***(like the pebbled patio at bottom right)*** or made with genuine wood formwork ***(like the site-poured wall at bottom left)***.

4.4.5. Apply manufactured materials in a manner that conveys a traditional human scale.

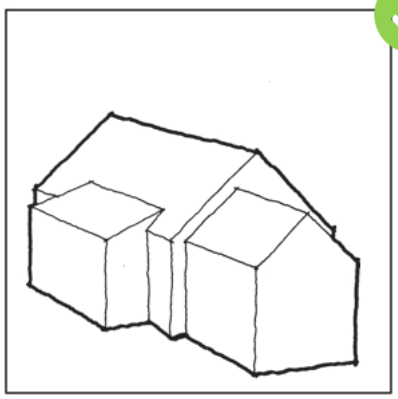
## 5. DESIGN every built structure with modesty *(such as the small-scaled vernacular cottage above with uncomplicated massing, natural materials, and simple construction).*

***Background:*** *In Carmel's early days, many of the artistically-inclined newcomers designed, or even built, their own modest cottages. Though this approach has become vanishingly rare, its emphasis on modesty remains. In Carmel, modesty is valued both in itself, as a visual statement of deference to history and to nature, and also as a practical means to achieve that deference. Modesty discourages individual properties from upstaging one another in unwinnable and environmentally destructive contests and helps avoid imported formulas of grandeur that fit better in estate settings. Instead, modesty helps eclectic structures work together to create a unified texture that coheres the town visually and signals community.*

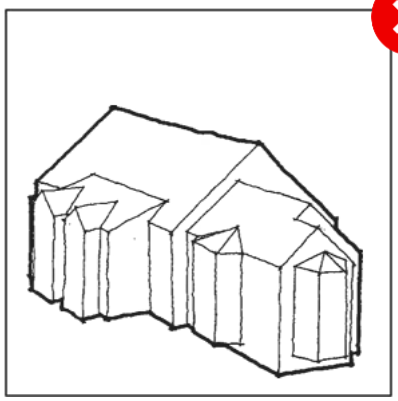
***Process:*** *design steps most relevant to this section include...*
- *drafting final design proposal*
- *incorporating recommendations and/or conditions of approval from Design Concept acceptance.*

## 5.1. Restrain building forms, materials, and details

5.1.1. Design a building consistently, with the chosen design concept extending to all sides of the building and with no mixing of architectural languages ***(as shown above by the continuation throughout the entire building of the eccentric, handcrafted masonry vocabulary)***.



5.1.2. Keep primary building volumes simple, as seen traditionally, limiting the number of subordinate volumes ***(see just two above)*** and using basic rectangular, L-, T-, or U-shaped plans.



5.1.3. Avoid visual complexity," busy" building forms ***(like the five protrusions on the two subordinate volumes shown above)***, too many different materials, excessive and overly ornate or ostentatious details, and materials and details that contrast strongly within a single building or with neighboring buildings.

5.1.4. Do not use building elements that are complex, monumental, formal, out-of-scale, or that increase the visual prominence of the building.

5.1.5. Use restraint when introducing variation in building planes, use building offsets only for clear purposes such as avoiding tree limbs or expressing a major change of function. ***(for example, the volume in the foreground above is not an offset but instead clearly provides a separate function with a separate entrance from the building behind)***. Do not use small, purposeless offsets only for visual interest and do not change wall materials at offsets.

5.1.6. Compose roof forms with just a few, simple planes with limited subordinate attachments such as dormers. For example, traditional gable and hip roofs have basic forms while mansard roofs and sloping roof "skirts" that conceal a flat area add too much complexity.

5.1.7. Subdue the character of the garage by using a rectilinear form with materials and colors that do not contrast with the main buildings.

## 5.2. Ensure that a building appears to be no more than two stories in height, as viewed from the public right-of-way.

5.2.1. Present one-story heights to the street and locate two story elements away from the street, except where this would appear dominant or out of scale when viewed from the public right-of-way or a neighboring home. Remember that a garage, even sunken below grade, counts as a story.

5.2.2. Make detached garages one story, one-car, and small in scale, with the wall plate height no taller than that of the first-story plate of the main house.

5.3. Convey human scale in a building's basic forms ***(as shown above by the unexaggerated, standard dimensions of the doors, windows, and story-heights).***

5.3.1. Use historic Carmel styles only at their traditional, human scales.

5.3.2. Organize building mass into realistic modules to reduce perceived size, breaking a larger house into subordinate modules which appear, not just as minor offsets meant to create interest but instead authentic, in that they reflect real, functioning, interior spaces ***(as shown by the room above, which protrudes to the right in order to center its fireplace in the room within).***

5.3.3. Emphasize the low and horizontal so that buildings appear to hug the ground.

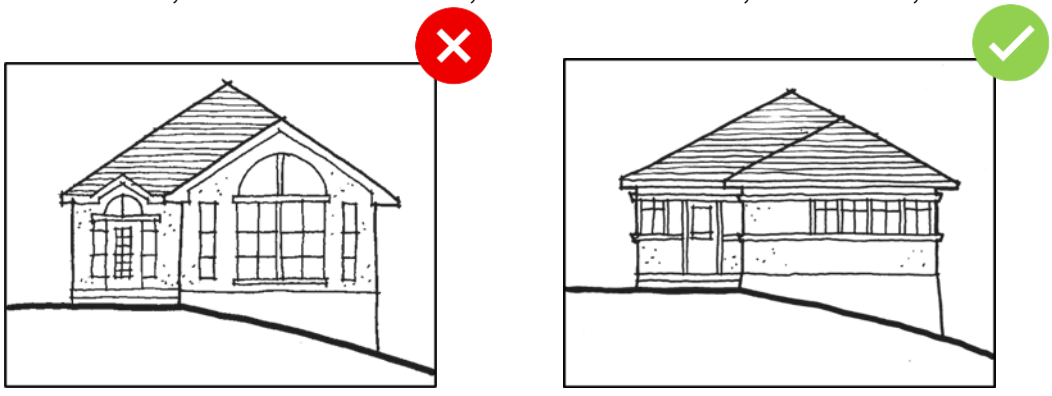
5.3.4. Use a low building plate height, generally not over 8 feet. Keep plate heights and roof eave lines low in scale, tucking upper story rooms under roof slopes, so as to reduce the height of exposed walls. The maximum plate height of 12 established in the Land Use Code is only to accommodate sloping building sites.

5.3.5. Do not use design features that produce a top-heavy appearance such as large cantilevered building elements, wide chimney structures, or roof forms that dominate the body of the building. Proportion roof forms to the scale of the building.

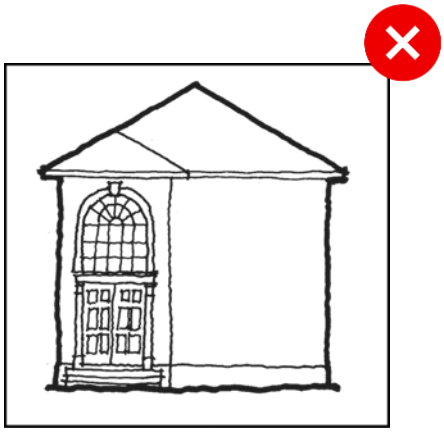
## 5.4. Use building details to provide interest but not to exaggerate the scale of a building.

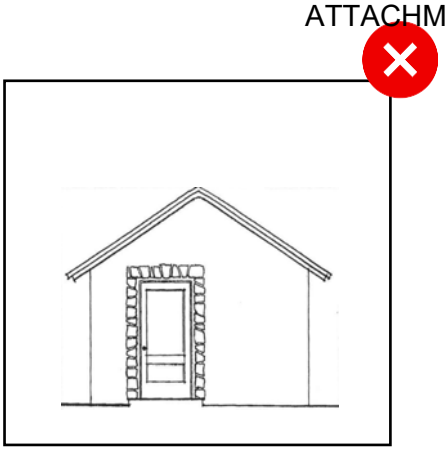
5.4.1. Add details to relieve blank surfaces and achieve a scale compatible with the building's forms and its architecture ***(such as shown above where the wavy half-timbering appropriate to the quirky Fairytale language helps shrink the appearance wall down to the required Elfin scale)***.

5.4.2. Use all materials, natural or man-made, at traditional scales, dimensions, and modules.

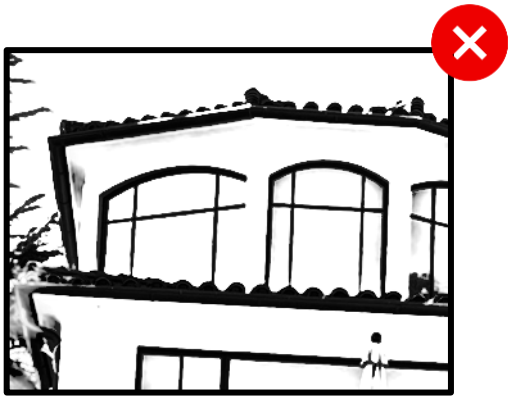


5.4.3. Use appropriately sized, never oversized, building elements, such as windows ***(unlike the out-of-scale arches on an otherwise vernacular home shown above left)***, doors, entries, chimneys, overhangs, dormers, and porches to reduce scale, especially as visible from public view ***(like the appropriately small and architecturally integrated fenestration on the Prairie Style home shown above right)***.





5.4.4. Keep visible openings subordinate in scale to the building. Do not use "grand", oversized entryways, windows, or doors ***(like the enormous entry door and clerestory window combination shown above left nor the anomalous rock border emphasizing the door above right).***



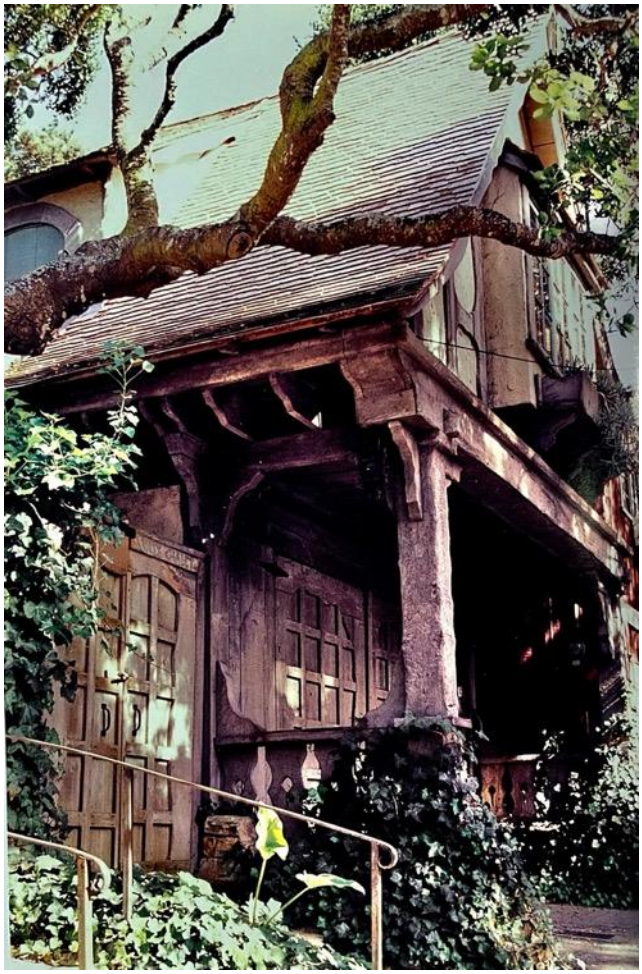
5.4.5. When reproducing historic architecture, limit the dimension of any glass to that which was possible to span using only the original construction techniques of that historic era ***(at the above left Mission Style home very thick areas of stucco surround a small arched window, which authentically reflects the limited spanning strength of heavy masonry traditional in mission construction; while at the above right Mission Style home very thin areas of stucco surround large arched windows, which betrays the long spanning strength of steel construction that could have never be used in mission construction).***

5.4.6. Limit the use of specialty windows that add to building bulk to no more than one visible from the street. Avoid altogether bay and oriel windows facing the street if this would create a repeating pattern within the context of adjacent structures.

## 5.5. Keep the overall color scheme muted to blend with the forest palette.

5.5.1. Limit the use of bright colors, if any, to key accent features, such as an entry door.

5.5.2. Avoid starkly contrasting color schemes.



## 6. DETAIL every property authentically and consistently

***(like the homes above with expressive wood detailing authentic to their architecture: heavy carved posts, beams, and other details for the revivalist cottage on the left and light smooth siding, fascia boards, and glazing panels for the modern home on the right).***

***Background:*** *Due to Carmel's history of handcrafted, modest cottages, the town has amassed an enviable collection of richly detailed homes that avoid the tell-tale flimsiness or cheapness of speculative development. In a village with small properties, where views of and around structures are paramount, all parts of a building matter. Hewing to the timeless materials and assembly techniques of the past even when designing for today's lives ensures that building details remain authentic and inspiring.*

***Process:*** *design steps most relevant to this section include...*
- *submitting final design proposal*
- *receiving official staff report on design compliance*
- *hearing feedback from Forest & Beach, Planning, and Historic Resources (if applicable) Commissioners*

## 6.1. Use building materials and features in a manner that conveys authenticity.

6.1.1. Convey a sense of true craftsmanship in architectural details.

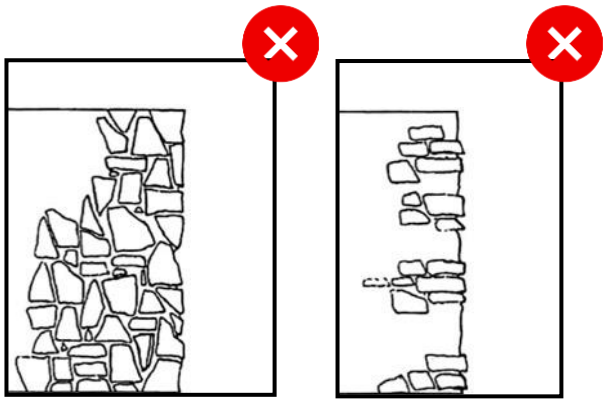
6.1.2. Do not use fake, purely decorative building elements such as dummy chimneys, doors, windows, or shutters. Size any shutters so that they would cover their entire window, whether or not they are in active use.

6.1.3. Do not use materials or details inauthentic to the architecture or that appear non-structural, gratuitous, or applied as superficial elements, wall "accents" or veneers.

6.1.4. On multi-paned windows and doors, use true dividers that go from inside to outside between the panes of glass.

6.1.5. Where materials do not simply remain un-coated, finish with a plain, uniform, matte varnish, stain or paint, without faux finishes.

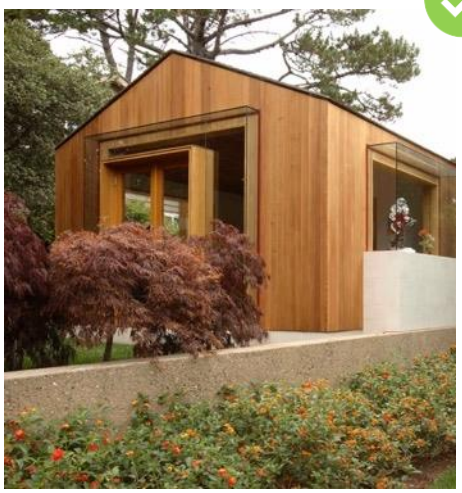
6.1.6. Use details that are-true structural elements, such as natural wood exposed rafter tails, beams ***(like the truly structural roof beams protruding beyond both the house wall and the roof above to provide visual interest),*** or stacked stone foundations. If costs prove prohibitive, simplify the architectural language rather than mimic more costly methods.



6.1.7. Whether on a building or a landscape element, stack stone traditionally so that it appears, or actually is, structurally load-bearing ***(as above right, not wallpapered or sprinkled on as above left).***



Enhance. Subordinate. Fit. Retain. Design. Detail.



6.1.8. Use a" hierarchy" of building materials, with heavier coarser materials below lighter materials ***(such as the wood clapboard over stacked stone shown above left or the vertical wood siding and glass over the poured concrete foundation above right).***

6.1.9. Do not "float" stone above lighter materials or use it purely decoratively, such as framed just around windows or doors, or randomly clustered on corners, walls, or chimneys.

6.1.10. Detail new and/or manufactured materials in ways authentic to their own composition. For example, carefully plan the woodgrain and modules of formwork for exposed poured concrete or use cement board siding with a smooth, untextured surface, rather than an added, faux woodgrain.

## 6.2. Use building materials or features in a consistent manner.

6.2.1. Use design details and surface materials throughout the full exterior of the building. Do not apply special materials or design treatments to the street facade only.

6.2.2. Do not stop wall materials at corners, instead wrap them around the entire building.

6.2.3. Use only one primary material for all building walls with any additional materials clearly subordinated to foundations and the like ***(as in the above home, clearly identifiable as "stucco", with only one secondary material used only on separate features such as the foundation, chimney, and addition).***

6.2.4. Make window and door styles, materials, and finishes uniform throughout a design.

6.3. Make architectural details integral elements of the overall building design concept *(such as the corner-mitered glass shown above, which by eliminating an expected structural member, reinforces the lightness and floating of the roof).*

6.3.1. Use window and door proportions, sizes, styles, and materials accurate for the architectural style of the building. Traditional historic styles and their reproductions require small openings, in keeping with older technologies *(as shown above left by the small punched windows surrounded by enough solid surface to appear like the heavy, stacked, masonry construction -- as seen in traditional Mission Style -- and as shown above right by the use of full glazing rather than actual "windows" filling the space between light, spanning, structural elements -- as seen in modern styles).*

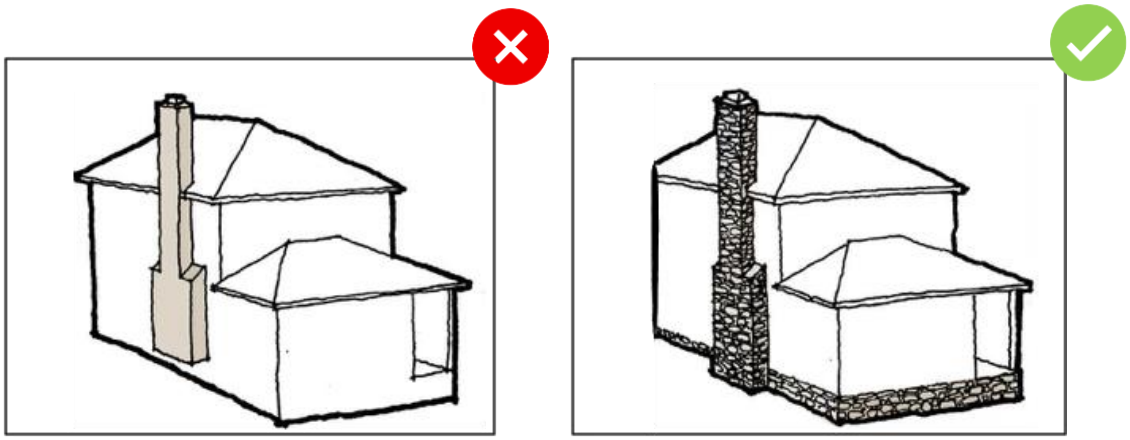
6.3.2. Integrate the primary entrance with the overall design of the house ***(as shown above by the recessed porch of the same material as the overall house, tucked subtly under a slight asymmetrical flare of the roofline and with arched openings of similar height to nearby window openings)***.

6.3.3. Rather than installing a standard overhead product, craft a garage door either to provide visual interest ***(like the quirk, handmade double doors above)***, to recede completely into the materials and colors of the building wall, or orient it so as not to face the street.

6.3.4. Blend any skylights, their size, shape, placement, number, and framing into the overall roof and building design ***(like the glass ridge integrated into the structural roof members above)***. Preserve the

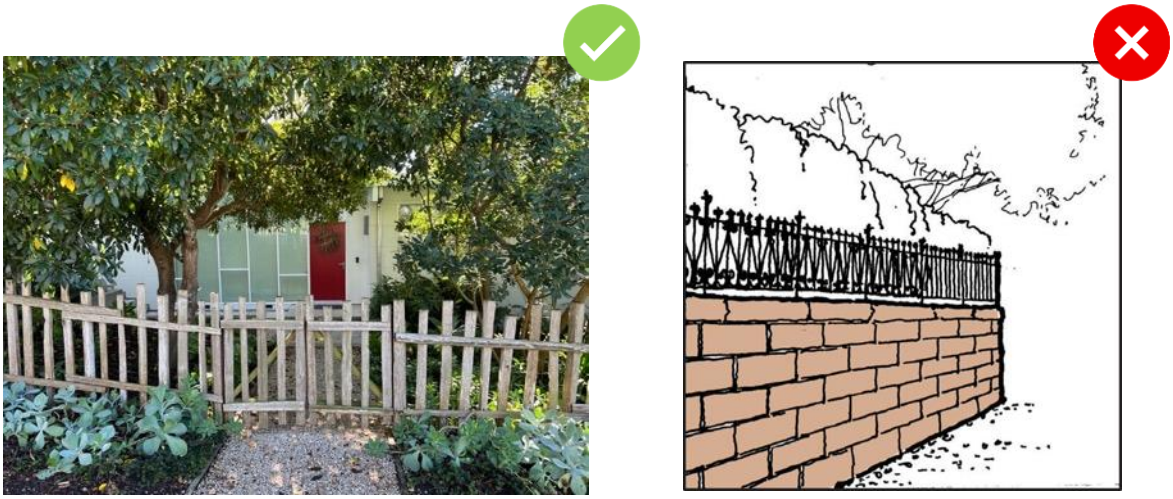
overall roof form by respecting the maximum allowable percentage of skylight area and the minimum allowable distance from eaves. Ensure that skylights do not appear random, visually prominent to the neighbors, nor visible to the street. Do not use unintegrated high profile, domed, or pyramidal units.

6.3.5. Design a balcony to be subordinate in scale and proportion to the house, while using materials and details appropriate to the overall building design.



6.3.6. Locate and proportion a traditional chimney and its cap to integrate into the overall building design. Make a chimney attached to the side of a building appear to be self supporting ***(as shown above right where the chimney material sits on the ground and clearly integrates with the foundation material)***, not "floating" above the ground or foundation ***(as shown above left).***

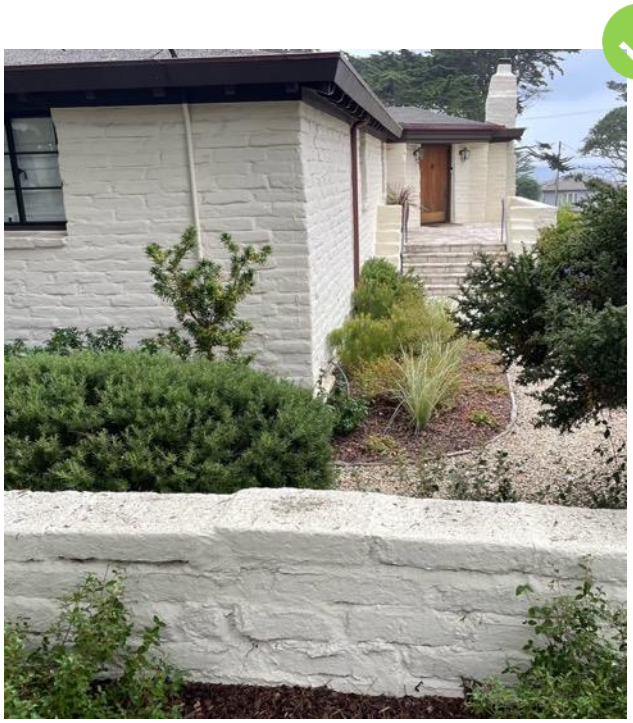
6.3.7. Choose roof materials and installation details accurate to the architectural style of the building. Add new energy conservation and generation technologies, including "cool" and planted areas, to roofs only if subdued in appearance.



6.3.8. Handcraft any fences, using unfinished grapestakes ***(as shown above left)*** or wood pickets and not ornate-wrought iron or chain link ***(as shown above right).***



Enhance. Subordinate. Fit. Retain. Design. Detail.



6.3.9. Integrate any garden wall with the building architecture and materials, using matte-finished native stone, river rock, brick, or plain-textured plastered masonry ***(as shown above left where the low garden wall is of the exact same color, dimension, and pattern of adobe brick as the home itself)***, not unfinished concrete or concrete block ***(as shown by the store-bought industrial retainage above right)***.

6.3.10. Integrate an arbor into the fence or wall design, incorporating vines or other landscaping to blend it into the garden.

6.3.11. Distinguish a gate from the adjoining fence or wall with crafted or individualized details, while maintaining filtered views into the property. Do not use vehicle gates except on unusually large estate properties.

6.3.12. Never use gate posts or columns that are monumental or out-of-scale with the building design, nor stone columns that are not integrated into other stone elements. Keep posts and columns the same height as their adjacent fence or wall.

6.3.13. Use house identification devices, such as name and number signage, that is subordinate to and appropriate to the architecture.

Enhance. Subordinate. Fit. Retain. Design. Detail.

# II. COMMERCIAL

## Design Guidelines

# 1. ENHANCE...

*future content*

future content

*future content*

*future content*

*future content*

*future content*

# III. MUNICIPAL

## Design Guidelines

# 1. ENHANCE...

*future content*

future content

*future content*

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*future content*

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# APPENDICES

## Design Guidelines

# PREFERRED MATERIALS

## Planting & Building

# PREFERRED PLANTING MATERIALS

from pages 140-143 of Coastal California's Living Legacy: The Monterey Pine Forest

| Scientific Name | Common Name |
|---|---|
| **TREES** | |
| *Acer macrophyllum* | big-leaved maple |
| *Acer negundo* | box elder |
| *Arbutus menziesii* | madrone |
| *Aesculus californica* | California buckeye |
| *Cupressus goveniana ssp. goveniana* | Gowen cypress |
| *Cupressus macrocarpa* | Monterey cypress |
| *Myrica californica* | Pacific wax myrtle |
| *Quercus agrifolia* | coast live oak |
| *Pinus muricata* | bishop pine |
| *Pinus radiata* | Monterey pine |
| *Platanus racemosa* | sycamore |
| *Salix lasiolepis* | arroyo willow |
| *Salix scouleriana* | Scouler's willow |
| *Sambucus mexicana* | blue elderberry |
| **SHRUBS** | |
| *Adenostoma fasciculatum* | chamise |
| *Arctostaphylos tomentosa ssp. bracteosa* | Monterey manzanita (shaggy-barked) |
| *Arctostaphylos hookeri* | Hooker's manzanita |
| *Arctostaphylos pumila* | sandmat manzanita |
| *Artemisia californica* | California sagebrush |
| *Baccharis douglasii* | Douglas's baccharis |
| *Baccharis pilularis* | coyote brush |
| *Berberis pinnata* | California barberry |
| *Ceanothus cuneatus var. rigidus* | Monterey ceanothus |
| *Ceanothus thyrsiflorus* | blue blossom |
| *Chrysolepis chrysophylla var. minor* | chinquapin |
| *Corethrogyne filaginifolia* | branching beach aster |
| *Cornus sericea ssp. occidentalis* | western red dogwood |
| *Ericameria fasciculata* | Eastwood's golden fleece |
| *Eriodictyon californicum* | yerba santa |
| *Eriogonum elongatum* | long-stem buckwheat |
| *Eriogonum latifolium* | coast buckwheat |
| *Eriogonum parvifolium* | seacliff buckwheat |
| *Gaultheria shallon* | salal |
| *Heteromeles arbutifolia* | toyon |
| *Holodiscus discolor* | cream bush, oceanspray |
| *Lepechinia calycina* | pitcher sage |
| *Lonicera hispidula var. vacillans* | hairy honeysuckle |
| *Lotus scoparius* | deerweed |
| *Lupinus albifrons* | silver bush lupine |
| *Lupinus arboreus* | tree lupine |
| *Mimulus aurantiacus* | sticky monkey flower |
| *Oemleria cerasiformis* | oso berry |
| *Rhamnus californica* | coffeeberry |
| *Rhamnus crocea* | redberry |
| *Ribes divaricatum* | creek gooseberry |
| *Ribes malvaceum* | chaparral currant |
| *Ribes sanguineum var. glutinosum* | pink-flowering currant |
| *Ribes speciosum* | fuchsia-flowered gooseberry |
| *Rosa californica* | California wild rose |
| *Rosa gymnocarpa* | wood rose |
| *Rosa pinetorum* | pine rose |
| *Salvia mellifera* | black sage |
| *Salvia spathacea* | crimson sage |
| *Solanum douglasii* | Douglas' nightshade |
| *Symphoricarpus mollis* | creeping snowberry |
| *Symphoricarpos rivularis* | common snowberry |
| *Toxicodendron diversilobum* | poison oak |
| *Vaccinium ovatum* | huckleberry |
| **HERBACEOUS PLANTS** | |
| *Achillea millefolium* | yarrow |
| *Agoseris grandiflora* | mountain dandelion |
| *Allienz hickmanii* | Hickman's onion |
| *Arnica discoidea* | rayless arnica |
| *Aster radulinus* | rough-leaved aster |
| *Calochortus albus* | white globe lily, fairy lantern |
| *Calochortus luteus* | yellow mariposa lily |
| *Calochortus uniflores* | large-flowered star tulip |
| *Calystegia macrostegia ssp. cyclostegia* | coast morning-glory |
| *Castilleja affinis* | coast paintbrush |
| *Chlorogalum pomeridianum* | soaproot |
| *Claytonia perfoliata* | miner's lettuce |
| *Cordylanthus rigid ssp.littoralis* | seaside bird's-beak |
| *Cynoglossom grande* | hound's tongue |
| *Dichelostemma capitatum* | blue dicks |
| *Epilobium ciliatum* | California willow-herb |
| *Eschscholzia californica* | California poppy |
| *Fragaria vesca* | wood strawberry |
| *Fritillaria affinis* | checker lily, mission bells |
| *Galium californicum* | California bedstraw |
| *Horkelia cuneata* | wedge-leaved horkelia |
| *Iris douglasiana* | Douglas iris |
| *Lomatium parvifolium* | small-leaved lomatium |
| *Lotus formosissimus* | bicolored lotus, witch's teeth |
| *Lotis stipularis* | stipulate lotus |
| *Madia elegans* | common madia |
| *Madia madioides* | woodland madia |
| *Osmorhiza chilensis* | sweet cicely |
| *Pedicularis densiflora* | Indian warrior |
| *Piperia elegans* | elegant piperia |
| *Piperia elongata* | tall rein-orchid |
| *Piperia yadonii* | Yadon's rein-orchid |
| *Perideridia gairdneri* | Gairdner's yampah |
| *Polygala californica* | California milkwort |
| *Potentilla hickmanii* | Hickman's cinquefoil |
| *Rubus ursinus* | California blackberry |
| *Sanicula crassicaulis* | gambleweed |
| *Satureja douglasii* | yerba buena |
| *Sidalcea malvaeflora* | checkerbloom |
| *Sisyrinchium bellum* | blue-eyed grass |
| *Smilacina racemosa* | fat solomon |
| *Solidago californica* | California goldenrod |
| *Spiranthes romanzoffiana* | hooded ladies' tresses |
| *Trifolium polyodon* | Pacific Grove clover |
| *Trifolium trichocalyx* | Monterey clover |
| *Trillium chloropetalum* | giant trillium |
| *Triteleia ixioides* | pretty face |
| *Xerophyllum tenax* | bear grass |
| *Zigadenus fremontii* | Fremont's star lily |
| **FERNS** | |
| *Adianturn aleuticum* | five-finger fern |
| *Adiantum jordanii* | California maiden-hair |
| *Dryopteris arguta* | wood fern |
| *Pellaea andromedaefolia* | coffee fern |
| *Pityrogramma triangularis* | goldback fern |
| *Polypodium californicum* | California polypody |
| *Polystichum munitum* | sword fern |
| **GRASSES, SEDGES AND RUSHES** | |
| *Agrostis pallens* | leafy bent-grass |
| *Bromus carmatus* | California brome |
| *Calamagrostis nutkaensis* | Pacific reed-grass |
| *Carex barbarae* | Santa Barbara sedge |
| *Carex brevicaulis* | short-stemmed sedge |
| *Carex obnupta* | slough sedge |
| *Carex praegracilis* | clustered field sedge |
| *Carex tumulicula* | foothill sedge |
| *Cyperus eragrostis* | tall cyperus |
| *Danthonia californica* | California oatgrass |
| *Deschampsia caespitosa* | tufted hair-grass |
| *Elymus glaucus* | Western ryegrass |
| *Festuca californica* | California fescue |
| *Festuca rubra* | red fescue |
| *Juncus balticus* | wire rush, Baltic rush |
| *Juncus bufonius* | common toad rush |
| *Juncus effusus* | common rush |
| *Juncus falcatus* | sickle-leaved rush |
| *Juncus occidentalis* | Western rush |
| *Juncus patens* | spreading rush |
| *Juncus xiphioides* | iris-leaved rush |
| *Koeleria macrantha* | junegrass |
| *Leymus condensatus* | giant ryegrass |
| *Leymus triticoides* | beardless ryegrass |
| *Luzaida comosa* | common wood rush |
| *Melica californica* | western melica |
| *Melica imperfecta* | Coast-Range melica |
| *Nassella lepida* | foothill needlegrass |
| *Nassella pulchra* | purple needlegrass |
| *Poa secunda* | pine bluegrass |
| *Scirpus cernuus* | low club rush |
| *Scirpus amiericanus* | three square |

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# PREFERRED BUILDING MATERIALS

| MATERIAL | NOTES | USES |
|---|---|---|
| **NATURAL** | | |
| **wood** | *reclaimed or FSC sustainable redwood or cedar or fir* | posts, beams, siding, trim, un-clad windows, doors, garage doors, fireproofed roof shingles or shakes, |
| **bark** | *reclaimed or FSC sustainable redwood or cedar or fir* | siding, roofing |
| **bamboo** | *sustainably cultivated* | flooring, siding, structural panels |
| **cork** | *sustainably cultivated* | flooring, siding, structural panels |
| **living plants** | *drought-tolerant, native species (see Preferred Planting Materials)* | walls, roofs |
| **stone** | *local, dry-set or mortared stacked in dry-set structurally-feasible patterns only* | mudstone/golden granite for walls, foundations, driveways, Carmel stone for walls, patios, walkways |
| **earth** | *locally sourced cob or rammed soils/sands* | walls |
| **brick** | *locally-sourced clay or adobe* | walls, patios, walkways |
| **bale** | *locally sourced straw* | walls, insulation |
| **tile** | *genuine ceramic, clay, or concrete* | mono-chromatic for roofs, patios, walkways<br>multi-chromatic for decorative accents |
| **basic metal** | *uncoated, naturally-aging zinc, bronze, brass, aluminum* | roofing, gutters, hardware, cladding for deconstructable/recyclable wood windows |
| **glass** | *low-E, clear, or evenly sandblasted, non-mirrored, non-tinted* | windows and other glazed openings |
| **sealing oil** | *penetrating, non-peeling, non-VOC, pure tung, linseed, hemp, teak oils* | exposed wood treatment, when natural aging is undesired |
| **MANUFACTURED** | | |
| **poured concrete** | *artistically-crafted in natural or in uniform, integrated color with only non-uniform, handcrafted textures (as with exposed aggregate or genuine wood formwork)* | walls, patios, walkways, pavers |
| **cast concrete** | *integrated, uniform color, and finish without stamped, faux "natural" textures* | walls, patios, walkways, pavers, roof tiles |
| **alt-crete** | *e.g. ashcrete, sandcrete, grasscrete, woodcrete, hempcrete: poured or cast, maintain original surface pattern and color* | walls, patios, walkways, pavers, roof tiles |
| **fiber cement** | *e.g. Hardiboard, Equitonesmooth texture only, no mimicry of natural materials* | siding |
| **stucco** | *uncoated, non-pigmented, smooth textured* | wall coating |
| **advanced brick** | *e.g. wool brick, shell brick* | walls, patios, walkways |
| **advanced metal** | *steel, galvanized steel, stainless steel, Cor-Ten steel, Zincalume, Galvalume, earth-toned anodized aluminum* | slim-profile windows, siding, landscape elements, standing seam roofing with non-corrugated flat panels, devoid of ribbing |
| **advanced wood** | *FSC sustainable: mass timber, industrially-pickled/acetylated, pre-charred/shou-sugi-ban, thermally-modified, bio-based fiberboard super-wood* | posts, beams, siding, trim, un-clad windows, doors, garage doors, fireproofed roof shingles or shakes, |
| **stain** | *penetrating, naturally-fading, rather than peeling, monochrome, earthtone pigment* | exposed wood treatment, when added color is desired |

# PROJECT REVIEW

## Process, Checklist, & Narratives

CARMEL BY THE SEA remains beautiful because of the community's rigorous design expectations. These Design Guidelines are a mandated regulatory tool for the CC, SC, and RC districts that conveys these expectations. They also help explain and illustrate design standards in the City's other regulations. Existing projects never establish precedent for proposed projects. Instead, all projects must meet or exceed the expectations described by and under the community's six Core Design Guidelines. Where uncertainty arises, city officials will interpret guideline adherence on a case-by-case basis. Strict adherence to this document and its related, linked regulations will help ensure that a proposed project will meet community expectations and have a smooth approval process.

Project Address: _____

APN: _____

Owner Name: _____

Applicant Name: _____

Date: _____

# Core Design Principles Narrative Form

### Purpose of Completing This Narrative

This narrative is intended to guide applicants in thoughtfully employing Carmel-by-the-Sea's six core design principles at the earliest stages of project design. For each principle, applicants are asked to briefly describe how their proposed project responds to and harmonizes with that principle. The intent is not for applicants to restate regulations, but to demonstrate design intent and awareness of the heritage that shapes Carmel's built environment. Completing this narrative helps ensure that projects begin in the right direction, are grounded in the spirit of the Design Guidelines, and are developed with sensitivity to the community, the site, and Carmel's village-in-a-forest character.

### How to use this form

Please provide a brief written narrative for each principle below describing how your proposed project addresses and complies with that principle. We invite you to include visuals and details that illustrate consistency with the guidelines. If additional space is needed, please attach supplemental sheets.

## 1. ENHANCE, restore, and preserve the native forest in all improvement projects: private, public, and otherwise.

Design the project as an extension of Carmel's native forest. The upper and lower canopy should remain the primary site feature, with buildings visually secondary. Projects should retain significant trees, supplement the forest with new planting, and reinforce continuity of the forest character across the site and surrounding area.

*Describe how the project addresses this principle:*

## 2. SUBORDINATE every built structure to the character and continuity of the forest, natural environment, and to the natural features of its own site.

Ensure all buildings are clearly secondary to the site's natural features and topography. Massing, excavation, and foundations should follow existing slopes, minimize grading, and avoid visual dominance. The design should feel woven into the landscape rather than imposed upon it.

*Describe how the project addresses this principle:*

## 3. FIT every built structure within its neighborhood context.

Design the project to respect the scale, massing, setbacks, and open-space patterns of the surrounding neighborhood. New construction should protect neighbors' privacy, views, and access to light while maintaining Carmel's informal streetscape, natural slopes, and forested foreground.

*Describe how the project addresses this principle:*

## 4. RETAIN and build upon Carmel's architectural heritage.

Draw from Carmel's tradition of individual expression and eclectic architectural styles. Use forms, materials, and detailing that convey human scale, craftsmanship, and a natural patina, while remaining compatible with the village-in-a-forest setting.

*Describe how the project addresses this principle:*

## 5. DESIGN every built structure with modesty and restraint.

Keep building scale, form, and mass restrained and appropriate to the site. Designs should reflect traditional proportions, break larger volumes into realistic components, and avoid oversized or speculative expressions that dominate the street or surrounding landscape.

*Describe how the project addresses this principle:*

## 6. DETAIL every property authentically and consistently.

Use architectural details and materials that are genuine, functional, and consistently applied on all sides of the building. Avoid applied or faux elements, and ensure that craftsmanship, materials, and detailing reflect authenticity throughout the entire property.

*Describe how the project addresses this principle:*

### Applicant Certification

I certify that the responses above accurately describe how the proposed project has been designed to comply with the City of Carmel-by-the-Sea's Design Guidelines.

**Applicant Signature:** _____ **Date:** _____

Project Address: _____

APN: _____

Owner Name: _____

Applicant Name: _____

Date: _____

# Core Design Principles Narrative Form

Supplemental Information

## 1. ENHANCE, restore, and preserve the native forest in all improvement projects: private, public, and otherwise.

Project Address: _____

APN: _____

Owner Name: _____

Applicant Name: _____

Date: _____

## Core Design Principles Narrative Form

Supplemental Information

**2. SUBORDINATE every built structure to the character and continuity of the forest, natural environment, and to the natural features of its own site.**

Project Address: _____

APN: _____

Owner Name: _____

Applicant Name: _____

Date: _____

## Core Design Principles Narrative Form

Supplemental Information

### 3. FIT every built structure within its neighborhood context.

Project Address: _____

APN: _____

Owner Name: _____

Applicant Name: _____

Date: _____

## Core Design Principles Narrative Form

Supplemental Information

### 4. RETAIN and build upon Carmel's architectural heritage.

Project Address: _____

APN: _____

Owner Name: _____

Applicant Name: _____

Date: _____

## Core Design Principles Narrative Form

Supplemental Information

### 5. DESIGN every built structure with modesty and restraint.

Project Address: _____

APN: _____

Owner Name: _____

Applicant Name: _____

Date: _____

## Core Design Principles Narrative Form

Supplemental Information

### 6. DETAIL every property authentically and consistently.

# Design Review Tracks

The Design Review process is organized into separate tracks, which correspond to the scale of a project or its complexity.

Some projects may be approved at staff level while others may require comment and/or action by a board, committee or commission of the City. Submittal requirements vary accordingly. Consult with City Planning staff to determine the process for a specific project.

Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040 Residential Design Review outlines the two established residential design review tracks, Track 1 (Staff Approval) and Track 2 (Planning Commission Approval). Note: Per CMC Section 17.58.040.A.3.b, Track 1 projects that comply with the zoning regulations, but do not comply with the design guidelines or design objectives will be referred to the Planning Commission for resolution or shall be redirected into Track 2.

**Track 1 (Staff Approval)**

- Staff level discretionary approval
- Limited to:
  - Exterior changes or additions that do not increase the floor are by more than 10%
  - Changes in exterior materials, site coverage, landscaping, fenestrations, chimneys, fences, or walls
  - Minor changes to historic resources

**Track 2 (Planning Commission Approval)**

- Discretionary review process for project that requires public hearing with the Planning Commission
- Include:
  - All new construction, demolition, and grading over 25 cubic yards
  - Additions that increase building coverage by more than 200 square feet or 10%
  - Projects requiring grading within 6' of a significant tree (as determined by the City Forester)
  - Any project requiring a Coastal Development Permit that is not exempt from Public Hearing

***Note:***

*CMC Section 17.10.010 (Purpose and Design Objectives) establishes the standards and requirements for development in the R-1 district. The Residential Design Guidelines implement these design objectives (CMC Section 17.10.060, Residential Design Guidelines).*

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# Gaining Project Approval

Each project shall follow a series of steps in order to ensure that the proposed work meets all the relevant design guidelines. Compliance review with relevant zoning code regulations occurs concurrently. Check with Planning Staff for specific submittal requirements.

## Step 1: Site Assessment

- Applicant applies for preliminary site assessment. (General Planning application and survey created within a year of application submittal.)
- Planning and Forestry staff assess the site.
- The applicant uses the assessment and the core principles in developing the project design.

## Step 2: Concept Review

- Owner develops the Concept Design level information.
- Planning Commission reviews for compliance.
- When approved, applicant continues to Final Design.

## Step 3: Final Review

- Owner develops the Final Design, gets a volume study through the city, and addresses any conditions of approval from the Concept Design hearing.
- Planning Commission reviews for compliance.
- When approved, applicant applies for other city permits, including building permit.

# GLOSSARY

## Selected Definitions

# GLOSSARY

## E

Eden **E•den** | ˈēd(ə)n | *noun.* 1. a place or state of great happiness; an unspoiled paradise: *pining for the Eden of her childhood.* 2. Carmel-by-the-Sea




Enhance. Subordinate. Fit. Retain. Design. Detail.

# INDEX

## Keywords & Concepts

A

Arbors 14, 39
Asphalt 4, 12

B

Balconies 12, 15, 20, 38
Beams 8, 10, 11, 14, 17, 22, 33, 34, 7
Brick 6, 8, 10, 12, 17, 12, 24, 25, 39, 7

C

Canopies 19, 22, 3, 4, 6, 9, 16
Coatings 16, 34, 7
Colors 16, 17, 12, 20, 21, 24, 25, 26, 29, 32, 37, 39, 7
Columns 19, 20, 39
Compounds 18
Concrete 9, 12, 15, 16, 19, 21, 22, 4, 12, 24, 26, 35, 39, 7
Connectivity 22, 5

D

Decks 20, 24
Doors 8, 12, 13, 14, 15, 19, 21, 11, 25, 30, 31, 32, 34, 35, 36, 37, 7
Drainage 3, 7
Driveways 5, 11, 12, 7

E

Entries 7, 14, 15, 16, 7, 16, 29, 31, 32, 37
Estates 8, 10, 13, 20, 18, 39

F

Faux 12, 26, 34, 35, 7
Fences 12, 24, 4, 13, 14, 15, 20, 38, 39
Finishes 11, 19, 25, 26, 34, 36, 7
Forest 1, 3, 6, 7, 8, 9, 10, 12, 13, 14, 16, 17, 19, 20, 21, 22, 2, 3, 4, 5, 6, 7, 8, 11, 13, 18, 32, 2
Formality 9, 4, 7, 12, 29
Foundations 11, 12, 21, 3, 9, 10, 11, 12, 34, 35, 38, 7

G

Garages 11, 18, 25, 29, 37, 7
Glass 8, 9, 12, 14, 16, 18, 19, 20, 21, 22, 13, 25, 32, 33, 34, 35, 36, 37, 7
Grading 3, 9, 10, 11, 12, 15, 29
Grass 6
Gravel 4, 5, 12

H

Heights 12, 17, 9, 10, 15, 19, 29, 30, 37, 39
Hierarchies 35
Historic 1, 7, 13, 20, 21, 23, 30, 32, 36

I

Informality 4, 5, 7, 12, 14




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Irrigation 4

L

Lighting 9, 17, 20, 21, 9, 14, 15, 16, 19, 23, 33, 36
Limbs 22, 3, 29

M

Manufactured 25, 26, 35
Massing 3, 11, 14, 15, 16, 18, 19, 21, 6, 9, 17, 18, 19, 23, 27, 30, 7
Materials 1, 6, 10, 12, 14, 16, 17, 19, 21, 22, 24, 4, 5, 7, 11, 12, 14, 15, 17, 20, 21, 23, 24, 25, 26, 27, 28, 29, 31, 34, 35, 36, 37, 38, 39, 7
Metal 15, 24, 25, 7

P

Paint 15, 21, 34
Parking 4, 5, 11
Patina 24, 25
Paving 8, 3, 4, 5, 7, 11, 12, 13
Planes 10, 16, 22, 9, 19, 29
Plants 1, 6, 8, 21, 22, 5, 6, 7, 12, 18, 20, 7
Plastics 13, 25
Porches 7, 9, 10, 19, 31, 37
Posts 7, 8, 9, 10, 11, 13, 17, 18, 22, 10, 33, 39, 7
Preferred 1, 24, 7
Private 1, 3, 7, 8, 9, 21, 2, 3, 5, 11, 12, 13, 20, 2
Public 1, 3, 8, 9, 21, 2, 5, 7, 9, 12, 13, 16, 29, 31, 2

R

Rafters 34
Recycling 25
Retaining 4, 9, 10, 11, 12, 39
Rights-of-way 3, 4, 5, 6, 13, 29
Roofs 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 22, 24, 7, 9, 21, 23, 24, 26, 29, 30, 31, 34, 36, 37, 38, 7

S

Scale 12, 18, 19, 20, 21, 24, 6, 7, 18, 26, 29, 30, 31, 32, 38, 39
Screening 17, 3, 6, 9, 13, 20
Setbacks 11, 18, 19
Shingles 10, 23
Shrubs 5, 13
Shutters 34
Siding 7, 9, 11, 6, 25, 33, 35, 7
Signage 7, 11, 21, 28, 37, 39
Sizing 14, 21, 9, 14, 16, 18, 20, 30, 34, 36, 37
Skylights 16, 20, 37
Spaces 16, 19, 21, 22, 24, 3, 4, 5, 6, 9, 10, 11, 13, 14, 16, 18, 19, 23, 30, 36
Speculative 20, 21, 23, 24
Stain 34, 7
Stone 11, 12, 16, 17, 18, 12, 15, 21, 24, 26, 34, 35, 39, 7
Stories 11, 14, 18, 20, 11, 19, 29, 30
Streets 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 3, 4, 5, 6, 8, 11, 13, 14, 16, 18, 21, 29, 32, 35, 37, 38
Structural 9, 10, 11, 14, 34, 36, 37, 7
Style 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 28, 30, 31, 32, 34, 36, 38



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## T

Terracing 9, 10, 12, 16, 20
Textures 12, 26, 7
Tile 12, 13, 14, 15, 24, 26, 7
Topography 20, 3, 4, 10, 15
Trees 3, 6, 8, 9, 12, 17, 19, 21, 22, 3, 4, 5, 6, 7, 8, 9, 16, 18, 20, 29

## U

Utilities 20

## V

Vegetation 19, 20, 24, 3, 4, 5, 11, 14, 16
Views 8, 11, 12, 14, 15, 17, 18, 19, 20, 21, 22, 3, 6, 7, 8, 9, 11, 19, 20, 23, 31, 39
Volumes 10, 12, 14, 16, 19, 20, 21, 22, 9, 19, 28, 29

## W

Walls 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 3, 4, 6, 9, 10, 11, 12, 13, 15, 19, 20, 21, 24, 26, 29, 30, 31, 34, 35, 37, 39, 7
Windows 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 9, 12, 16, 19, 20, 23, 25, 30, 31, 32, 34, 35, 36, 37, 7
Wood 7, 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 14, 21, 23, 24, 25, 26, 33, 34, 35, 38, 7
Woodgrain 35

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# ACKNOWLEDGMENT

It Takes a Village.

## *Special thanks to...*

Carmel-by-the-Sea Community Planning and Building Division:

**Brandon Swanson** Acting City Administrator
**Anna Ginette** Community Planning and Building Director
**Jake Olander** Associate Planner

Planning Commission:

**Michael LePage** Chair
**Stephanie Locke** Co-Chair
**Mel Ahlborn** Member
**Erin Allen** Member
**Stephan Karapetkov** Member

Winter & Company of Boulder CO:

**Nore Winter** Consultant
**Julie Husband** Consultant

Design Traditions Steering Committee:

**Victoria Beach** Co-Chair
**Doug Schmitz** Co-Chair
**Melanie Billig** Member
**Don Goodhue** Member
**Mary Ann Schicketanz** Member

## *and most importantly to...*

**The Citizens of Carmel-by-the-Sea** whose determination to protect this singular place and whose willingness to volunteer their observations and insights over countless hours inspired every aspect of this crucial document.

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

**April 8, 2026**
**PUBLIC HEARINGS**

**TO:** Chair LePage and Planning Commissioners
**SUBMITTED BY:** Leah Young, Planning Permit Technician
**APPROVED BY:** Anna Ginette, AICP, Director of Community Planning and Building

**SUBJECT:** **APP 26045 (Polito):** Consideration of an Appeal, APP 26045 (Polito), of a denial of Design Study, DS 25311 (Polito), for after-the-fact changes in site coverage that exceed what is allowed for a 4,000-square-foot lot located on Monte Verde Street 7 southwest of 9th Avenue in the Single-Family Residential (R-1) District. APN: 010-186-005-000

**Proposed CEQA Action:** Find the project statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved).

| | | | |
|---|---|---|---|
| **Application:** | APP 26045 (Polito) | **Applicant:** | Robert & Patricia Polito |
| **APN:** | 010-186-005-000 | **Owner:** | Robert & Patricia Polito |
| **Block & Lot:** | Block D, Lot 13 | | |
| **Location:** | Monte Verde Street 7 SW of 9th Avenue | | |

## Recommendation:

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

1. Finding that the denial of an appeal is statutorily exempt pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved);
2. Denying the Appeal by Robert and Patricia Polito (APP 26045) of the Community Planning and Building Director's denial of Design Study, DS 25311 (Polito); and
3. Upholding the denial of DS 25311 (Polito) for the installation of an approximately 42-square-foot walkway at the front patio on the parcel located on Monte Verde Street 7 southwest of 9th Avenue in the Single-Family Residential (R-1) District, as found in staff's denial packet dated February 11, 2026. APN: 010-186-005-000.

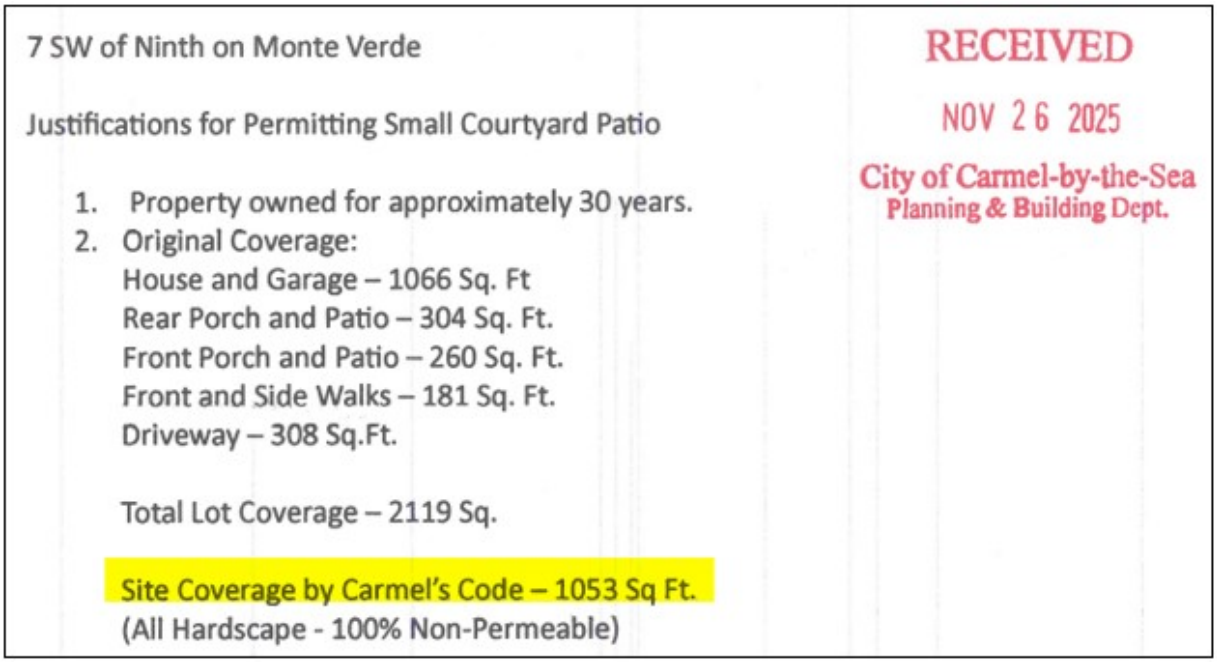
## Summary, Background, and Project Description:

The project site is located at Monte Verde Street, 7 southwest of 9th Avenue in the Single-Family Residential (R-1) District. The 4,000-square-foot lot is currently developed with a single-family residence and has a maximum site coverage allowance of 556 square feet.

On October 13, 2025, the Code Compliance Division observed site work in progress and issued a Stop Work Order for the installation of new site coverage at the front patio and northern side yard without a Design Study approval.

On October 13, 2025, a Design Study application was submitted to the Community Planning and Building Department. According to the application, the total existing site coverage consisted of a 308-square-foot semi-permeable driveway, 96-square-foot semi-permeable front walkways, an 85-square-foot semi-permeable sidewalk, a 60-square-foot non-permeable front porch, a 200-square-foot non-permeable front patio, a 144-square-foot non-permeable rear porch, and a 160-square-foot non-permeable rear patio for a grand total of 1,053 square feet.

On November 6, 2025, staff provided a completeness review letter to Mr. Polito and advised that the project could not be approved as proposed, since the project did not comply with site coverage regulations outlined in the General Plan (GP), the Local Coastal Program (LCP), or the City of Carmel-by-the-Sea Municipal Code (CMC). After the completeness review letter was issued, staff met with Mr. Polito twice to discuss site coverage regulations and CMC requirements. On November 26, 2025, Mr. Polito submitted a document entitled “Justifications for Permitting Small Courtyard Patio,” which included site-coverage calculations (see Figure 1 below).



7 SW of Ninth on Monte Verde

Justifications for Permitting Small Courtyard Patio

1. Property owned for approximately 30 years.
2. Original Coverage:
   House and Garage – 1066 Sq. Ft
   Rear Porch and Patio – 304 Sq. Ft.
   Front Porch and Patio – 260 Sq. Ft.
   Front and Side Walks – 181 Sq. Ft.
   Driveway – 308 Sq.Ft.

   Total Lot Coverage – 2119 Sq.

   Site Coverage by Carmel’s Code – 1053 Sq Ft.
   (All Hardscape - 100% Non-Permeable)

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**Figure 1.** Partial Image from November 26, 2025, Polito Document (Highlight added by staff.)

On December 9, 2025, revised plans (see Attachment 2) were submitted proposing a reduction in site coverage by replacing a 200-square-foot brick patio with a 42-square-foot sand-set walkway (see Figure 2 below). This revision includes a reduction in site coverage from 1,053 square feet to 895 square feet which exceeds maximum allowed by 339 square feet. Staff advised that the project, as revised, could not be approved since it would exceed the allowed coverage. The appellants requested information regarding the appeal process.

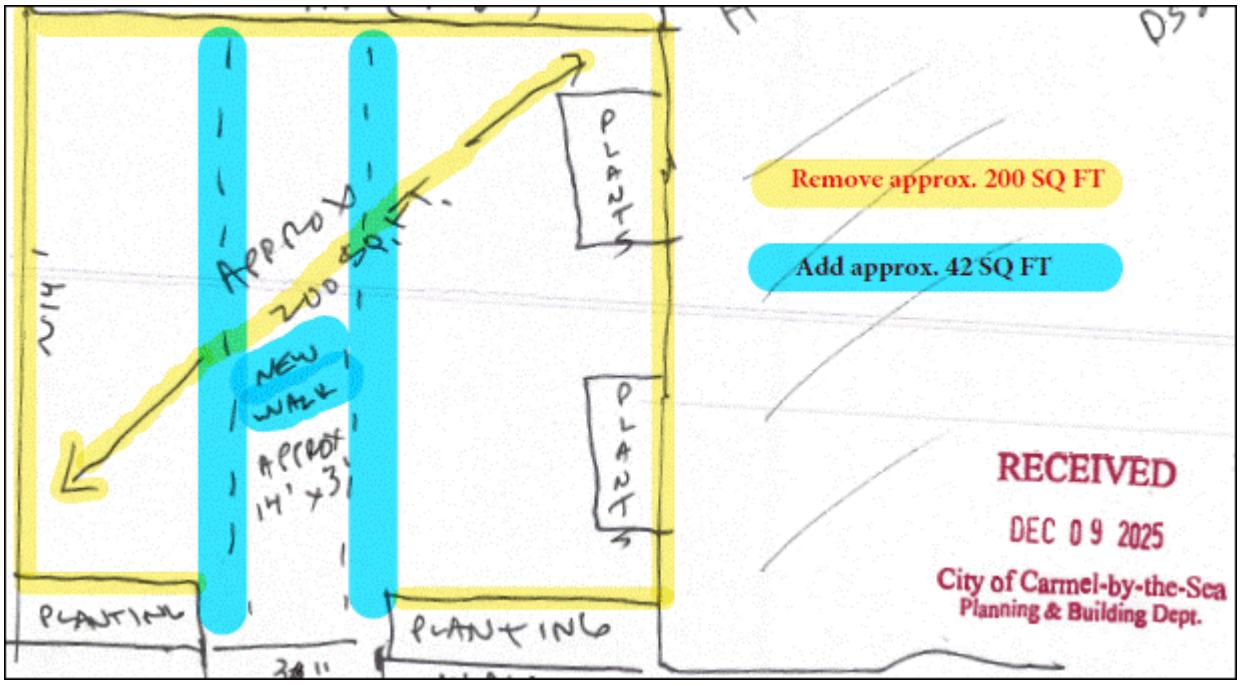



**Figure 2.** Partial Image from December 9, 2025, Plans (Highlights and notes added by staff.)

On February 11, 2026, staff issued a denial of the Design Study application (Attachment 3) to the applicants and included information about the appeal process. On February 19, 2026, Robert and Patricia Polito submitted a timely appeal of the denial of DS 25311 (Polito).

## Staff Analysis:

On February 19, 2026, Robert and Patricia Polito, “appellants”, provided their appeal form, which included grounds for their appeal and two pages of supporting documents (Attachment 4), which included a letter of intent and a site plan with site coverage calculations. Below is a discussion summarizing appeal grounds, followed by staff’s response.

**Summary of the Grounds for Appeal and Staff’s Response:**

Grounds for Appeal: Staff denied plans for DS 25311, proposing a 42-square-foot sand-set walkway at the front patio. The appellants contend that the denial of an entry walkway to the house is both unreasonable and unsafe.

*Staff Response:* The appellants' project, as proposed, would result in a total site coverage of 895 square feet, which is 339 square feet over the allowable limit according to the GP, LCP, and CMC.

In this case appellants are seeking approval to modify existing nonconforming site coverage and remain nonconforming. Pursuant to CMC Section 17.36.040(E), "*The substantial alteration of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site*."

The removal of nonconforming site coverage cannot be rebuilt or reestablished at the same location or elsewhere on the site. For these reasons the project was denied.

*Conclusion:*
The appellants' concerns, as stated to staff and specified in the appeal form, relate to their opinion that there is no reasonable course of action to meet the site coverage limit of 556 square feet. Staff reviewed the GP, the LCP, and the CMC and determined that the appellants' proposed project does not comply with site coverage regulations. If the appellants wish to install the 42-square-foot sand-set walkway, the property's total site coverage must be reduced from 895 square feet to 556 square feet.

**ENVIRONMENTAL REVIEW**
In this case, the action to deny the appeal is the equivalent of denying the project. Therefore, the action is statutorily exempt, pursuant to CEQA Guidelines Section 15270 (Projects Which Are Disapproved). In accordance with CEQA Guideline Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves.

## Other Project Components:

## Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Revised Plans Submitted 12-09-2025
3. Attachment 3 - Denial Packet
4. Attachment 4 - Appeal Packet
5. Attachment 5 - Data Table - Floor Area & Site Coverage
6. Attachment 6 - Correspondence

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

**RESOLUTION NO. 2026-XXX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACTION ON THE APPEAL IS STATUTORILY EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15270 (PROJECTS WHICH ARE DISAPPROVED), DENYING THE APPEAL (APP 26045) BY ROBERT AND PATRICIA POLITO, AND UPHOLDING THE COMMUNITY PLANNING AND BUILDING DIRECTOR'S DENIAL OF THE DESIGN STUDY APPLICATION (DS 25311) FOR THE INSTALLATION OF 42-SQUARE-FOOT WALKWAY LOCATED AT MONTE VERDE STREET 7 SOUTHWEST OF 9TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-186-005-000**

WHEREAS, on October 13, 2025, Robert and Patricia Polito ("Applicant", "Owner", and "Appellant") submitted an application requesting approval of Design Study application DS 25311 (Polito) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Monte Verde Street 7 southwest of 9th Avenue ("subject property") in the Single-Family Residential (R-1) District; and

WHEREAS, the Applicant requested approval of the Design Study for after-the-fact changes in site coverage, including the installation of a 42-square-foot walkway, at the subject property; and

WHEREAS, the subject property total existing site coverage consisted of a 308-square-foot semi-permeable driveway, 96-square-foot semi-permeable front walkways, an 85-square-foot semi-permeable sidewalk, a 60-square-foot non-permeable front porch, a 200-square-foot non-permeable front patio, a 144-square-foot non-permeable rear porch, and a 160-square-foot non-permeable rear patio for a grand total of 1,053 square feet; which is nonconforming; and

WHEREAS, in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.36.040(E) (Destruction and Reconstruction of Nonconforming Buildings), the removal of nonconforming site coverage cannot be rebuilt or reestablished at the same location or elsewhere on the site and must be brought into conformance with site coverage regulations; and

WHEREAS, on February 11, 2026, staff found that the project did not comply with the requirements of the General Plan (GP), the Local Coastal Program (LCP), or the CMC and issued a denial for the Application; and

WHEREAS, on February 19, 2026, a timely appeal was filed with the City Clerk (APP 26045) by the Appellant requesting reconsideration by the Planning Commission of the Community Planning and Building Director's denial; and

WHEREAS, on March 27, 2026, a notice of public hearing was published in the Carmel Pine Cone for the April 8, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 500-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before March 29, 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 April 3, 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 April 8, 2026, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the appeal and the application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, the April 8, 2026, Planning Commission hearing in the appeal was de novo; and

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

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

WHEREAS, CEQA Guidelines Section 15270 statutorily exempts projects which are disapproved. In this case, the action to deny the appeal is the equivalent of denying the project. Therefore, the action by the Planning Commission is statutorily exempt; 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 **FIND** that the action on the appeal is statutorily exempt pursuant to CEQA Guidelines Section 15270, **DENY** the appeal by Robert and Patricia Polito (APP 26045) of the of the Community Planning and Building Director's denial of Design Study, DS 25311 (Polito), and **UPHOLD** the February 11, 2026 Community Planning and Building Director's decision denying Design Study DS 25311 (Polito), disallowing after-the-fact changes in site coverage on the parcel

located on Monte Verde Street 7 southwest of 9th Avenue, as found in the DS 25311 (Polito) Denial Packet.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of April, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

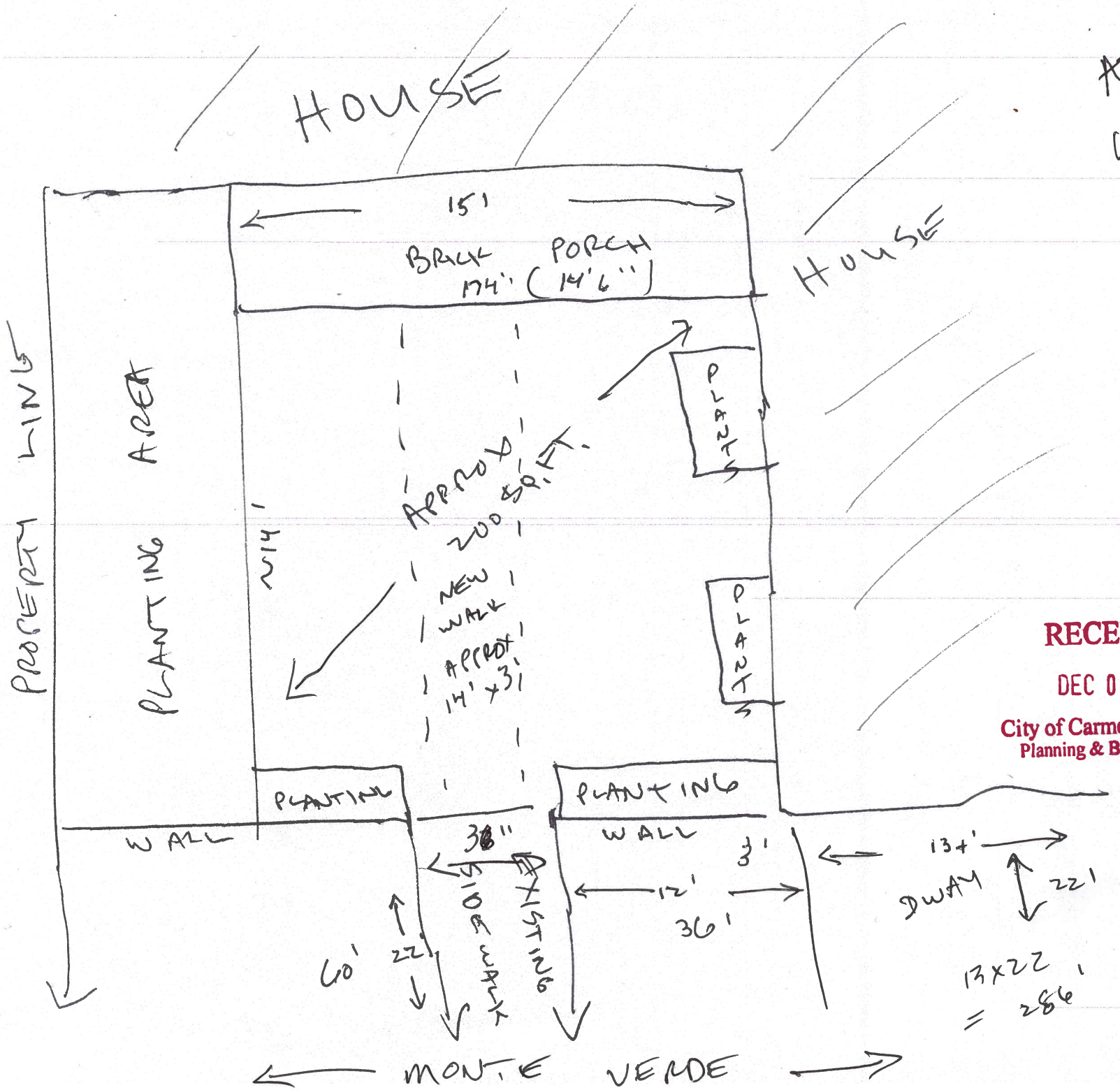
APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

ATTN: LEAH
RE: DS25311

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# City of Carmel-by-the-Sea

**COMMUNITY PLANNING AND BUILDING DEPARTMENT**

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**CARMEL-BY-THE-SEA, CA 93921**
**(831) 620-2010 OFFICE**


February 11, 2026

Robert Polito
83 Quail Ct.
Atherton, CA 94027

Subject: Design Study Application Denial
Design Study Application: DS 25311 (Polito)
Monte Verde Street 7 SW of 9th Avenue
Block D; Lot: 13; APN: 010-186-005-000

Dear Mr. Polito,

Thank you for submitting a Design Study application, DS 25311 (Polito), proposing the removal of a 200-square-foot patio and the installation of an approximately 42-square-foot walkway of semi-permeable pavers on a 4,000-square-foot lot. Staff has reviewed your Design Study application, which was received on October 13, 2025, and has determined that the application does not comply with the requirements of the General Plan, the Local Coastal Program, or the City of Carmel-by-the-Sea Municipal Code (CMC). For these reasons, staff has issued a denial of the Design Study application.

If you wish to contest this decision, please fill out the attached appeal application and pay the associated filing fee of $2,044 within 10 calendar days. The appeal application must be received, and the fee must be paid by 5:00 p.m. on Friday, February 21, 2026.

It is for the following reasons that staff has denied the Design Study application:

If you have any questions, you may reach me directly at (831) 620-2018 or LYoung@cbts.us. Thank you.

Sincerely,

Leah R. Young
Planning Permit Technician

Encl: Findings & Conditions
Appeal Form

# FINDINGS AND CONDITIONS

**Project:** DS 25311 (Polito)
**Location:** Monte Verde Street 7 SW of 9th Avenue; APN 010-186-005-000
**Action:** Denied
**Date of Action:** February 11, 2026

**Project Description:**

**DS 25311 (Polito):** Design Study for the removal of a 200-square-foot patio and the installation of an approximately 42-square-foot (14'L x 3'W) walkway of semi-permeable pavers on a 4,000-square-foot lot. The total proposed site coverage is 895 square feet. The property is located at Monte Verde Street 7 SW of 9th Avenue in the Single-Family (R-1) District. APN: 010-186-005-000

**FINDINGS OF FACT**:

1. The project site is located at Monte Verde Street 7 SW of 9th Avenue in the Single Family (R-1) Zoning District. The 4,000-square-foot lot is currently developed with a single-family residence.

2. On October 13, 2025, the Code Compliance Division observed site coverage work in progress and issued a Stop Work Order for the installation of new site coverage at the front patio and side yard without a Design Study approval.

3. As outlined in Carmel-by-the-Sea Municipal Code (CMC) section 17.58.040, "*The City has established two different residential design review tracks for projects in the single-family residential (R-1) district*. In accordance with CMC section 17.58.040(A)(1)(c), a Track 1 Design Study is required for "*changes in site coverage and/or landscaping*."

4. On October 13, 2025, a Design Study application was submitted to the Community Planning and Building Department.

5. The total site coverage consists of a 308-square-foot semi-permeable driveway, 96-square-foot semi-permeable front walkways, an 85-square-foot semi-permeable sidewalk, a 60-square-foot non-permeable front porch, a 200-square-foot non-permeable front patio, a 144-square-foot non-permeable rear porch, and a 160-square-foot non-permeable rear patio for a grand total of 1,053 square feet.

6. A 4,000-square-foot lot is permitted 396 square feet of site coverage, or 556 square feet, if at least 50% of the improvements are permeable or semi-permeable. The existing site coverage allowance was exceeded by 497 square feet and is nonconforming.

7. In accordance with CMC section 17.58.060, "*Before approving an application for design review in any district, the Director, Historic Preservation Board, or the Planning Commission shall find that the final design plans: 1. Conform to the applicable policies of the General Plan and the Local Coastal Program; 2. Comply with all applicable provisions of this code; and 3. Are consistent with applicable adopted design review guidelines*."

8. On November 6, 2025, staff provided a completeness review letter to the applicant/property owner and advised that the project could not be approved as proposed, since the project did not comply with site coverage regulations outlined in the General Plan/Coastal Land Use Plan and Zoning Ordinance/Coastal Implementation Plan.

9. On December 9, 2025, the applicant/property owner submitted revised plans proposing a reduction in site coverage by replacing a 200-square-foot brick patio with a 42-square-foot sand-set walkway. The total site coverage was reduced from 1,053 square feet to 895 square feet.

10. The project still does not comply with maximum site coverage allowances.

11. In accordance with CMC section 17.58.040(3)(a), "*The Director shall deny any proposed project that does not comply with the Zoning Ordinance/Coastal Implementation Plan or the General Plan/Coastal Land Use Plan*."

12. On February 11, 2026, the Director issued a denial of the project in accordance with CMC section 17.58.040(3)(a).

**FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL**

The Director shall have the authority to approve, approve with modifications and/or conditions, or deny an application for design review based on written findings stating the reasons for the action. Findings shall be based on information in the record. CMC 17.58.060.A.

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.

| **CMC 17.58.060.B Findings for Design Review Approval**<br>Before approving an application for design review in any district, the Director shall find that the final design plans: | **YES** | **NO** |
|---|---|---|
| 1. Conform to the applicable policies of the General Plan and the Local Coastal Program; | | ✓ |
| 2. Comply with all applicable provisions of this code; and | | ✓ |
| 3. Are consistent with applicable adopted design review guidelines. | N/A | N/A |

**Additional Staff Analysis/Discussion:**

1. In accordance with General Plan/Land Use Plan Policy P1-49, on a 4,000-square-foot lot, structural coverage (e.g. residence, garage, accessory building) shall not exceed 45% of the site, and total site coverage (structural and other impermeable coverage) shall not exceed 55% of the site.

2. Pursuant to CMC Section 17.10.030(C) (Site Coverage), *impermeable site coverage, as defined in Chapter 17.70 CMC, shall be limited to a maximum of 22 percent of the base floor area allowed for the site*. On a 4,000-square-foot site the base floor area is 1,800 square feet, and the site coverage is 396 square feet.

3. Pursuant to CMC section 17.10.030(C)(1)(b), *"If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area may be allowed for use in a single driveway of up to nine feet in width."* Long standing city practice has allowed this coverage to be used elsewhere on-site. On a 4,000-square-foot site, a bonus of 160 square feet is allowed for a total site coverage allowance of 556 square feet.

4. The project site is a 4,000-square-foot lot with 1,053 square feet of site coverage. The applicant/property owner is seeking approval to modify existing nonconforming site coverage and remain nonconforming. As illustrated on the project plans received on December 9, 2025, the project proposes 895 square feet of site coverage, exceeding what is allowed by 339 square feet.

5. Pursuant to CMC Section 17.36.040(E), "*The substantial alteration of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site*."

6. The removal of nonconforming site coverage cannot be rebuilt or reestablished at the same location or elsewhere on the site. The applicant/property owner must bring the site into conformance with site coverage regulations, or the application must be denied.

7. The project proposes 895 square feet of site coverage, whereas up to 556 square feet are permitted, if the site meets the certain requirements described in CMC section 17.10.030(C)(1)(b). The existing site is nonconforming in respect to site coverage.

8. The applicant has proposed to remove a 200-square-foot brick patio and has proposed to replace the patio with a 42-square-foot sand-set paver walkway which constitutes a substantial alteration. The site coverage for the site is nonconforming, which shall require correction of the site coverage in conformance with all requirements for new construction prior to establishment of new coverage on site.

9. In accordance with CMC section 17.58.040(3)(a), "*The Director shall deny any proposed project that does not comply with the Zoning Ordinance/Coastal Implementation Plan or the General Plan/Coastal Land Use Plan.*" Consistency with the Residential Design Guidelines was not evaluated.

| **ENVIRONMENTAL REVIEW** |
|---|
| The California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. |
| **Finding:** The Community Planning and Building Department finds that pursuant to CEQA regulations, the project is statutorily exempt under Section 15270 of the CEQA Guidelines. |
| **Additional Staff Analysis/Discussion:** In accordance with CEQA Guideline section 15270, CEQA does not apply to projects which a public agency rejects or disapproves. |

# CITY OF CARMEL-BY-THE-SEA APPEAL FORM

*Appeals to a Board or Commission must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed **within 10 calendar days following the date of action** and paying the required filing fee as established by City Council resolution.*

*Appeals to the City Council must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed **within 10 working days following the date of action** and paying the required filing fee as established by City Council resolution.*

_____

Name of Appellant

_____

Mailing Address of Appellant

_____

Phone Number Email address

Send correspondence to the following party (if different than Appellant):

_____

Name

_____

Mailing Address

_____

Phone Number Email address

_____

Commission, Board, Official or Department whose action is being appealed

Physical location of property involved (street location or address):_____

_____

Lot Block APN

Date of decision being appealed: _____

Specific action or decision being appealed: _____

_____

Grounds for appeal (attach additional pages if necessary): _____

_____

_____

_____

_____

_____

Signature of Appellant

*Reference Chapter 17.54 of the Carmel-by-the-Sea Municipal Code "Appeals"* revised 1/2020

# CITY OF CARMEL-BY-THE-SEA APPEAL FORM

*Appeals to a Board or Commission must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed **within 10 calendar days following the date of action** and paying the required filing fee as established by City Council resolution.*

*Appeals to the City Council must be made by completing and submitting an Appeal Form with the City Clerk. Appeals shall be filed **within 10 working days following the date of action** and paying the required filing fee as established by City Council resolution.*

ROBERT & PATRICIA POLITO

Name of Appellant

[redacted]

Mailing Address of Appellant

[redacted] [redacted]

Phone Number Email address

Send correspondence to the following party (if different than Appellant):

Name

Mailing Address

Phone Number Email address

City of Carmel-By-The-Sea
FEB 19 2026
Office of the City Clerk

COMMUNITY PLANNING & BUILDING DEPT.

Commission, Board, Official or Department whose action is being appealed

Physical location of property involved (street location or address): 7SW OF 9th ON MONTE VERDE

13 D 010-186-005-000

Lot Block APN

Date of decision being appealed: FEB 11, 2026

Specific action or decision being appealed: NOT ALLOWING REPLACEMENT OF A FRONT COURTYARD OR ENTRY WALK

Grounds for appeal (attach additional pages if necessary): I RECEIVED THE FORMAL DENIAL YESTERDAY (AFTER A 4 MONTH WAIT) & I'M LEAVING THE COUNTRY TOMORROW SO I DON'T HAVE TIME TO PROVIDE ALL THE INFO. I WILL IN ADVANCE OF A HEARING. SUFFICE TO SAY, NOT ALLOWING AN ENTRY WALKWAY TO THE HOUSE IS BOTH UNSAFE & UNREASONABLE, PLEASE SEE ATTACHMENTS.

Robert Polito 2/12/2026

Signature of Appellant

*Reference Chapter 17.54 of the Carmel-by-the-Sea Municipal Code "Appeals"* revised 1/2020

October 17, 2025

To: City of Carmel

From: Robert Polito

Re: 7 SW of Ninth on Monte Verde
Permit Request for Front Patio Replacement

Attached please find a site sketch and floor area data table as requested.

We have owned this property for approximately 30 years. Prior permitted work included the replacement of an asphalt driveway and mortared brick front walkway with sand set pavers, and the replacement of our main water line which required the removal of a concrete sidewalk which I partially replaced with sand set pavers.

Our front patio area consisted of a brick porch and walkway and approximately 120 square feet of decomposed granite as well as various planting areas. The DG had deteriorated to the point that we secured bids from local contractors for replacement with pavers matching those used on the previously mentioned projects. Work commenced on Friday, October 10, and continued on Monday when a city official informed me the work required a permit and stopped all construction. Needless to say I was upset with the contractor. His "explanation" was that they had constructed countless paver projects in the county, and permitting was not normally required for small projects like mine unless setback or other special circumstances were present. In fact, he said, most jurisdictions encouraged the replacement of nonpermeable hardscape. Apparently Carmel is an exception.

In reading the "R-1 Base Floor Area & Site Coverage" document you provided and completing the required Data Table, I now know that our house is noncompliant in terms of both living space and site coverage under the Town's current code. I presume it WAS compliant when it was built, but that codes have changed over the ensuing years. There is nothing I can reasonably do to meet the site coverage limit of 556 sq. ft. However, it should be noted that the footprint of our home, approximately 1066', is much smaller than allowed for our lot size, so some increase in other site coverage still results in less overall site coverage than is typical.

We now find ourselves in an unlivable situation. The brick and DG in the front of the house have been removed, the sand for the pavers is in place, and we have no way to safely and "cleanly" reach our front door. The last bit of concrete on the side of the house (where the water line was replaced) has been removed but the pavers are not installed so we have no clear access to the side or rear doors of the house or the rear yard.

Please issue the permit needed to complete this project. There is no increase in site coverage over what it has been for thirty years or more. The drainage and appearance of the area will both be improved, and there will be no adverse effects to the neighbors or the Town. In a day or two our house will again be livable and no one will have regrets.

I am out of town all next week but I can be available to meet the appropriate staff for discussions if needed any time beginning October 27. We appreciate your assistance.

Bob & Patti Polito

## APPROX. AREAS (SQ FT)

LOT 4000'

| | | |
|---|---|---|
| * | HOUSE | 528' |
| * | GARAGE | 238' |
| | | 1066' * |

* % MAX ALLOWED IS 1800'

| | |
|---|---|
| DRIVEWAY | 308' |
| FRONT WALKS | 96' |
| SIDE WALK | 85' |
| * REAR PORCH | 144' |
| * REAR PATIO | 160' |
| * FRONT PORCH | 60' |
| | 853' |

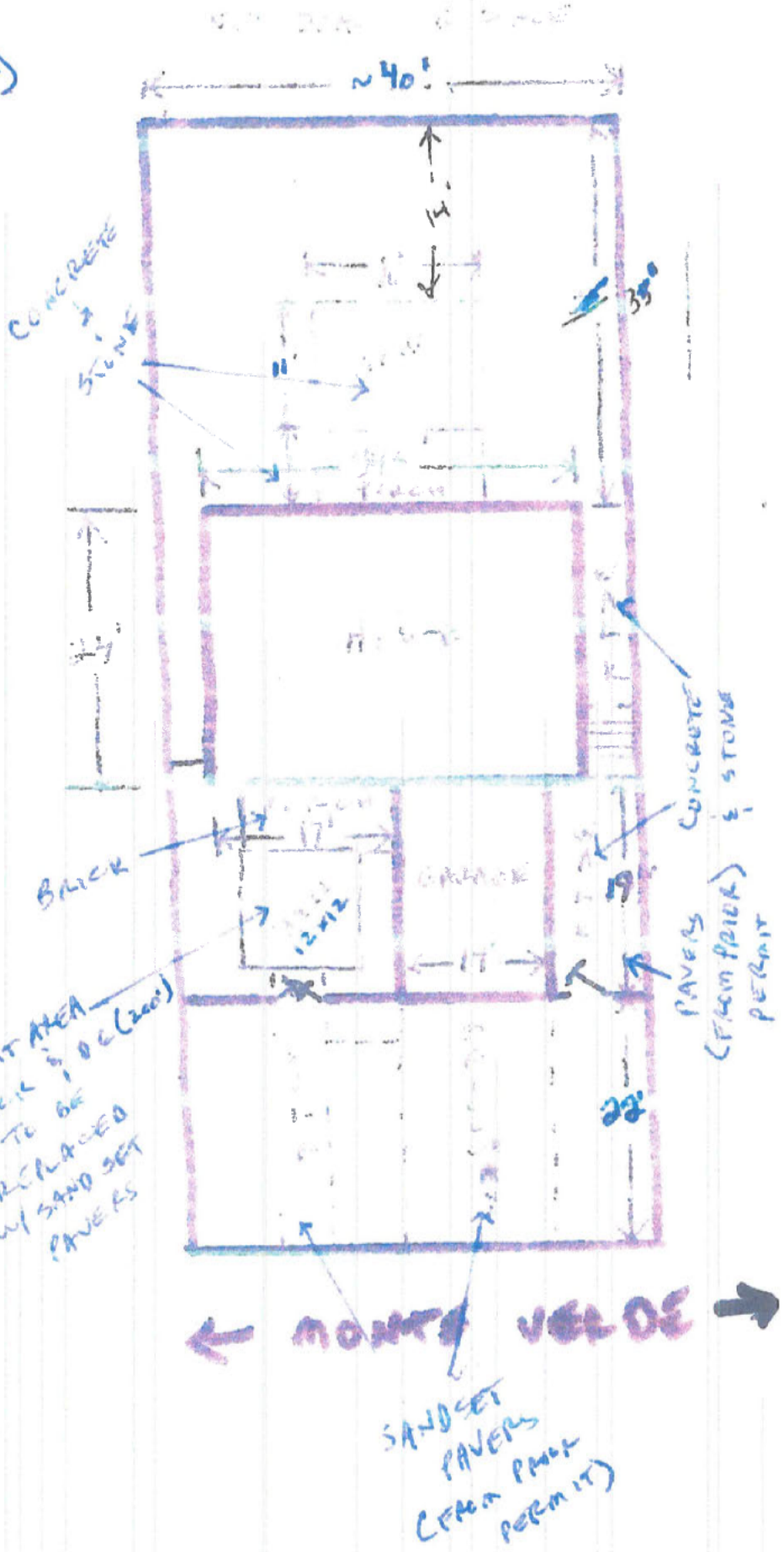
TOTAL COVERAGE

* NON PERMEABLE 1430'

SEMI PERMEABLE
489'
144' (PROPOSED)
633'

2063' *

* MAX ALLOWED IS 2356'



| EXAMPLE DATA TABLE FOR A 4,000 SQUARE FOOT R-1 SITE – see CMC 17.10.030 | | | | |
|---|---|---|---|---|
| **Floor Area** | | **Allowed** | **Existing** | **Proposed** |
| | House | - | 828 | |
| | Garage/Parking *(If no garage, list 200 SF of carport/parking pad/driveway here as Floor Area, with remaining SF of the carport/parking pad/driveway included below as Site Coverage)* | - | 238 | |
| | ADU *(Note that ADUs are allowed, even if the site was previously built out to the 1,800 SF Floor Area limit, as long as the ADU is 800 SF or less, 16' tall or less, and at least 4' from side or rear property lines)* | - | 0 | |
| | Shed/Structure 5' or higher | - | 0 | |
| | **Floor Area TOTAL:** | 1,800 SF | 1,066 | |
| **Site Coverage**<br>**do not "double count" a feature if located above another feature*<br>**do not count site coverage in the City right-of-way*<br>**if* | | **Allowed** | **Existing** | **Proposed** |
| *Impermeable*: | | 396 SF | | |
| | Asphalt | - | | |
| | Balconies over bare earth | - | | |
| | Concrete | - | | |
| | Decomposed Granite | - | | |
| | Eaves beyond 18" | - | | |
| | Garden Walls | - | | |
| | Hot Tub/Pool/Pond | - | | |
| | Mortared Pavers | - | | |
| | Mortared Brick | - | 60 | 60 |
| | Mortared Stone | - | 304 | 304 |
| | Shed/Structure less than 5' | - | | |
| | Unspaced Decking | - | | |
| | Window Wells | | | |
| *Permeable/Semi-Permeable*: | | | | |
| | Arbor | - | | |
| | Gravel | - | | |
| | Sand-set Bricks | - | | |
| | Sand-set Pavers | - | 689 | 531 |
| | Spaced Decking | - | | |
| | Spaced Exterior Stairs | - | | |
| | Small Stone Walkway | - | | |
| | **Site Coverage TOTAL:** | 396 SF or 556 SF | 1,053 | 895 |
| **Building Height** | | **Allowed** | **Existing** | **Proposed** |
| Ridge Height (1st/2nd) | | 18'/24' | | |
| Plate Height (1st/2nd) | | 12'/18' | | |
| **Setbacks**<br>**Rear setback is 3' for portions of structures less than 15' in height.* | | **Minimum Required** | **Existing** | **Proposed** |
| Front | | 15' | | |
| Composite Side Yard | | 10' (25%) | | |
| Side Yard | | 3' | | |
| Side Yard | | 3' | | |
| Rear | | 15'/3'* | | |

---------- Forwarded message ---------
From: **BRUCE BREIHOLZ** <REDACTED>
Date: Fri, Mar 27, 2026 at 1:01 PM
Subject: APP 010-186-005-000
To: <sgorman@ci.carmel.ca.us>
Cc: <REDACTED>

I would like to support the homeowner who is appealing the denial to complete a sidewalk to their front door. We are a nearby neighbor who went through a similar situation with are front walkway years ago and were denied a smooth, flat surface walkway. I am now 94 and handicapped and struggle with it everyday. Bruce Breiholz. <REDACTED>

Sent from my iPhone

---------- Forwarded message ---------
From: **David Jackson** <REDACTED>
Date: Fri, Mar 27, 2026 at 11:58 AM
Subject: Front entry walk replacement
To: sgorman@ci.carmel.ca.us <sgorman@ci.carmel.ca.us>, <REDACTED> <REDACTED>

Hi Shelby,

I hope you're doing well! I wanted to touch base regarding Bob and Patti Polito's request to finish the repaving of their front entry. I feel they should be allowed to continue, so could we please allow them to move forward with completing the work? I appreciate your help in keeping things on track for them. I live directly across the street and the finished product will be great.

Thanks so much for your attention to this!

Best,

David Jackson

April 1, 2026

To: Planning Commissioners
Carmel by the Sea

Re: 7 SW of 9th on Monte Verde

Commissioners:

I apologize for the woefully inadequate information provided in my appeal application.
All this began last October, but I did not receive the formal denial until February 11th. With a 10 day window to file an appeal and getting ready to leave on a two week trip, my submittal was rushed and abbreviated. I hope this letter provides clearer context for the hearing April 8th.

My wife and I have owned this property for approximately 30 years. Over time the front entry walk (brick) and courtyard (decomposed granite) had deteriorated significantly. Concerned about safety, particularly given our age and balance issues, we hired a landscaping contractor to replace these surfaces with sand set pavers identical to those in our recently replaced driveway.

Work began last October with the crew doing the demo and site prep on a Friday and completion expected early the following week. Instead, someone from the Town showed up with a "Stop Work" notice pending issuance of a permit. I was surprised on multiple fronts:

a) that Carmel required a permit for what I considered a basic landscaping project with no structural or hardscape elements (concrete, masonry, asphalt, decking, etc);
b) that the contractor, who does a lot of work in Carmel, did not know Carmel required a permit. He subsequently informed me had done many such projects on the peninsula, including several in Carmel, and had <u>never</u> been required to get a permit. Obviously the Carmel projects weren't on Monte Verde near City Hall where the building department people see everything that's going on.

At any rate, I promptly applied for the necessary permit, only to learn it would be denied based on our existing "site coverage." Even when we reduced the project from a 200 square foot courtyard and walkway to just a 42 square foot walkway it was still denied.

**We respectfully ask you to consider the following key points:**

***A Basic Safety Necessity**
A stable, all weather path to the primary entrance is essential. For two residents nearing 80, the absence of such creates a real and unnecessary risk.

***Reduced, Not Increased Impact**
Our proposal replaces deteriorated non-permeable materials with a permeable surface and **reduces** total site coverage by 150 square feet. Denying a project that improves **both** safety and environmental concerns serves no reasonable purpose.

***The Property Is Not Overbuilt**
The building footprint added to the existing site coverage will total less than 2000 square feet – well below the 2356 maximum allowed on a 4000 square foot lot.

***Functional Constraints**
Due to the steep front to back nature of the lot, the house was constructed vertically, with multiple floor levels, five points of egress, and the stairs, landings and walkways to service them. Most of them would need to be removed to achieve compliance, which would render the property not just unsafe, but totally non-functional.

***Compliance Is Effectively Unattainable**
Even if we could remove all the existing hardscape (which I presume egress requirements and fire codes would not allow) the property would still be non-compliant due to a second story deck and the large eaves over much of the subject area.

***Inconsistent Application of the Code**
With recent permitted work on our property—driveway and water line replacement—site coverage was never mentioned. Staff tells me the "interpretation" of the code has changed. Arbitrary changes in code enforcement lead to unfair treatment of property owners based on "when" rather than "what" is being done. Some flexibility is needed in such situations.

**Our Request:**
The safety and convenience of a walkway to the main entrance of one's home is not a luxury, but a necessity. Please grant us the necessary variance to allow a modest 42 square foot paver walkway to our front door. This project restores safe access, reduces overall site coverage, and will have zero negative effects on the neighbors or the Town.

We will be available at your convenience for a site visit on the 7th or 8th. Before then if you have any questions or helpful suggestions please contact us.

Respectfully submitted.

Bob and Patti Polito
7 SW of 9th on Monte Verde in Carmel
<REDACTED>
<REDACTED>
<REDACTED>

PS. One last point for future consideration. I have walked several friends' properties since this began, and last week viewed a couple dozen more while delivering the Public Notice to my neighbors. I have yet to find a property that complies with the site coverage requirements as presently written. An ordinance that finds most of the Town's residences noncompliant is probably an ordinance that needs review.

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

**April 8, 2026**
**PUBLIC HEARINGS**

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

**SUBJECT:** **DS 25162 (5855 Junipero LLC):** Consideration of a Final Design Study, DS 25162 (5855 Junipero LLC), and Coastal Development Permit for a 148-square-foot addition, a new 264-square-foot garage, and associated site improvements to an existing single-story single-family residence located at 5855 Junipero Avenue in the Single-Family Residential (R-1) District. APN: 010-073-004-000

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

| | | | |
|---|---|---|---|
| **Application:** | DS 25162 (5855 Junipero LLC) | **Applicant:** | John Moore |
| **APN:** | 010-073-004-000 | **Owner:** | 5855 Junipero LLC (Sheila Robinson) |
| **Block & Lot:** | Block 128 and Lot 1 | | |
| **Location:** | 5855 Junipero Ave | | |

## Recommendation:

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

A. Finding the project qualifies as a Class 1 categorical exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions contained in Section 15300.2 apply in this case; and
B. Approving a Coastal Development permit for the 148 square-foot addition, 50 square foot covered entry, and 252 square foot garage with associated site improvements to a single-family residence; and
C. Approving the Final Design Study DS 25162 (5855 Junipero LLC), for a 148 square-foot addition, 50 square foot covered entry, and 252 square foot garage with associated site improvements to an existing single-story residence for the

property located at 5855 Junipero Ave in the Single-Family Residential (R-1) Zoning District Archeological Overlay Zone. APN: 010-073-004-000.

## Summary, Background, and Project Description:

**EXECUTIVE SUMMARY**

The applicant is proposing to remodel an existing single-family residence, constructing a 148 square-foot addition, 50 square foot covered entry, and 252 square foot garage with associated site improvements on a 4,000-square-foot lot.

On October 8, 2025, the Design Concept for the project was approved by the Planning Commission. Conditions of approval regarding siding were incorporated to address the Commission's concerns of human scale and privacy screening.

The applicant addressed these concerns in their resubmittal, and the project is now scheduled for consideration of Final Details.

**BACKGROUND AND PROJECT DESCRIPTION**

The 1,298-square-foot single-story home was constructed in 1949 by Thomas S. Elston. The property was reviewed for historical significance in 2025 and found ineligible for the Carmel Historical Inventory. The historic evaluation stated, "[T]he Anthony Klepich House is a modest residence that exhibits features from two stylistic traditions, the Ranch style and the Postwar Modern style." The property was determined to be ineligible for the historic inventory because it does not represent a good example of either style of architecture, and it is not associated with any significant events or people. This determination remains in effect for 5 years and will expire in 2030.

The project is for a remodel of the existing home and construction of a new single-story addition, detached garage, and covered entry as well as change the pitch of the roof. In addition, the replacement of windows, doors, exterior siding, roof material, and site coverage is proposed. The data table on the title page of the project plans states that the property would have a floor area of 1,664 square feet, inclusive of a 252 garage, and 554 square feet of site coverage.

New windows and doors are proposed to be aluminum-clad wood with divided lite grids. The vertical wood siding would be changed to horizontal burnt hickory-stained wood siding. The garage and the existing stucco portion of the home is proposed to be stucco. The roofing would be Certainteed Presidential TL Composite Shingles in the Autumn Blend color way.

During the Preliminary Site Assessment, nine trees were found on or immediately adjacent to the property, seven were determined to be significant and two were determined not to be significant. The applicant is proposing to remove one of the trees designated not significant. No additional trees are currently required to be planted.

At the time of writing this report, no neighbors have expressed any concerns about the proposed project.

## Staff Analysis:

The following is an analysis of the project's consistency with the Residential Design Guidelines.

*Previous Hearing:* The following items were discussed at the November 12, 2025, Planning Commission hearing. Conditions of approval of the Design Concept have been incorporated and implemented to address these concerns.

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

Staff Analysis:
The project failed to meet the volume requirements twice but with minor revisions to plate height and floor area, the project is now compliant. The required volume study was completed February 24, 2026. The allowed volume for the site is 21,600 cubic feet. The proposed volume for the site is 21,343.81 cubic feet. The project as proposed meets volume requirements.

2. **Preliminary Grading and Drainage.** Prior to Final Details Review, the applicant shall provide a preliminary drainage and grading plan for staff to review.

Staff Analysis:
The required grading and drainage plan has been added to the plans and aligns with the project plans as a whole.

3. **Siding.** Prior to Final Details Review, the applicant shall update the proposed siding to be consistent throughout the structure.

Staff Analysis:
The applicant removed the proposed vertical wood siding. The applicant is proposing horizontal wood siding and stucco following the direction from the Planning

Commission. This condition has been addressed.

***Finish Details:***
Staff Analysis: The project includes retention of the stucco portions of the home and use stucco siding for the proposed garage, which would be painted Accessible Beige by Sherwin-Williams. The new siding for the addition and the façade of the building is proposed as horizontal wood with a Cabot Stain Burnt Hickory stain. The doors and windows would be Loewen clad wood with divisions with the Riverbed finish. A composite shingle roof, Certainteed Presidential TL in the Autumn Blend color, is proposed. The proposed materials for finishing details are all muted earth tones that meet all applicable design guidelines and zoning standards.

***Site Coverage*:** Land Use Plan (LUP) Policy P1-49 states that site coverage shall not exceed 45% and Carmel-by-the-Sea Municipal Code (CMC) Section 17.10.030.C (Site Coverage) limits impermeable site coverage to 22% of the base floor area allowed for the site. On a 4,000-square-foot lot, the allowed base floor area is 1,800 square feet, and the amount of site coverage permitted is 396 square feet. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor areas, ponds, hot tubs, and swimming pools.

If at least 50% of the property's site coverage is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, may be allowed for use in a single driveway of up to nine feet in width. Permeable and semi-permeable materials include gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Staff Analysis:
396 square feet of site coverage is allowed on a 4,000 square foot lot. The site is allowed 556 square feet of site coverage if over half of the coverage is semi-permeable or fully permeable. The project includes a total of 554 square feet of site coverage, 414 square feet would be permeable pavers, qualifying the site for the permeable bonus. The project as proposed meets the site coverage requirement outlined in the CMC Section 17.10.030.C.

***Right-of-Way Character:*** Both LUP Policy P1-43 and Section 1.5-1.7 of the Residential Design Guidelines encourages maintaining the forest character of the right-of-way by using natural materials for street parking, maintaining informal, natural vegetation, and maintaining trees. Section 2.0 of the Residential Design Guideline's objectives further encourage properties and development to maintain the meandering character of streets, the rustic street drainage, and to maintain the existing street widths. Section 10.2-10.4 of the Residential Design Guidelines encourages the use of green, native plant species that continue the feel of the forest character of Carmel.

Staff Analysis:
The project would result in bringing the public right-of-way into compliance at the

subject site. Currently, there is a fence encroaching into the right-of-way in addition to gravel and bushes that appear as informal hedges. The project includes removal of the fence encroaching in the right of way and construction of the garage within the front setback. This requires that 50 percent of the adjacent right-of-way be landscaped, there be no impact to trees, and that neighborhood character, vehicle and pedestrian safety be maintained. Planting of native bushes and ground cover in over 50 percent of the right of way is proposed. The garage would match the neighborhood and would not create any safety concerns. The project complies with all Design Guidelines and Carmel Municipal Code standards.

***Skylights:*** The project includes three skylights, which appear to be visible from the right-of-way. Final Details Design Guideline 9.14 states that skylights should not be visually prominent from the street or from neighboring windows. So far, no neighbors have expressed concerns about the skylights. If the Planning Commission finds the skylights would be visually prominent from the right-of-way, a condition of approval should be incorporated requiring relocation of some or all of the skylights to the rear-facing portion of the structure. The rear neighbor is located down a hill and will not be impacted by the proposed skylight.

***Chimney:*** Section 9.15 of the Residential Design Guidelines encourages chimneys that integrate into the building, are an appropriate size, and avoid blocking views.

Staff Analysis: The project includes demolition the existing chimney with no replacement. Therefore, the chimney design guidelines and standards are not applicable.

***Landscaping:*** Section 10.2-10.4 of the Residential Design Guidelines encourages the use of green, native plant species that continue the feel of the forest character of Carmel.

Staff Analysis: The applicant provided a landscape plan (L.1) and landscape lighting plan (L.2) in the project plans. Permeable pavers, mulch, and informal native plantings are proposed throughout the property. The proposed garden lighting complies with the Carmel Municipal Code lighting standards regarding brightness, height, and spacing. The project complies with all applicable design guidelines and sections of the Carmel Municipal Code.

***Environmental Review:*** The project qualifies for a categorical exemption under CEQA Guidelines Section 15301 – Existing Facilities. This Class 1 exemption consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project consists of a 148 square-foot addition, 50 square foot covered entry, and 252 square foot garage with associated site improvements to an existing single-story residence, which meets this exemption. None of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2 apply in this case.

There is no potential for the project to result in a cumulative impact and there are no unusual circumstances or historical resources present. The project is a permitted use for the site's designated residential zoning district and due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects or historic resources. The project will not result in an cumulative impact because there have not be successive projects of the same type in the same location. There are no other similar projects proposed for the subject site. The project will not result in any impacts to scenic highways or scenic resources. The project is for the demolition and reconstruction of a single-family home that has been determined not to be historic. No significant trees or resources are proposed to demolished as part of the proposed work. The subject site will not have any effect on a hazardous waste site and is not a site listed pursuant to Section 65962.5 of the Government Code.

## Other Project Components:

## Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Project Plans

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

**PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE 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 FINAL DESIGN STUDY AND COASTAL DEVELOPMENT PERMIT FOR THE REMODEL OF A ONE-STORY SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A 148 SQUARE FOOT ADDITION, A 50 SQUARE FOOT COVERED ENTRY, AND A 252 SQUARE FOOT DETACHED GARAGE. THE PROJECT INCLUDES REPLACING THE EXISTING FLAT TAR AND GRAVEL ROOF WITH A GABLE COMPOSITE SHINGLE ROOF AND ASSOCIATED SITE IMPROVEMENTS LOCATED AT 5855 JUNIPERO AVE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT ARCHEOLOGICAL OVERLAY ZONE, APN 010-073-004-000.**

WHEREAS, on June 30, 2025, John Moore ("Applicant") submitted an application on behalf of 5855 Junipero LLC (Sheila Robinson) ("Owners") requesting approval of Track 2 Design Study application DS 25162 (5855 Junipero LLC) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot site at 5855 Junipero Ave in the Single-Family Residential (R-1) Zoning District Archeological Overlay Zone; and

WHEREAS, the Applicant is requesting approval of the Final Design Study for a 148 square-foot addition, 50 square foot covered entry, and 252 square foot garage with associated site improvements to an existing single-story residence; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), construction of new dwellings is subject to a Track Two Design Review and may be approved by the Planning Commission if the project complies with the Zoning Ordinance and all applicable residential design guidelines; and

WHEREAS, in accordance with CMC Section 17.58.040.B (Residential Track Two Design Study), 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, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on October 8, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Design Concept for the project, including,

without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on October 8, 2025, the Planning Commission passed a Resolution (Resolution 2025-050-PC) approving the Concept design with Conditions; and

WHEREAS, CMC Section 17.58.040.B, Step Three: Final Details Review, requires the Planning Commission to take final action on the application after the applicant submits the final design plans for review consistent with the City's "Residential Design Guidelines: Final Details Review" and the findings required in CMC § **17.64.080**, Design Study Approval.; and

WHEREAS, on March 27, 2026, a notice of public hearing was published in the Carmel Pine Cone for the April 8, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 500-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before March 29, 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 April 3, 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 April 8, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the applicant proposes a 148 square-foot addition, 50 square foot covered

entry, and 252 square foot garage with associated site improvements. Therefore, pursuant to CEQA regulations, the project qualifies as categorically exempt under CEQA Guidelines Section 15301 (Existing Facilities) and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the cumulative impact, unusual circumstances and historical resources exceptions do not apply due to the fact the project is a permitted use within the site's designated residential zoning district and due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects or historic resources. The project will not result in an cumulative impact because there have not be successive projects of the same type in the same location. There are no other similar projects proposed for the subject site. The project will not result in any impacts to scenic highways or scenic resources. The project is for the demolition and reconstruction of a single-family home that has been determined not to be historic. No significant trees or resources are proposed to demolished as part of the proposed work. The subject site will not have any effect on a hazardous waste site and is not a site listed pursuant to Section 65962.5 of the Government Code; 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 **Final Design Study**:

| **FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)**<br>For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, 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.B – Final Details Phase Approval Findings** | **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 | ✓ | |

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| public right-of-way. The design will reinforce a sense of visual continuity along the street. | | |
| **LUP Policy P1-45** | **YES** | **NO** |
| 1. 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. | ✓ | |
| 2. Mass of the building relates to the context of other homes in the vicinity | ✓ | |
| 3. 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. | ✓ | |

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-By-the-Sea does hereby make the following findings and determinations regarding the Coastal Development Permit:

| **FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS**<br>For each of the required findings listed below, the staff has indicated whether the proposed project or the addition of conditions supports the adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
|---|---|---|
| **CMC 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). | ✓ | |

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies as a Class 1 categorical exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions contained in Section 15300.2 apply in this case, and **APPROVE** the Final Design Study and Coastal Development Permit DS 25162 (5855 Junipero LLC) for a 148 square-foot addition, 50 square foot covered entry, and 252 square foot garage with associated site improvements to an existing single-story residence for the property located at 5855 Junipero Ave in the Single-Family Residential (R-1) District and Archeological Overlay Zone. APN: 010-073-004-000. Approval of the Final Design Study and Coastal Development Permit is subject to the following Recommendations/Draft Conditions:

| CONDITIONS OF APPROVAL | |
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| **No.** | **Standard Conditions** |
| 1. | **Authorization.** The approval of Design Study DS 25162 (5855 Junipero LLC) and coastal development permit for a 148 square-foot addition, 50 square foot covered entry, and 252 square foot garage with associated site improvements to an existing single-story residence for the property located at 5855 Junipero Ave in the Single-Family Residential (R-1) District and Archeological Overlay Zone. APN: 010-073-004-000. The approved work is depicted in the plans prepared by Moore Design Inc. as approved by City of Carmel-by-the-Sea Planning Commission on April 8, 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. 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.** A State licensed surveyor shall survey and certify the following in writing:<br>• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;<br>• 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.<br>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. |

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| 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. | **Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location. |
| 8. | **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). |
| 9. | **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. |
| 10. | **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. |
| 11. | **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.<br><br>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. |

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| | 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. |
| 12. | **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.<br><br>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.<br><br>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. |
| 13. | **Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize 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. |
| 14. | **Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above. |
| 15. | **Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved windows and doors. |
| 16. | **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 |

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| | 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. |
| 17. | **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. |
| 18. | **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. |
| 19. | **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. |
| 20. | **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. |
| 21. | **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) |

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| 22. | **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** |
| 23. | **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. 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. |
| 24. | **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. |
| 25. | **Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.<br>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.<br>• Excavation within 6 feet of a tree trunk is not permitted.<br>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.<br>• Per Municipal Code Section 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.<br>• 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.<br>• 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 |

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| | 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.<br>• 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.<br>• 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. |
| 26. | **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** | |
| 27. | **Drainage Plan.** Prior to the issuance of a building permit, 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. |
| 28. | **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. |
| 29. | **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. |
| 30. | **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 | |
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| 31. | **Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, 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 prior to the issuance of a building permit. |
| 32. | **Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts. |
| 33. | **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. |

| _____ | _____ | _____ |
|---|---|---|
| Property Owner Signature | Printed Name | Date |
| _____ | _____ | _____ |
| Applicant Signature | Printed Name | Date |

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of April, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

| APPROVED: | ATTEST: |
|---|---|
| _____ | _____ |
| Michael LePage | Shelby Gorman |

Chair

Planning Commission Secretary

## GENERAL CONDITIONS

1. Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.
2. Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.
3. Contractor shall be responsible to obtain and all necessary permits inspections, certificates, lien releases, final inspections, etc. Contractor to coordinate payment of permits with owner.
4. Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with owner prior to commencement of work as necessary.
5. Materials that are specified by their brand names establish standards of quality and performance. any request for substitution shall be submitted to Moore Design llc and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. All non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall submit a list of products and manufacturers being used for review by the designer prior to purchase or installation.
6. All construction work, architectural, mechanical, plumbing, electrical, etc., as may be required, shall conform to the latest edition of the California Building Code/ California Residential Code and the latest edition of all governing codes and regulations as adopted by the governing jurisdiction. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.
7. All dimensions on constructions drawings are face of stud (f.o.s.), face of cmu, unless otherwise noted to be the center line of mullion, partition, or column, etc.
8. All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or owner prior to any start of work.
9. All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.
10. All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.
11. The use of the word 'provide' in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.
12. The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.
13. The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.
14. The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside the job site.
15. The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.
16. All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshall, the safety orders of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
17. Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plans, shall be performed by contractor and included in his bid.
18. All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.
19. Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.
20. Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

## ABBREVIATIONS AND SYMBOLS

| | | | |
|---|---|---|---|
| APPROX. | APPROXIMATE | O.C. | ON CENTER |
| BLK. | BLOCK | O.D. | OUTSIDE DIAMETER |
| CLO. | CLOSET | PLYWD | PLYWOOD |
| CONC. | CONCRETE | REF | REFRIGERATOR |
| CONT. | CONTINUOUS | R.O. | ROUGH OPENING |
| DS | DOWNSPOUT | SHWR | SHOWER |
| DW | DISHWASHER | SIM | SIMILAR |
| (E) | EXISTING | SL | SKYLIGHT |
| F.O.C. | FACE OF CONCRETE | T&G | TONGUE AND GROOVE |
| F.O.S. | FACE OF STUD | T.O.P. | TOP OF PLATE |
| GALV. | GALVANIZED | TYP. | TYPICAL |
| GYP. | GYPSUM | U.O.N. | UNLESS OTHERWISE |
| G.W.B. | GYPSUM WALLBOARD | NOTED | |
| FLR | FLOOR | WP | WATERPROOF |
| HDWD | HARDWOOD | W/ | WITH |
| N.I.C. | NOT IN CONTRACT | W/O | WITHOUT |
| N.T.S. | NOT TO SCALE | W.I.C. | WALK IN CLOSET |

WALL LINE
NUMBERS VERTICAL
LETTERS HORIZONTAL

DOORS SYMBOL NUMBERS

WINDOW TYPE-NUMBERS

DETAIL NUMBER
SHEET WHERE DETAIL IS LOCATED

SHEET NOTE

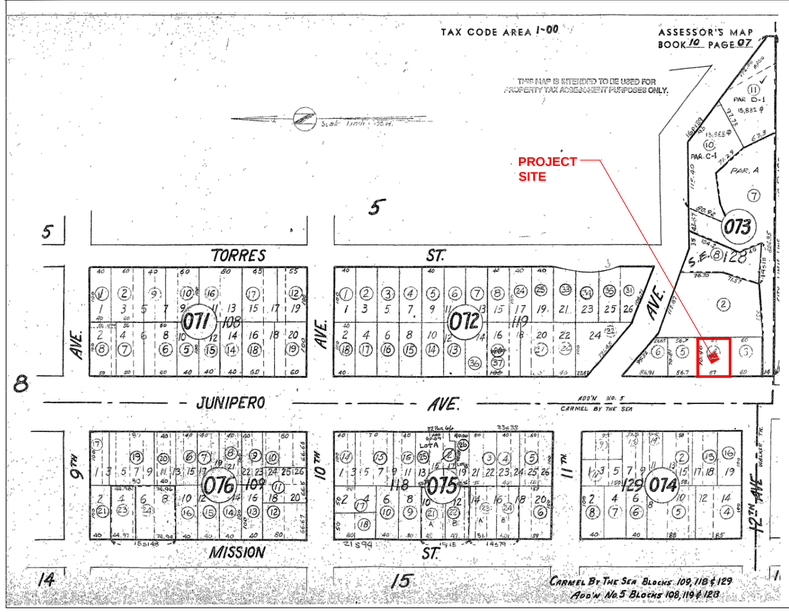
SECTION
SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN

ELEVATION
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS DRAWN

REVISIONS-NUMBERS
CLOUD AROUND REVISION OPTIONAL

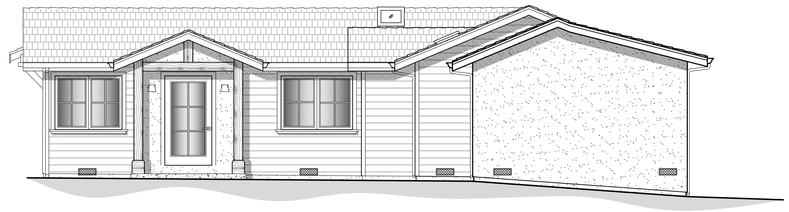
+8'-0" CEILING HEIGHT

## VICINITY MAP




# THE ADDITION AT 5855 JUNIPERO AVE

CARMEL, CA



## SHEET INDEX



| ARCHITECTURAL | |
|---|---|
| A0.1 | COVER SHEET |
| A1.0 | SURVEY |
| A1.1 | TREE SURVEY REPORT |
| A1.2 | SITE PLAN |
| C1 | COVER SHEET |
| C2 | TOPOGRAPHIC MAP |
| C3 | GRADING, DRAINAGE & UTILITY PLAN |
| C4 | EROSION & SEDIMENT CONTROL PLAN |
| C5 | CONSTRUCTION MANAGEMENT PLAN |
| A2.1 | FLOOR PLAN |
| A2.3 | ROOF PLAN & SECTIONS |
| A3.1 | SCHEDULES |
| A4.1 | EXTERIOR ELEVATIONS |
| A4.2 | STREETSCAPE ELEVATIONS & GARAGE ELEVATIONS |
| L.1 | LANDSCAPE PLAN |
| L.2 | LANDSCAPE LIGHTING PLAN |



## CONTRACTOR NOTES

1. Glu-lam certificates shall be copied to the building department.
2. At time of final inspection provide installation, operation and maintenance guides/manuals for all equipment and appliances including masonry veneer anchors, fireplace insert, and chimney flue acceptable to the enforcing agency shall be provided to the owner.
3. Contractor to provide two copies completed & signed of the CF2R-LTG-01-E form (where applicable) to the owner & field inspector prior to receiving the final.

## PROJECT DIRECTORY

| | |
|---|---|
| OWNER: | 5855 JUNIPERO LLC<br>P.O. BOX 6387<br>CARMEL,CA 93921<br>831-626-7100 |
| DESIGNER: | MOORE DESIGN INC.<br>CONTACT: JOHN MOORE<br>550 FIGUEROA STREET, SUITE B<br>MONTEREY, CA. 93940<br>OFFICE (831) 642-9732<br>CELL (831) 238-6868<br>EMAIL: john@mooredesign.org |
| GENERAL CONTRACTOR: | VINCE BRUNO CONSTRUCTION<br>CONTACT: VINCE BRUNO<br>725 LOTTIE STREET<br>MONTEREY, CA 93940<br>TEL (831) 595-3076<br>LIC. # 554042<br>vincebruno34@gmail.com |
| STRUCTURAL ENGINEER: | ESA DESIGN<br>CONTACT: EFREN ABARADO<br>43082 BRIGHTON COMMON<br>FREMONT, CA. 94538<br>TEL (510) 683-8914<br>FAX (510) 683-8941<br>EMAIL: efren@esastructural.com<br>Lic. # C 62568 |
| SURVEYOR: | LANDSET ENGINEERS, INC.<br>CONTACT: GUY GIRAUDO<br>520 CRAZY HORSE RD.<br>SALINAS, CA 93907<br>TEL (831) 443-6970<br>FAX (831) 443-3801<br>EMAIL: GGIRAUDO@LANDSETENG.COM |
| TITLE 24 CONSULTANT: | MONTEREY ENERGY GROUP<br>CONTACT: DAVID KNIGHT<br>26465 CARMEL RANCHO BLVD., SUITE 8<br>CARMEL, CA. 93923<br>TEL (831) 250-0314<br>EMAIL: cad@meg4.com |
| INTERIOR DESIGNER: | AMBIANCE INTERIORS<br>CONTACT: SHEILA ROBINSON<br>P.O. BOX 6387<br>CARMEL, CA. 93921<br>TEL (831) 626-7100<br>EMAIL: ambianceinteriors@SBCglobal.net |

## PROJECT INFORMATION

| | |
|---|---|
| PROJECT ADDRESS: | 5855 JUNIPERO AVE<br>CARMEL, CA 93923 |
| A.P.N. | 010-073-004 |
| PROJECT SCOPE: | MAIN FLOOR ADDITION (148 SF), NEW 1-CAR GARAGE (252 SF), NEW COVERED ENTRY (50 SF), NEW EXTERIOR DOORS & WINDOWS, NEW PAVER DRIVEWAY (90 SF), NEW PAVER WALKWAY (414 SF), REPLACE EXISTING FLAT ROOF WITH NEW SLOPING ROOF |
| PROJECT VALUATION: | $380,000 |
| RELATED PERMIT | PSA25002, DS 25162 |
| PROJECT CODE COMPLIANCE: | 2022 - Title 24, California Residential Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEnC), California Green Building Standards Code (CALGREEN), California Fire Code (CFC), Monterey Co. Code Local Amendments |
| ZONE: | R-1 |
| YEAR CONSTRUCTED: | 1949 |
| MAX BLDG. HT: | 15'-7" (18'-0" ALLOWED) |
| CONSTR. TYPE: | TYPE V-B |
| OCCUPANCY: | R-3 (RESIDENTIAL), U |
| FIRE SPRINKLERS | REQUIRED NFPA-13D - SEE CALCS ON A1.2 |
| WATER SYSTEM: | CAL AM |
| SEWER SYSTEM: | PUBLIC |
| TREE REMOVAL: | NONE |
| TOPOGRAPHY: | GENTLY SLOPING |
| GRADING: | FOOTINGS ONLY, LESS THAN 15 C.Y. |
| LOT SIZE: | 4,000 SF |

| FLOOR AREA CALCS: | ALLOWED = 1,800 SF | | | PROPOSED = 1,676 SF |
|---|---|---|---|---|
| | EXISTING | DEMO | NEW | TOTAL |
| RESIDENCE | 1,264 | 0 | 148 | 1,412 |
| SHED | 34 | -34 | 0 | 0 |
| GARAGE | 0 | 0 | 252 | 252 |
| TOTAL | 1,298 SF | -34 SF | 400 SF | 1,664 SF |
| BUILDING SITE COVERAGE | EXISTING | DEMO | NEW | PROPOSED |
| IMPERMEABLE / SEMI-PERMEABLE | | | | |
| PAVER WALKWAY | 551 | -551 | 414 | 414 SF |
| COVERED ENTRY | 0 | 0 | 50 | 50 SF |
| BRICK PATH | 36 | -36 | 0 | 0 SF |
| CONCRETE WALKWAY | 397 | -397 | 0 | 0 SF |
| GRAVEL WALKWAY | 206 | -206 | 0 | 0 SF |
| PAVER DRIVEWAY (9' WIDE) | 0 | 0 | 90 | 90 SF |
| TOTAL | 1,190 SF | -1,190 SF | 554 SF | 554 SF |
| PERMEABLE | | | | |
| WOOD CHIPS | 0 | 0 | 1,737 | 1,737 SF |
| DECK | 76 | -76 | 0 | 0 SF |
| TOTAL | 76 SF | -76 SF | 1,737 SF | 1,737 SF |
| BASE = 396 SF | | | ADDITIONAL ALLOWED = 160 SF | |
| TOTAL ALLOWED = 556 SF | | | PROPOSED = 554 SF | |
| EXISTING RESIDENCE HEIGHT = 14'-7" | | | | |
| PROPOSED RESIDENCE HEIGHT = 15'-7" - 18'-0" ALLOWED | | | | |
| FRONT SETBACK 15'-0" | | | | |
| SIDE SETBACK 9'-3" ON THE SOUTH SIDE, 5'-0" ON THE NORTH SIDE - 25% LOT WIDTH, MIN. 3' | | | | |
| REAR SETBACK 3'-0" | | | | |
| PLATE HEIGHTS - 8'-0" - SEE ELEVATIONS AND ROOF PLAN FOR LOCATIONS | | | | |

Additional Site Coverage for Driveways. If at least 50 percent of all site coverage on the property is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area may be allowed for use in a single driveway of up to nine feet in width.

PROJECT NAME:

ADDITION AT 5855 JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004


MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION
550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org


DRAWING RECORD

| DESCRIPTION | ISSUED |
|---|---|
| PLN SUBMIT | 6-2-2025 |
| PLN RE-SUBMIT | 6-24-2025 |
| PLN RE-SUBMIT | 8-26-2025 |
| PLN RE-SUBMIT | 11-11-2025 |
| VOLUME STUDY | 1-6-2026 |
| PLN RE-SUBMIT | 2-11-2026 |
| | |

PRINT DATE: 2/11/2026

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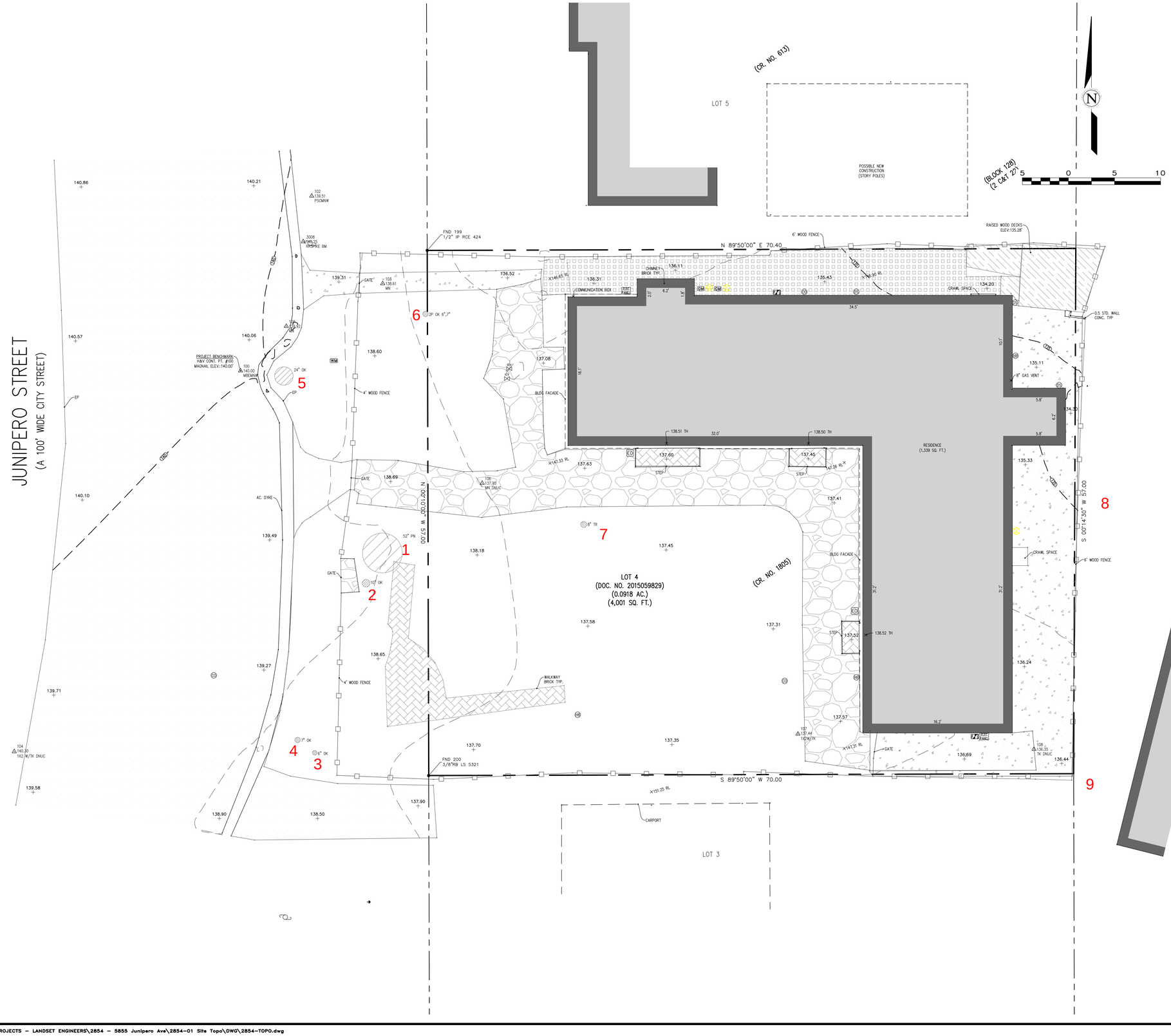
SHEET TITLE:

COVER SHEET / PROJECT INFO

SHEET NUMBER:

A0.1




## LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- BUILDING
- ASPHALT CONCRETE
- BRICK
- CONCRETE
- GRAVEL
- STONE/PAVERS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- 100.00 SPOT ELEVATION
- 100.00 RL RIDGELINE
- 100.00 FF FINISHED FLOOR
- 100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

## GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED 20' WESTERLY AND 13' SOUTHERLY FROM THE NORTHWESTERLY PROPERTY CORNER, ELEVATION IS 140.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/29/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

## ABBREVIATIONS:

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

APN: 010-073-004

# TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2015059829
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MS. SHEILA ROBINSON

**CONTACT INFORMATION:**

CLIENT:
MS. SHEILA ROBINSON
ATTN: JOHN MOORE
PO BOX 6387
CARMEL, CA 93921

SITE LOCATION:
5855 JUNIPERO AVENUE
CARMEL-BY-THE-SEA, CA 93921

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 12/16/24 | AL | RELEASED TO CLIENT |

SCALE: 1" = 5'
DATE: DEC 2024
JOB NO. 2854-01

SHEET 1
OF 1 SHEETS

APPROVED BY:
GUY R. GIRAUDO P.L.S. No. 8703

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

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, CA 93907
Office (831) 443-6070 Fax (831) 443-3801
www.landseteng.com

L:_PROJECTS - LANDSET ENGINEERS\2854 - 5855 Junipero Ave\2854-01 Site Topo\DWG\2854-TOPO.dwg

## Significant Tree Evaluation Worksheet

APN: 010-073-004-000
Street Location: 5855 Junipero Ave
Planner: Jake Olander
City Forester: Justin Ono
Property Owner: 5855 Junipero LLC
Recommended Tree Density: 3 upper, 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 | 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 | MP | CO | CO | CO | CO | CO | Aca | CO | CO | | | | | | |
| YES | x | x | x | x | x | x | | x | x | | | | | | |
| NO | | | | | | | x | | | | | | | | |

MP-Monterey pine Aca -- Acacia species 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 | 52 | 10 | 6 | 7 | 24 | 7 | | 20 | 20 | | | | | | |
| NO | | | | | | | 8 | | | | | | | | |

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 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 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 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 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 | 2 | 2 | 2 | 2 | 2 | 2 | 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 | 2 | 2 | 2 | 1 | 2 | 2 | 2 | 2 | | | | | | |

| | |
|---|---|
| **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 | 8 | 8 | 8 | 7 | 8 | 8 | 8 | 8 | | | | | | |

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 | x | x | 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 | x | x | | x | x | | | | | | |
| MOD SIGNIF | | | | | | | | | | | | | | | |
| NOT SIGNIF | x | | | | | | 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 | 10 | 8 | 8 | 8 | 10 | 8 | 6 | 8 | 8 | | | | | | |

**Required Tree Protection Zone**

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

PROJECT NAME:

ADDITION AT 5855 JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION
550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

| DESCRIPTION | ISSUED |
|---|---|
| PLN SUBMIT | 6-2-2025 |
| PLN RE-SUBMIT | 6-24-2025 |
| PLN RE-SUBMIT | 8-26-2025 |
| PLN RE-SUBMIT | 11-11-2025 |
| VOLUME STUDY | 1-6-2026 |
| PLN RE-SUBMIT | 2-11-2026 |
| | |

PRINT DATE: 2/11/2026

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SHEET TITLE:

TREE SURVEY REPORT

SHEET NUMBER:

A1.1

## FIRE SPRINKLER CALCULATIONS - REQUIRED

Section 102.1 Subsection 5 Monterey Fire Code Amendments of the 2022 California Fire Code

Existing structures Alterations and repairs. All new work performed in alterations and/or repairs to existing structures shall comply with the current provisions of this Chapter. When alterations and/or repairs result in the removal, alteration, modification, replacement of fifty percent or more of the external walls of a building, or result in the removal, modification, replacement and/or repair of fifty percent or more of the existing internal structural and/or non-structural framework, independently or in combination thereof, within a five year period, the entire building shall be made to conform to the current provisions of this Chapter. The determination under this section of the requirement for upgrading any existing structure to full conformance with current provisions of this Chapter shall be at the sole discretion of the Fire Code Official.

COMMENTARY: This section is for all projects involving structural modifications. The following "formula" has been agreed upon by the Fire Districts Committee of the Monterey County Fire Prevention Officers Association:

| STEP | ACTION | L.F. |
|---|---|---|
| 1 | TOTAL LENGTH OF WALLS (INTERIOR & EXTERIOR) OF ORIGINAL EXISTING BUILDING | 319.0 |
| 2 | TOTAL LENGTH OF WALLS TO BE REPLACED/RELOCATED DURING THE REMODEL | 0.0 |
| 3 | TOTAL LENGTH OF WALLS TO BE PROPOSED TO BE REMOVED DURING THE REMODEL | 189.5 |
| 4 | TOTAL LENGTH OF WALLS OF NEW ADDITION (NOT ALREADY COUNTED IN STEPS 2 & 3) | 196.0 |
| 5 | ADD RESULTS OF STEPS 2, 3, & 4 | 385.5 |
| 6 | DIVIDE TOTAL OF STEP 5 BY TOTAL OF STEP 1 | 1.21 |
| 7 | IF STEP 6 EQUALS .5 (50%) OR MORE AUTOMATIC FIRE SPRINKLERS ARE REQUIRED FOR THIS PROJECT. Or if the cumulative total of the projects within the 5 year period is 50% or more automatic fire sprinklers are required for the project. | > 50% |

I attest that the measurements and calculations stated above for this project are true and correct.

Completed by:

John Moore — Representing Firm: Moore Design

Phone Number 831-642-9732 — E-mail: john@mooredesign.org

Signature

## SITE NOTES

1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the mounterey county health department.
2. All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off. when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.
3. No potable water may be used for compaction ordust control purposes in construction activities where there is a reasonbly available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.
4. The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
5. Provide non-removable backflow devices at all hosebibs.
6. Slope all grades away from the structure for a min 5% for 10'-0".
7. Contractor is to verify the location and height of the nearest upstream manhole cover. If the flood level rims are less then 2' above this elevation, the sewer system shall be protected with an approved sewer relief valve.

## TREE PROTECTION NOTES

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 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.

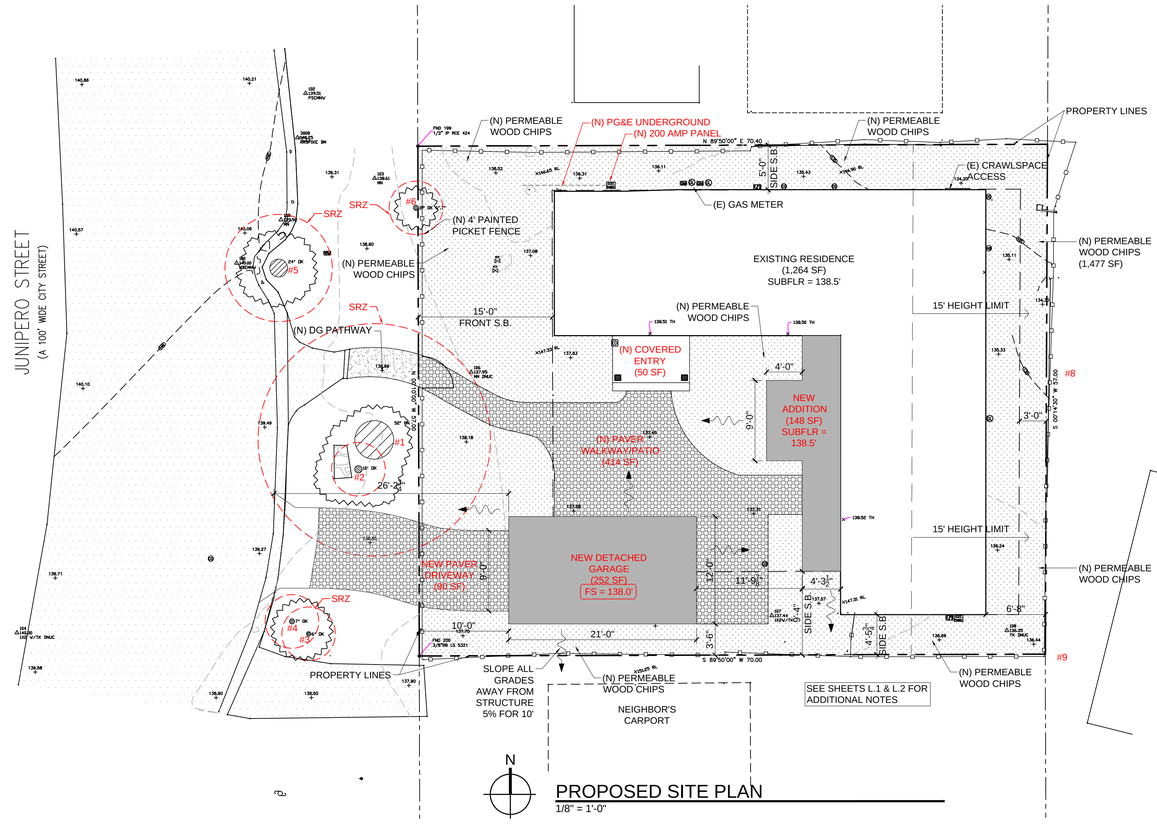
TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.




## EXISTING SITE PLAN

1/8" = 1'-0"

THE SITE PLAN INFORMATION IS FROM A SURVEY COMPLETED BY LANDSET ENGINEERS IN DECEMBER 2024, JOB #2854-01




## PROPOSED SITE PLAN

1/8" = 1'-0"

PROJECT NAME:

# ADDITION AT 5855 JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004


MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION
550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org


DRAWING RECORD

| DESCRIPTION | ISSUED |
|---|---|
| PLN SUBMIT | 6-2-2025 |
| PLN RE-SUBMIT | 6-24-2025 |
| PLN RE-SUBMIT | 8-26-2025 |
| PLN RE-SUBMIT | 11-11-2025 |
| VOLUME STUDY | 1-6-2026 |
| PLN RE-SUBMIT | 2-11-2026 |
| | |

PRINT DATE: 2/11/2026

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN


All ideas, designs, arrangements and plans indicated by this drawing are owned by, and the property of MOORE DESIGN Inc. The use of these plans and specifications is restricted to the original site for which they were prepared, and publication thereof is expressly limited to such use. Re-use, reproduction or publication by any method in whole or in part is prohibited. Title to the plans and specifications remains with MOORE DESIGN Inc., and visual contact with them constitutes prima facie evidence of the acceptance of the restrictions.

Drawings are not to be scaled. Written dimensions on these drawings shall have precedence over scale dimensions.

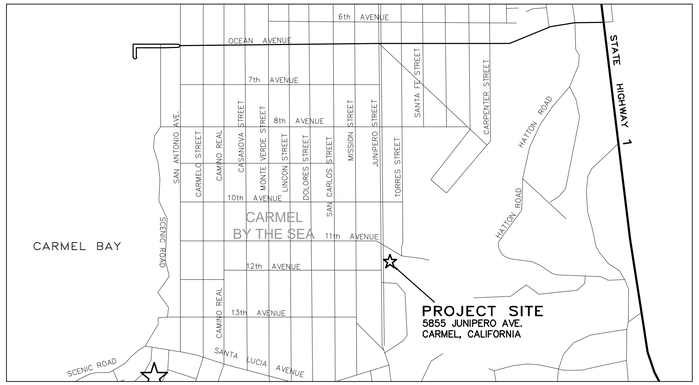

SHEET TITLE:

SITE PLAN

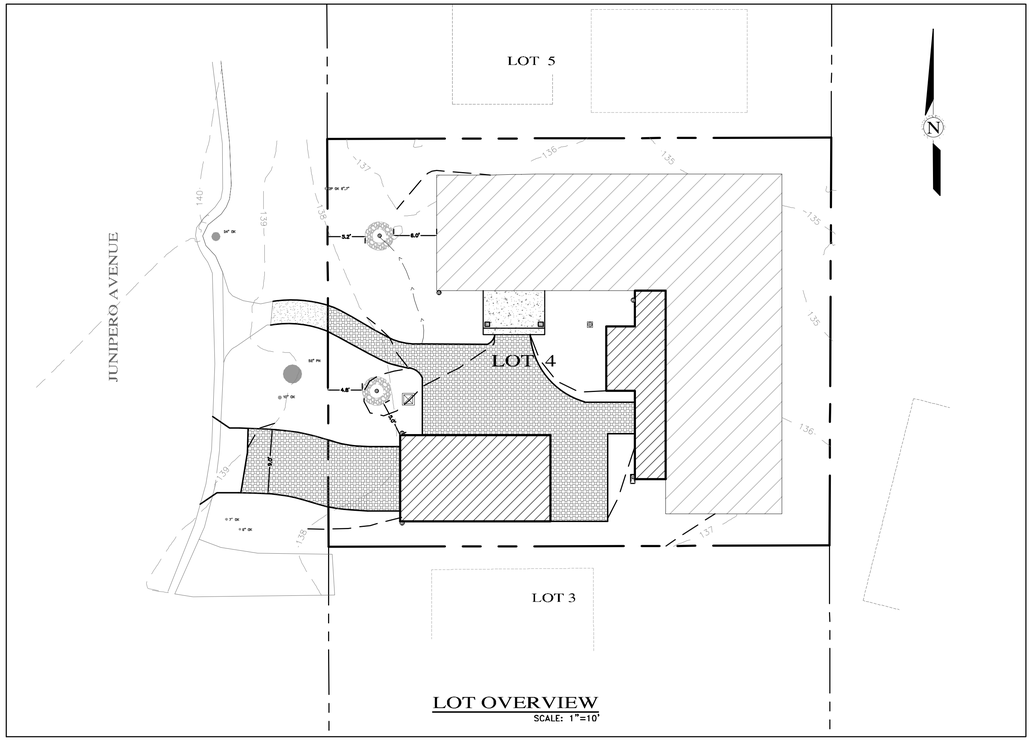
SHEET NUMBER:

A1.2

# GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
# 5855 JUNIPERO AVENUE RESIDENCE ADDITION
## APN: 010-073-004
### CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA




VICINITY MAP
NOT TO SCALE




## LEGEND:

NEW:

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- DRAINAGE SWALE FLOW LINE
- 137.82 SPOT ELEVATION
- ROOF DOWNSPOUT/SPLASH BLOCK
- PORTLAND CEMENT CONCRETE SURFACE
- PERVIOUS PAVERS
- DRAIN ROCK
- EXISTING MAIN FLOOR HOUSE FOOTPRINT
- MAIN FLOOR HOUSE FOOTPRINT ADDITION

## GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE ADDITION AT 5855 JUNIPERO AVENUE A1.2 PREPARED BY MOORE DESIGN INC, DATED 10/17/25, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC. ON DECEMBER 16, 2024.

2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/29/2024) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

## GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE CITY OF CARMEL-BY-THE-SEA GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.

2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.

4) THERE ARE APPROXIMATELY 15 C.Y. OF CUT AND 10 C.Y. OF FILL WITH AN EXPORT OF 5 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.

6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.

7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.

9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY OF CARMEL-BY-THE-SEA PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.

10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FOOT OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.

11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS WHICH OUTLET INTO LANDSCAPE AREAS AND/OR CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO CATCH BASIN AND DISCHARGED TO A FLO-WELL INFILTRATION SYSTEM. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.

12) STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF AREA DRAINS AND DRAINAGE SWALES OUTLETTING INTO A FLO-WELL INFILTRATION SYSTEM AS SHOWN ON THE SITE DRAINAGE PLAN.

13) SUBSURFACE DRAINAGE FOR RETAINING WALLS IF REQUIRED WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER.

14) THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. AREA DRAINS SHALL BE "NDS" PRODUCTS SPEE-D WITH SQUARE GRATE OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

15) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.

16) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.

17) ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.

18) NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF THE CITY OF CARMEL-BY-THE-SEA BUILDING SERVICES.

19) SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.

20) THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.

21) IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. THE CITY OF CARMEL-BY-THE-SEA PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

## STORM WATER CONTROL NOTES:

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

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

3) NEW PROJECT IMPERVIOUS AREA = 471 S.F.

4) PER SOG 17-07, THIS PROJECT IS AN EXEMPT DRAINAGE IMPROVEMENT PROJECT AND THERE IS NO PERMIT REQUIRED.
-IMPERVIOUS AREA LESS THAN 500 S.F.
-SITE SLOPE LESS THAN 7%
-SITE SOIL WELL-DRAINED (HYDROLOGIC SOIL GROUP "A").

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

### GEOTECHNICAL INSPECTION SCHEDULE

| Inspection item: | Who will conduct the inspection: | When the Inspection is to be completed: | Inspection completed by: | Date completed: |
|---|---|---|---|---|
| Site stripping and clearing | Soil's Engineer | Beginning of Project | | |
| Subexcavation, fill placement, and compaction | Soil's Engineer | Throughout grading operations | | |
| Foundation Excavations | Soil's Engineer | Prior to placement of forms and reinforcing steel | | |
| Surface and subsurface drainage improvements | Soil's Engineer | Prior to trench backfill | | |
| Utility trench compaction | Soil's Engineer | During backfill operations | | |
| Retaining wall backfill compaction | Soil's Engineer | During backfill operations | | |
| Baserock subgrade compaction | Soil's Engineer | Prior to pavement installation | | |

TOTAL LOT AREA = 4,000 SQ.FT.
NEW IMPERVIOUS AREA = 450 SQ.FT.
TOTAL AREA OF DISTURBANCE = 1,995 SQ.FT.

GRADING QUANTITIES:
CUT = 15 C.Y.
FILL = 10 C.Y.
NET = 5 C.Y. EXPORT

## INDEX TO SHEETS


| | |
|---|---|
| SHEET C1 | COVER SHEET |
| SHEET C2 | TOPOGRAPHIC MAP/EXISTING CONDITIONS |
| SHEET C3 | GRADING, DRAINAGE & UTILITY PLAN |
| SHEET C4 | EROSION & SEDIMENT CONTROL PLAN |
| SHEET C5 | CONSTRUCTION MANAGEMENT PLAN |


## ABBREVIATIONS:

| | |
|---|---|
| AB | AGGREGATE BASE |
| AC | ASPHALT CONCRETE |
| BLDG | BUILDING |
| BRDY | BOUNDARY |
| BOT | BOTTOM |
| CB | CATCH BASIN |
| CL C/L ℄ | CENTERLINE |
| CO | CLEAN OUT |
| DI | DRAIN INLET |
| DW | DRIVEWAY |
| ELEV EL | ELEVATION |
| EP | EDGE OF PAVEMENT |
| EX (E) | EXISTING |
| FC | FACE OF CURB |
| FD | FACE OF DIKE |
| FF | FINISHED FLOOR |
| FG | FINISHED GRADE |
| FDC | FIRE DEPARTMENT CONNECTION |
| FH | FIRE HYDRANT |
| FC F/C | FACE OF CURB |
| FL F/L ℄ | FLOW LINE |
| FP | FINISHED PAD |
| FW | FACE OF WALL |
| GB | GRADE BREAK |
| GR | GRATE |
| HDPE | HIGH DENSITY POLYETHELENE |
| HP | HIGH POINT |
| LF | LINEAR FEET |
| LP | LOW POINT |
| MAX | MAXIMUM |
| MIN | MINIMUM |
| (N) | NEW |
| NO. | NUMBER |
| NTS | NOT TO SCALE |
| O.C. | ON CENTER |
| PL P/L ℄ | PROPERTY LINE |
| PUE | PUBLIC UTILITIES EASEMENT |
| PVC | POLYVINYL CHLORIDE |
| R RAD | RADIUS |
| R/W | RIGHT OF WAY |
| R.C. | RELATIVE COMPACTION |
| RCP | REINFORCED CONCRETE PIPE |
| REL | RELATIVE |
| RET WALL | RETAINING WALL |
| S | SLOPE |
| SD | STORM DRAIN |
| SHO | SHOULDER |
| SS | SANITARY SEWER |
| SS LAT | SANITARY SEWER LATERAL |
| SSMH | SANITARY SEWER MANHOLE |
| STA | STATION |
| S/W | SIDEWALK |
| TC T/C | TOP OF CURB |
| TD | TOP OF DIKE |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UP | UTILITY POLE |
| W | WATER |
| WS | WATER SERVICE |


**CONTACT INFORMATION:**

PRIMARY: OWNER
5855 JUNIPERO LLC
P.O. BOX 6387
CARMEL, CA 93921

SECONDARY: ARCHITECT
MOORE DESIGN
ATTN: MR. JOHN MOORE
550 FIGUEROA STREET, SUITE B
MONTEREY, CA 93940
PH (831)642-9732

SITE LOCATION:
5855 JUNIPERO AVENUE
CARMEL, CA 93923


| No. | DATE | BY | REVISION |
|---|---|---|---|
| | | | |
| | | | |
| | 01/06/26 | AMS | SITE PLAN REVIEW |
| | 10/29/24 | AMS | RELEASED TO CLIENT |

APPROVED BY:
GUY R. GIRAUDO
Exp. 06-30-27
No. 56569
REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
CIVIL
STATE OF CALIFORNIA


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

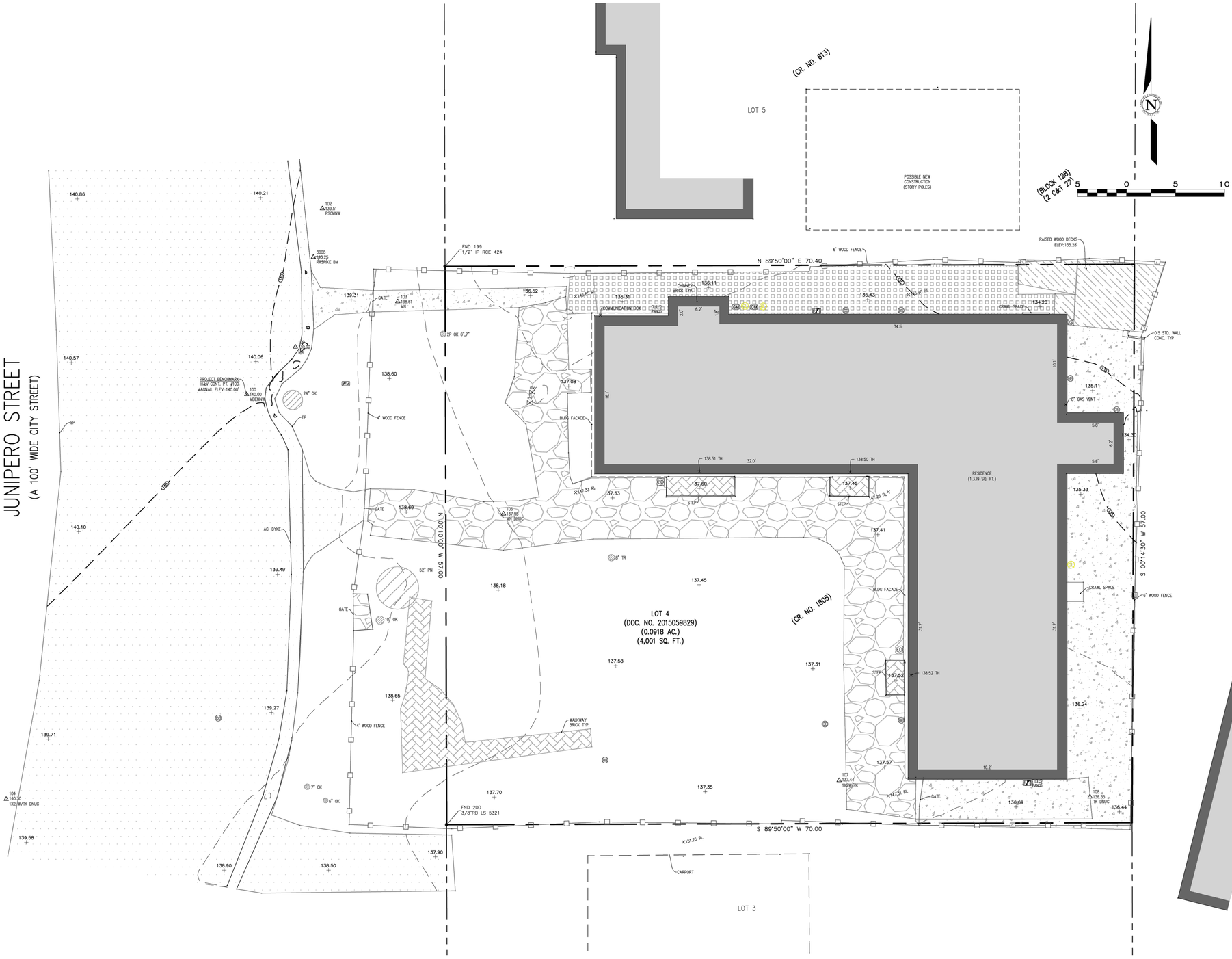

" COVER SHEET "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
5855 JUNIPERO AVENUE RESIDENCE ADDITION
A.P.N.: 010-073-004
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
5855 JUNIPERO LLC

SCALE: AS SHOWN
DATE: OCTOBER 2025
JOB NO. 2854-03

SHEET C1
OF 5 SHEETS

LSPROJ\2854-5855JUNIPERO\2854-CIVIL\DWG\2854-GDECP.DWG/24x36C1




## LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- BUILDING
- ASPHALT CONCRETE
- BRICK
- CONCRETE
- GRAVEL
- STONE/PAVERS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- SPOT ELEVATION
- RIDGELINE
- FINISHED FLOOR
- THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

## GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED 20' WESTERLY AND 13' SOUTHERLY FROM THE NORTHWESTERLY PROPERTY CORNER, ELEVATION IS 140.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (11/29/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

## ABBREVIATIONS:

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

APPROVED BY:

GUY R. GIRAUDO

PROFESSIONAL ENGINEER * REGISTERED * GUY R. GIRAUDO * No. 66569 * Exp. 08-30-27 * CIVIL * STATE OF CALIFORNIA

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

# GRADING, DRAINAGE & EROSION CONTROL PLAN

" TOPOGRAPHIC MAP/EXISTING CONDITIONS "

OF

5855 JUNIPERO AVENUE RESIDENCE ADDITION

A.P.N.: 010-073-004

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

FOR:

5855 JUNIPERO LLC

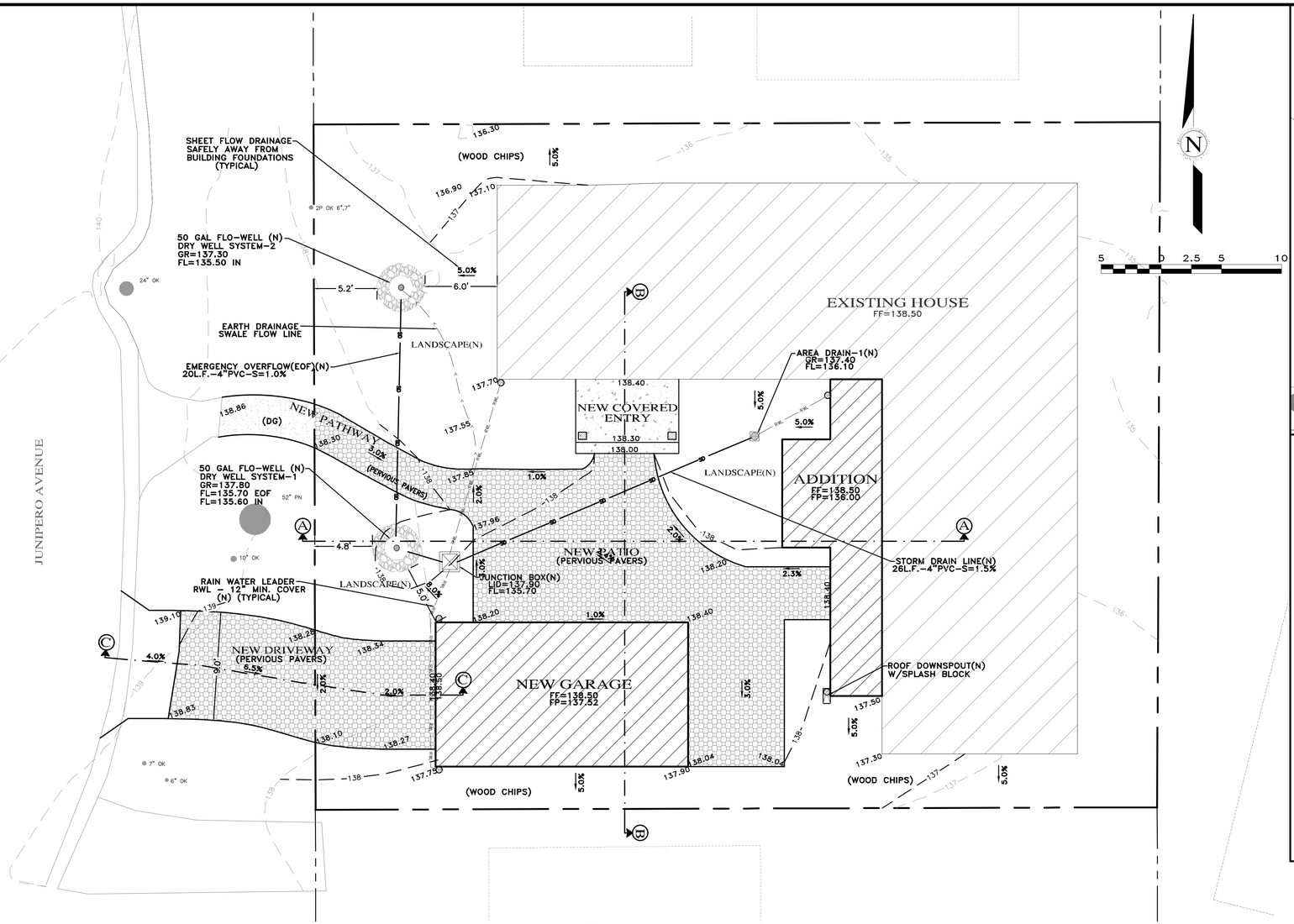
SCALE: 1"=5'
DATE: OCTOBER 2025
JOB NO. 2854-03

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 01/06/26 | AMS | SITE PLAN REVIEW |
| | 10/29/24 | AMS | RELEASED TO CLIENT |

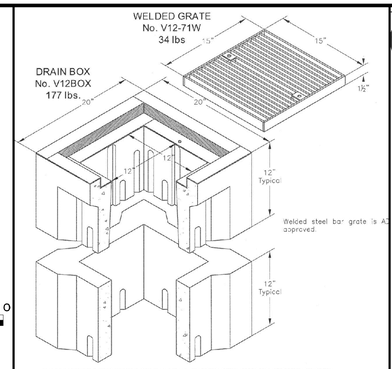
SHEET C2

OF 5 SHEETS

LSPROJ\2854-5855JUNIPERO\2854-CIVIL\DWG\2854-GDECP.DWG/24x36C2




PLAN
SCALE: 1"=5'



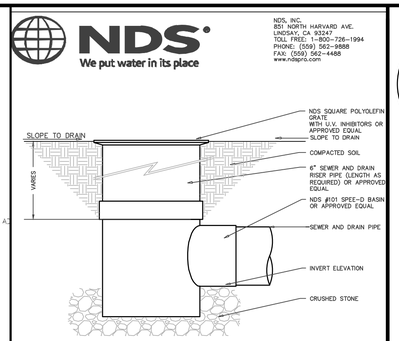

A high density reinforced concrete box with cast in galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.

| Order-ing Code | Item | Approx. Shipping Weight | Description |
|---|---|---|---|
| V12BOX | BOX | 177 | V12 Drain Box (12 x 12") H/20 Loading, bolt down interchangeable with Brooks #1212 Box- 12 per pallet |
| V12-71W | GRATE | 34 | Welded steel cross bars, H/20 loading, galvanized |
| V12X12 | EXTENSION | 120 | 12" Reinforced concrete- 12 per palet |

Oldcastle Precast Enclosure Solutions
MIDWEST/TEXCO/ROESEL,LLC/PHOENIX
Phone: (800) 486-7070 Fax: (800) 486-4804
Copyright 2009 Oldcastle Precast, Inc.

V12 DRAIN BOX
FILE NAME: V12_J100
ISSUE DATE: January, 2009

V12 DRAIN BOX
12" x 12"
Christy

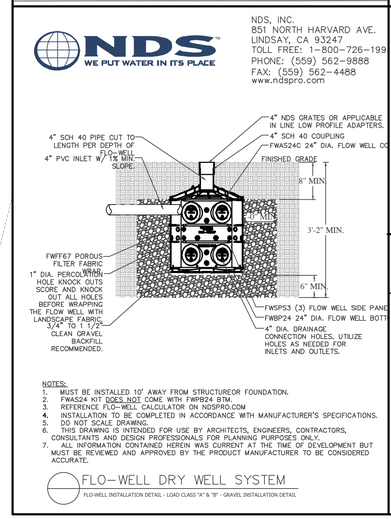



SECTION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

ROUND SPEE-D BASINS
SQUARE GRATE WITH SPEE-D BASIN

NDS
KEY COMPONENTS
www.ndspro.com




NOTES:
1. MUST BE INSTALLED 10' AWAY FROM STRUCTUREOR FOUNDATION.
2. FWAS24 KIT DOES NOT COME WITH FWPB24 BTM.
3. REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
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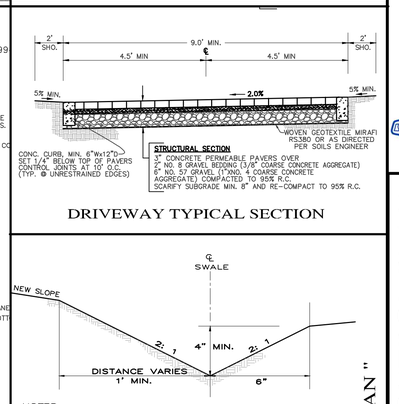
FLO-WELL DRY WELL SYSTEM
FLO-WELL INSTALLATION DETAIL - LOAD CLASS "A" & "B" - GRAVEL INSTALLATION DETAIL



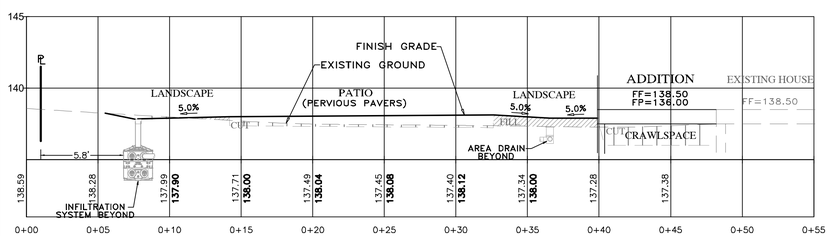

DRIVEWAY TYPICAL SECTION



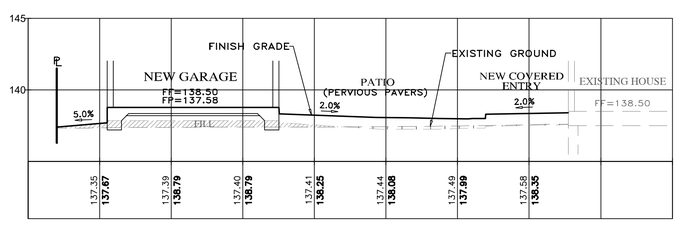

NOTES:
1) MINIMUM LONGITUDINAL SLOPE SHALL BE NOT LESS THAN 1.0%
2) THE SWALE SHALL BE REVEGETATED WITH A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
3) IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH FROM EXCESSIVE GROWTH AND/OR SILTATION.

EARTH DRAINAGE SWALE

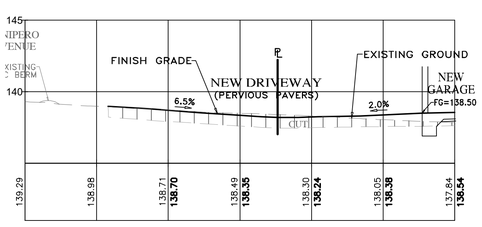
## STANDARD PLANS & CONSTRUCTION DETAILS
NOT TO SCALE




SECTION A-A




SECTION B-B




SECTION C-C

## GRADING SECTIONS
SCALE: 1"=5' H&V

APPROVED BY:
GUY R. GIRARDO

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

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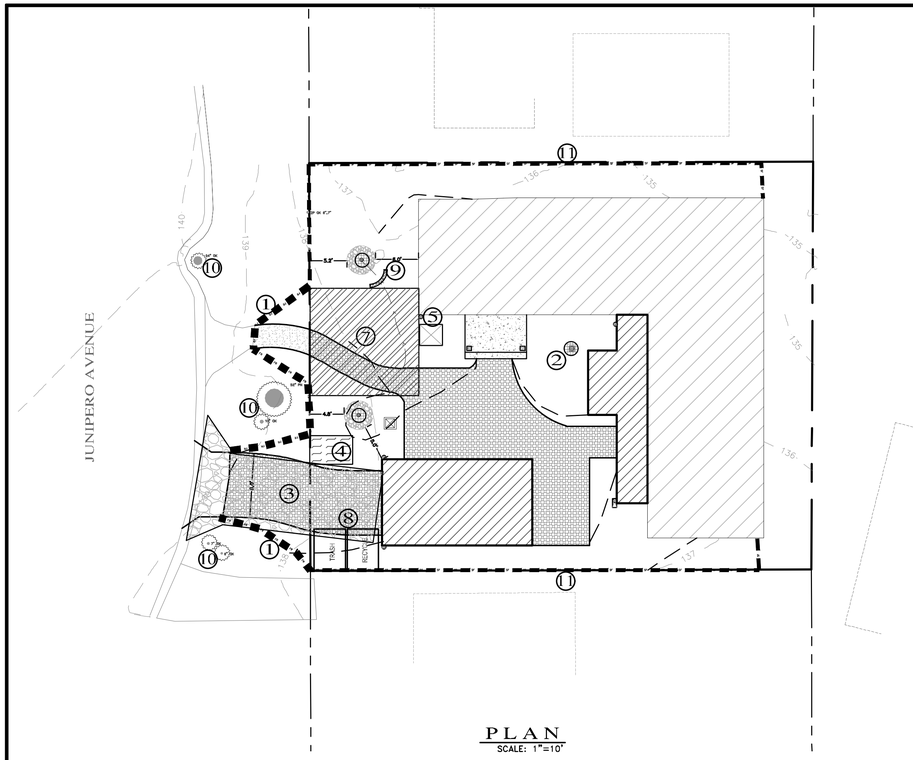
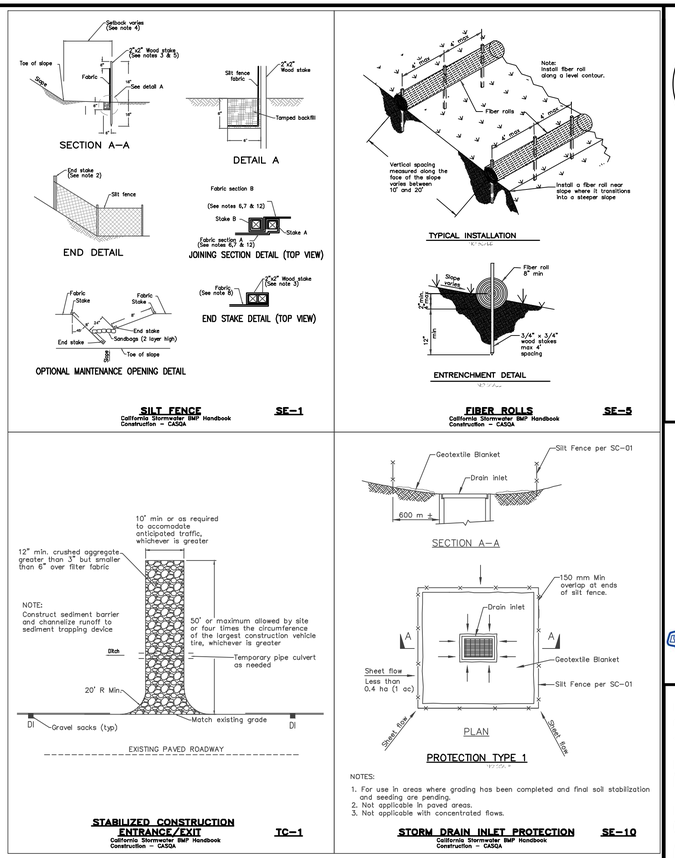



## EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.




**SILT FENCE** SE-1
California Stormwater BMP Handbook Construction - CASQA

**FIBER ROLLS** SE-5
California Stormwater BMP Handbook Construction - CASQA




**STABILIZED CONSTRUCTION ENTRANCE/EXIT** TC-1
California Stormwater BMP Handbook Construction - CASQA




**PROTECTION TYPE 1**

NOTES:
1. For use in areas where grading has been completed and final soil stabilization and seeding are pending.
2. Not applicable in paved areas.
3. Not applicable with concentrated flows.

**STORM DRAIN INLET PROTECTION** SE-10
California Stormwater BMP Handbook Construction - CASQA

## LEGEND:

① FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

② DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

③ STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

④ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

⑤ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE

⑥ STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

⑦ CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

⑧ TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

⑨ GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

⑩ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

⑪ SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

| VERIFICATION AND INSPECTION TASK | CONTINUOUS DURING TASK LISTED | PERIODICALLY DURING TASK LISTED |
|---|---|---|
| 1. Verify material below shallow foundations are adequate to achieve the design bearing capacity | -- | X |
| 2. Verify excavations are extended to proper depth and have reached proper material | -- | X |
| 3. Perform classification and testing of compacted fill materials | -- | X |
| 4. Verify use of proper materials, densities and lift sicknesses during placement and compaction of compacted fill. | X | -- |
| 5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly. | -- | X |

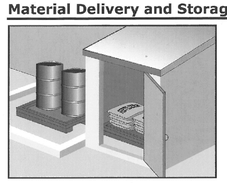
## CONSTRUCTION INSPECTION REQUIREMENTS

A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.

C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

### Material Delivery and Storage WM-1



Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category; ☒ Secondary Category

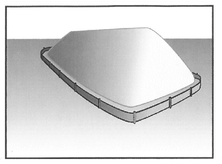
**Description and Purpose**
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

### Stockpile Management WM-3



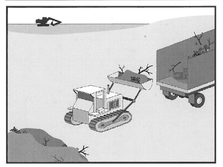
Categories: EC Erosion Control; SE Sediment Control ☑; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control ☑; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category; ☒ Secondary Category

**Description and Purpose**
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt mindez (so called "cold mix" asphalt), and pressure treated wood.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

### Solid Waste Management WM-5



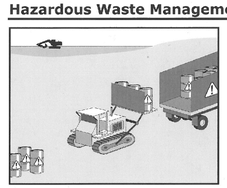
Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective; ☒ Secondary Objective

**Description and Purpose**
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

### Hazardous Waste Management WM-6



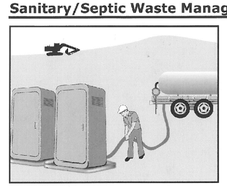
Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective; ☒ Secondary Objective

**Description and Purpose**
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals ☑; Bacteria ☑; Oil and Grease ☑; Organics ☑

Potential Alternatives: None

### Sanitary/Septic Waste Management WM-9



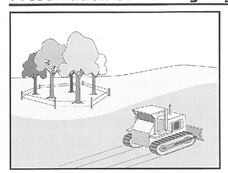
Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category; ☒ Secondary Category

**Description and Purpose**
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals; Bacteria ☑; Oil and Grease; Organics ☑

Potential Alternatives: None

### Preservation Of Existing Vegetation EC-2



Categories: EC Erosion Control ☑; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control
Legend: ☑ Primary Objective; ☒ Secondary Objective

**Description and Purpose**
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.

Targeted Constituents: Sediment ☑; Nutrients; Trash; Metals; Bacteria; Oil and Grease; Organics

Potential Alternatives: None

APPROVED BY: GUY R. GIRUDO

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

LANDSET ENGINEERS, INC.
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Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

# GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

# 5855 JUNIPERO AVENUE RESIDENCE ADDITION

A.P.N.: 010-073-004

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

FOR

5855 JUNIPERO LLC

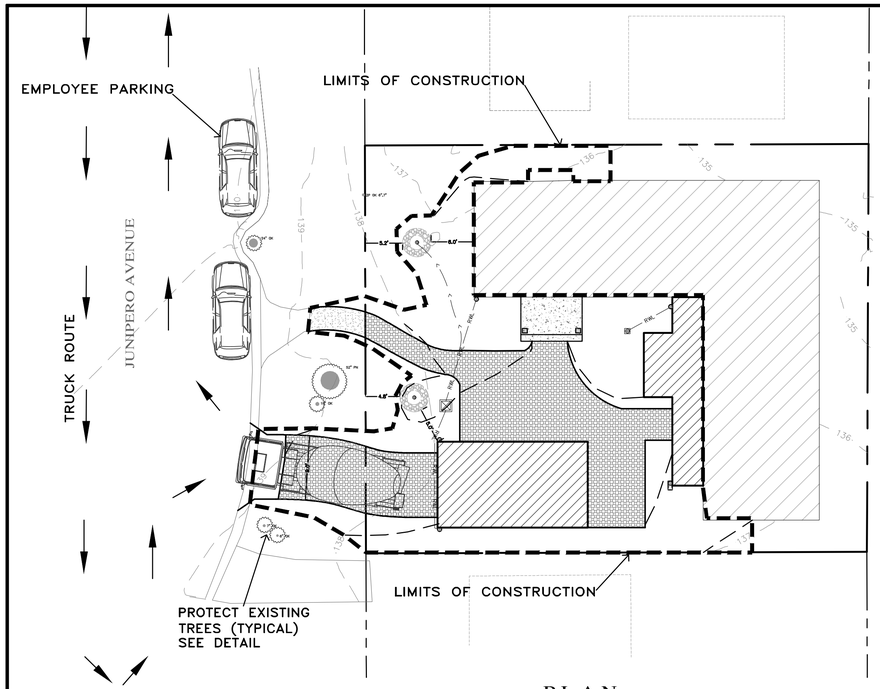
" EROSION & SEDIMENT CONTROL PLAN "

SCALE: AS SHOWN
DATE: OCTOBER 2025
JOB NO. 2854-03

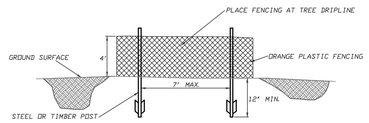
| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 01/06/26 | AMS | SITE PLAN REVIEW |
| | 10/29/24 | AMS | RELEASED TO CLIENT |

SHEET C4
OF 5 SHEETS

L:\PROJECTS\2854-5855JUNIPERO\2854-GPE.DWG\2854-GPE.DWG, 2/4/2026




PLAN
SCALE: 1"=10'




FENCING (ESA) DETAIL
Scale: NTS

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

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

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: PROPOSED PATHWAY AND PATIO AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW PERVIOUS PAVERS DRIVEWAY, PATIO AND LANDSCAPING.

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

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

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

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

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

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

TRUCK TRIP GENERATION CHART:

| CATEGORY | NO. OF TRUCK TRIPS | TOTAL DAYS |
|---|---|---|
| DEMOLITION/CLKEARING | 2 | 1 |
| GRADING & SOIL REMOVAL (EXPORT) | 1 | 1 |
| ENGINEERING MATERIALS (IMPORT) | 1 | 1 |
| TOTALS | 4 | 3 |

TRUCK TRIP GENERATION NOTES:

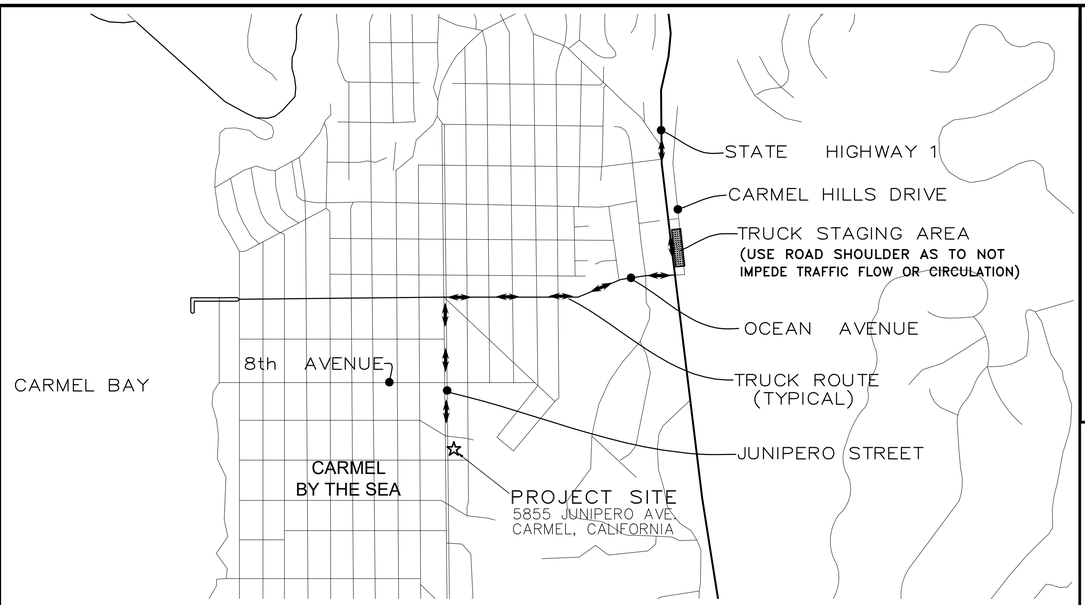
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 8 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 2 TRUCK LOADS PER DAY.
2. THERE ARE 5 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 5 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 20 & 50 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 17 NOVEMBER 2025, 5 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

Ⓐ CONSTRUCTION STAGING PLAN




Ⓑ NEIGHBORHOOD TRUCK ROUTING PLAN

Ⓒ OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 01/06/26 | AMS | SITE PLAN REVIEW |
| | 10/29/24 | AMS | RELEASED TO CLIENT |

APPROVED BY:
GUY R. GIRARDO

REGISTERED PROFESSIONAL ENGINEER * FINANCIALLY INTERESTED * GUY R. GIRARDO No. 56589 Exp. 06-30-27 * STATE OF CALIFORNIA

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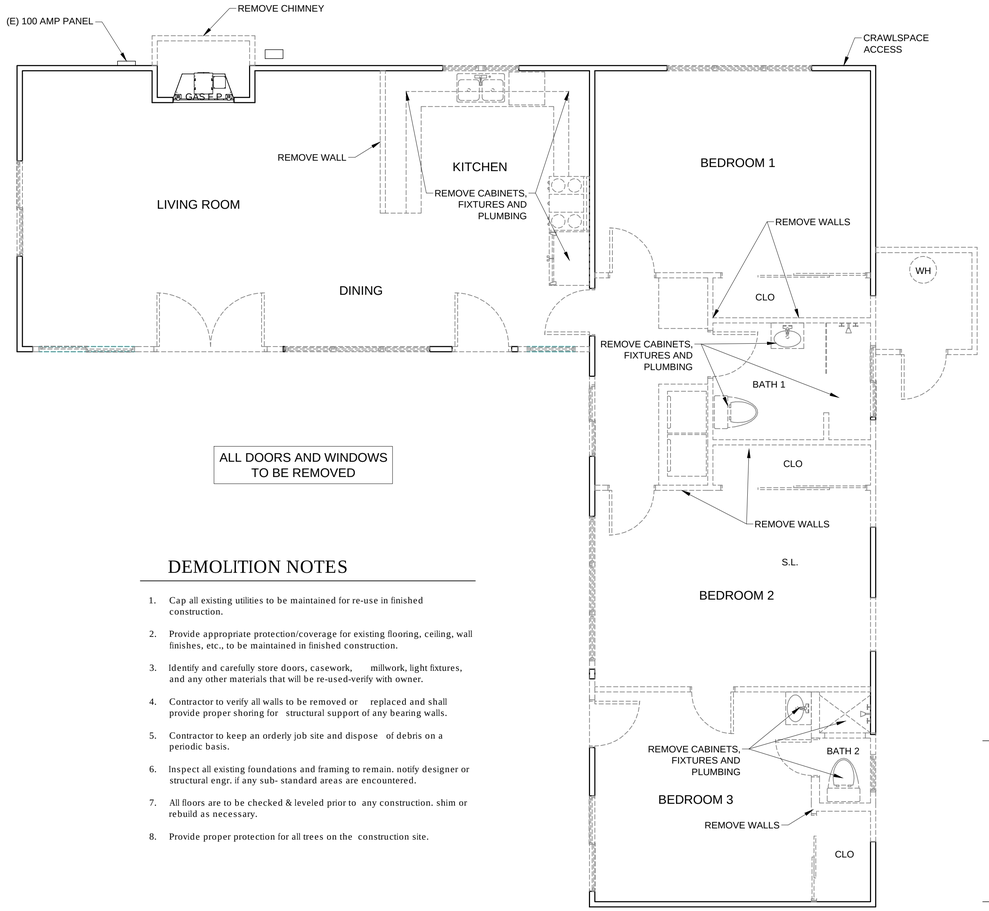
# GRADING, DRAINAGE & EROSION CONTROL PLAN
" CONSTRUCTION MANAGEMENT PLAN "
OF
5855 JUNIPERO AVENUE RESIDENCE ADDITION
A.P.N.: 010-073-004
CARMEL-BY-THE-SEA . MONTEREY COUNTY, CALIFORNIA
FOR
5855 JUNIPERO LLC

SCALE: AS SHOWN
DATE: OCTOBER 2025
JOB NO. 2854-03

SHEET C5
OF 5 SHEETS

L:\PROJ\2854-5855JUNIPERO\2854-CIVIL.DWG\2854-CUTFILL.DWG, 2/4/26




ALL DOORS AND WINDOWS TO BE REMOVED

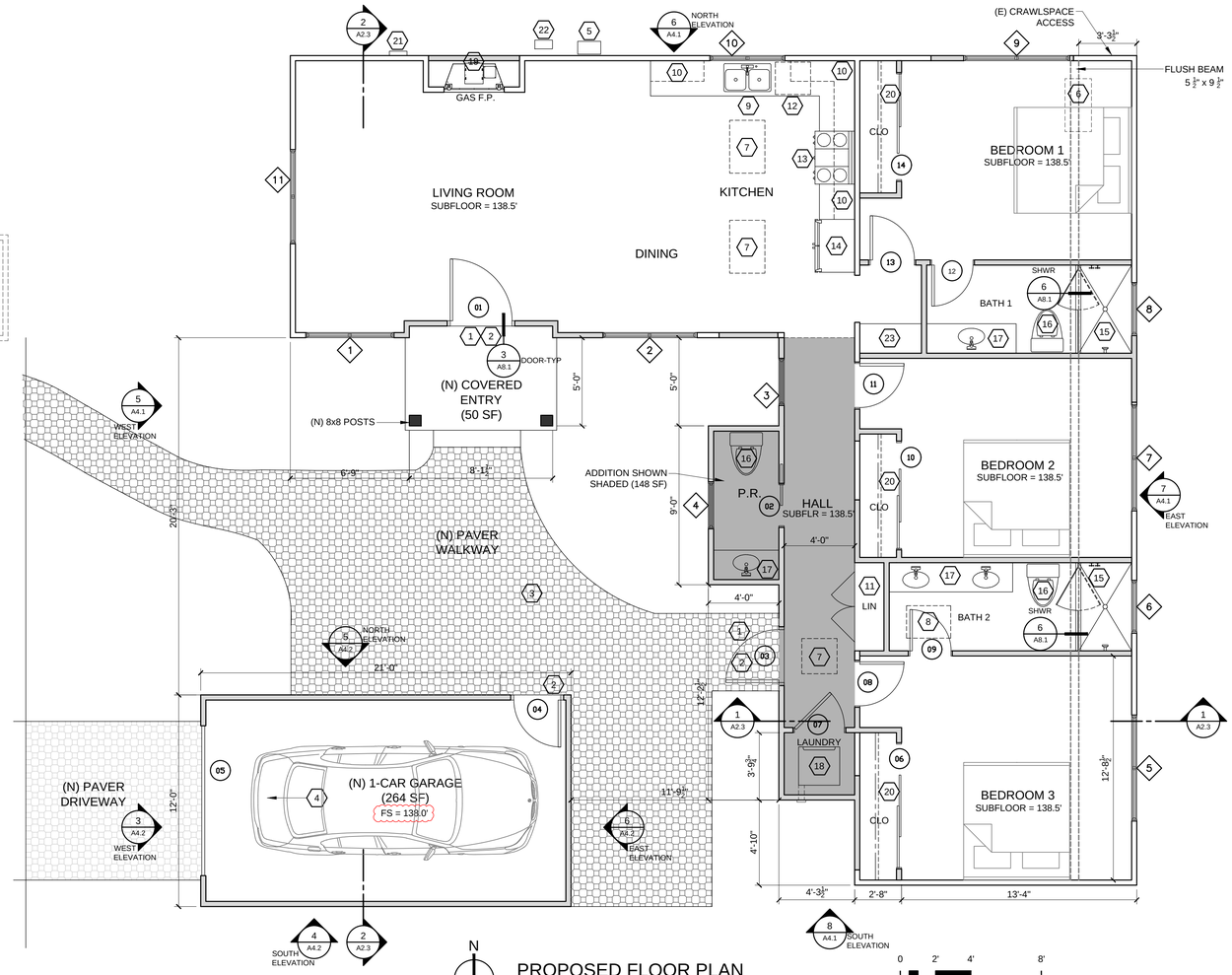
## DEMOLITION NOTES

1. Cap all existing utilities to be maintained for re-use in finished construction.
2. Provide appropriate protection/coverage for existing flooring, ceiling, wall finishes, etc., to be maintained in finished construction.
3. Identify and carefully store doors, casework, millwork, light fixtures, and any other materials that will be re-used-verify with owner.
4. Contractor to verify all walls to be removed or replaced and shall provide proper shoring for structural support of any bearing walls.
5. Contractor to keep an orderly job site and dispose of debris on a periodic basis.
6. Inspect all existing foundations and framing to remain. notify designer or structural engr. if any sub- standard areas are encountered.
7. All floors are to be checked & leveled prior to any construction. shim or rebuild as necessary.
8. Provide proper protection for all trees on the construction site.

N

## DEMO PLAN

1/4" = 1'-0"

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## PROPOSED FLOOR PLAN

1/4" = 1'-0"

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

## SHEET NOTES

1. Floor elevations at the required **Egress Door** (1 required) (CRC r311.3.1) landings or floors at the required egrees door shall not be more than 1-1/2" lower than the top of the threshold for outswing doors and 7-3/4" for inswing or sliding doors. **Non-egress doors** (CRC r311.3.2) - landings or floors shall be not more than 7-3/4" lower than the top of the threshold for inswing,outswing, or sliding. A landing is not required where a stairway has two or fewer risers is located on the exterior side of the door and the door does not swing over the landing or floor.
2. Landing at doors (CRC r311.3)- There shall be a landing or floor on each side of each exterior door. min. depth 36", min. width shall be not less than the width of the door served. landing may have a slope not to exceed 2% (1/4" vertical in 12" horizontal).
3. Terraces and patios- slope at min. ¼ per ft. away from structure and toward drainage system - see civil drawings
4. Garage Floor- Provide:
   - 4.1. concrete slab & control joints per structural drawings
   - 4.2. seal concrete with concrete sealer
   - 4.3. slope toward garage doors for drainage (min. 2")
   - 4.4. 18" curb at all walls for termite and water protection
   - 4.5. protect finish slab during construction with protection board
5. On Demand water heater- see mechanical plans
6. New FAU in crawlspace- see mechanical plans
7. Skylight- see roof plan for size and detail location
8. Attic space and access (CRC r807.1) attic opening shall be min. 22"x 30" with 30" min. head clearance and is required when an attic area exceed 30 sf and has a vertical height of 30" or greater. Contractor to verify if owner wants larger size for better access.
9. Kitchen sink with garbage disposal- owner to select make and model
10. Casework- 24" base cabinet with 14" upper cabinet. owner to select finish, countertop & layout.
11. Casework- full height linen cabinet with adjustable shelves
12. 24" dishwasher- low-flow per standards- owner to select make & model
13. Range top- 30" wide with drawers below. owner to select make & model
14. Refrigerator- 36" wide, provide recessed plumbing for ice maker- owner to select make & model
15. Shower- provide :
    - 15.1. 24" wide minimum (outswing) tempered glass door, door optional
    - 15.2. shampoo recess, soap shelf & seat per owner's specifications
    - 15.3. impervious surface to 72" minimum above drain inlet
    - 15.4. 2"x6" wall for thermostatic valve
    - 15.5. Control valves and showerheads shall be located on the sidewall of shower compartments or otherwise arranged so that the showerhead does not discharge directly at the entrance to the compartment so that the bather can adjust the valves prior to stepping into the shower spray. [CPC 408.9]
16. Toilet- 1.28 gallons per flush u.o.n. on water permit, provide 30" width clear in the toilet compartment and min. 24" clear from the front of bowl to the wall (cpc 2904)
17. Provide sink(s), base cabinet, plumbing fixture, countertop, mirror and optional recessed vanity cabinet per owner's specifications
18. Stacked clothes dryer- vent to exterior with 4" pipe. 14'-0" maximum horizontal run with (2) 90° bends maximum. Vent discharge location shall be a minimum 3' away from any opening into the building per CMC 504.3.1 and washing machine- verify make and model with owner (provide plumbing connections recessed in wall)
19. Fireplace- direct vent with metalbestos flue. owner to select model
20. Provide a shelf and closet pole system at all wardrobe closets. owner to specify locations for double pole and/or additional shelving/drawer systems
21. 200 amp electrical meter/panel
22. Gas meter
23. Casework- full height pantry cabinet with adjustable shelves

Floor Plan Notes:

- Refer to general building notes on A0.2 for additional notes.
- SEE DOOR & WINDOW SCHEDULE ON SHEET A3.1

## WALL LEGEND

- NEW 2x4 WALLS
- EXISTING WALLS
- WALLS TO BE REMOVED

1. EXTERIOR WALLS- 2x4 STUDS @ 16" OC U.O.N. CEMENT PLASTER & SIDING ON EXTERIOR FACE- SEE ELEVATIONS FOR LOCATIONS, WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
2. INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
3. SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING GLASS MAT GYPSUM PANELS, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS[R702.4.2]
4. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO SEE ARCHITECTURTAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
6. SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
7. PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

PROJECT NAME:

# ADDITION AT 5855 JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION
550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

| DESCRIPTION | ISSUED |
|---|---|
| PLN SUBMIT | 6-2-2025 |
| PLN RE-SUBMIT | 6-24-2025 |
| PLN RE-SUBMIT | 8-26-2025 |
| PLN RE-SUBMIT | 11-11-2025 |
| VOLUME STUDY | 1-6-2026 |
| PLN RE-SUBMIT | 2-11-2026 |
| | |

PRINT DATE: 2/11/2026

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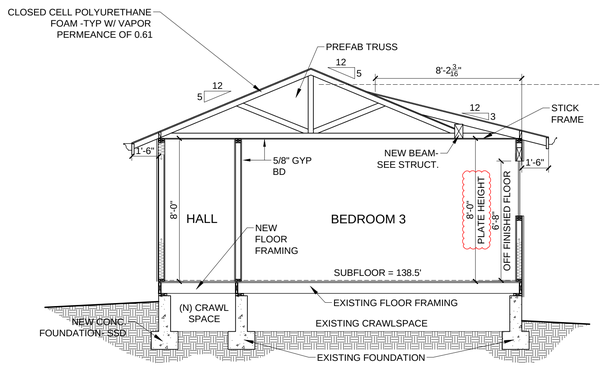
SHEET TITLE:

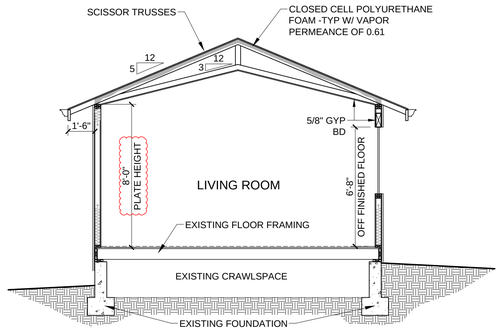
FLOOR PLAN

SHEET NUMBER:

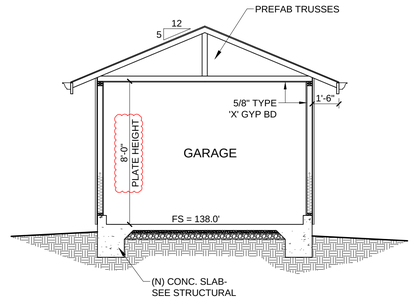
A2.1




1 SECTION A
1/4" = 1'-0"

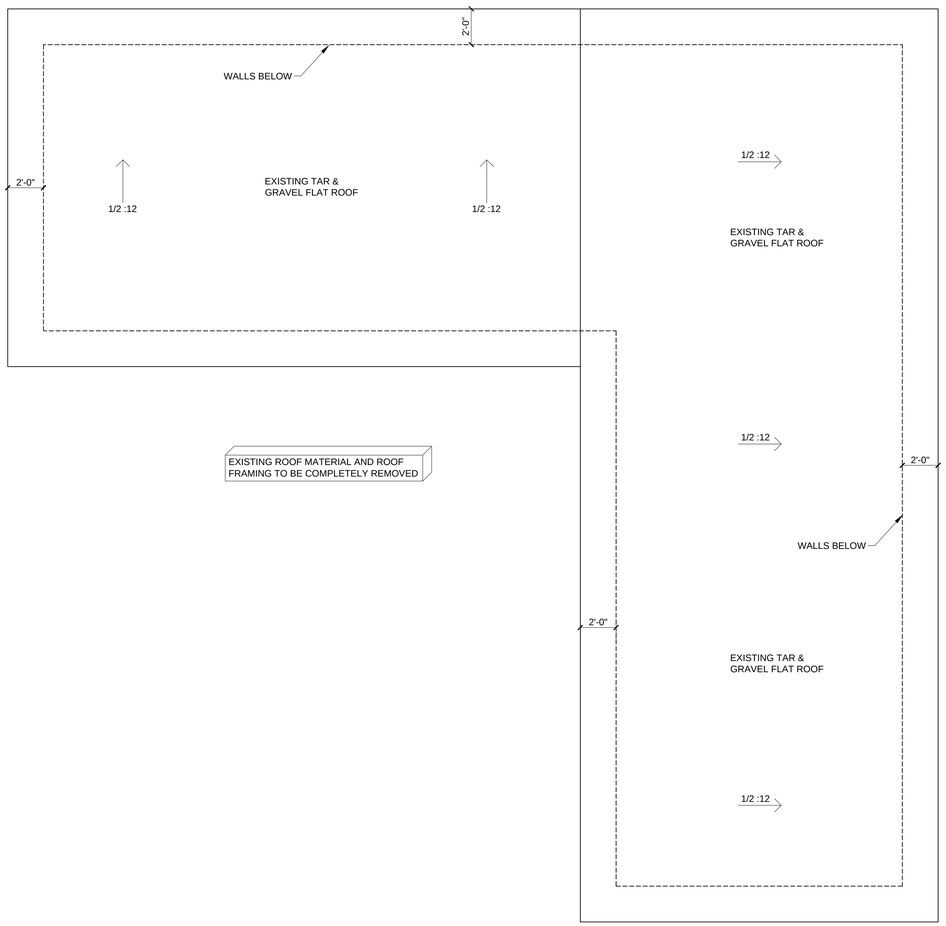



2 SECTION B
1/4" = 1'-0"




## GENERAL ROOF & CHIMNEY NOTES

1. Roof Material = Autumn Presidential Comp Shake Roof
2. Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
3. Roof Slope = split pitch, see roof plan for locations
4. Overhang = 1'-6" unless otherwise noted
5. Ogee gutters with round downspouts
6. Gang all vent stacks to minimize quantity of roof jacks and locate roof jacks in least visible location
6. SPARK ARRESTER: Net free area of spark arrester shall not be less than four times the net free outlet of the chimney flue it serves. arresstor screen shall have heat and corrosion resistance equal to 12 gage wire, 19 gage galvanized steel or 24 gage stainless steel (CRC R1003.9.1).
7. CHIMNEY TERMINATION: Chimeys shall extend a least 2' higher than any portionof a building within 10' horizontally, but shall not be less than 3' above the highest point where the chimney passes through the roof (CRC R1003.9).
8. Masonry or concrete chimneys shall be anchored at each floor, ceiling or roof line more than 6' above grade with (2) 3/16" x 1" metal straps hooked around the outer bars and extend 6" beyond the bend. Each strap shall be fastened to not less than four floor ceiling or floor joists or rafters with two 1/2-inch bolts per CRC R1001.4.1

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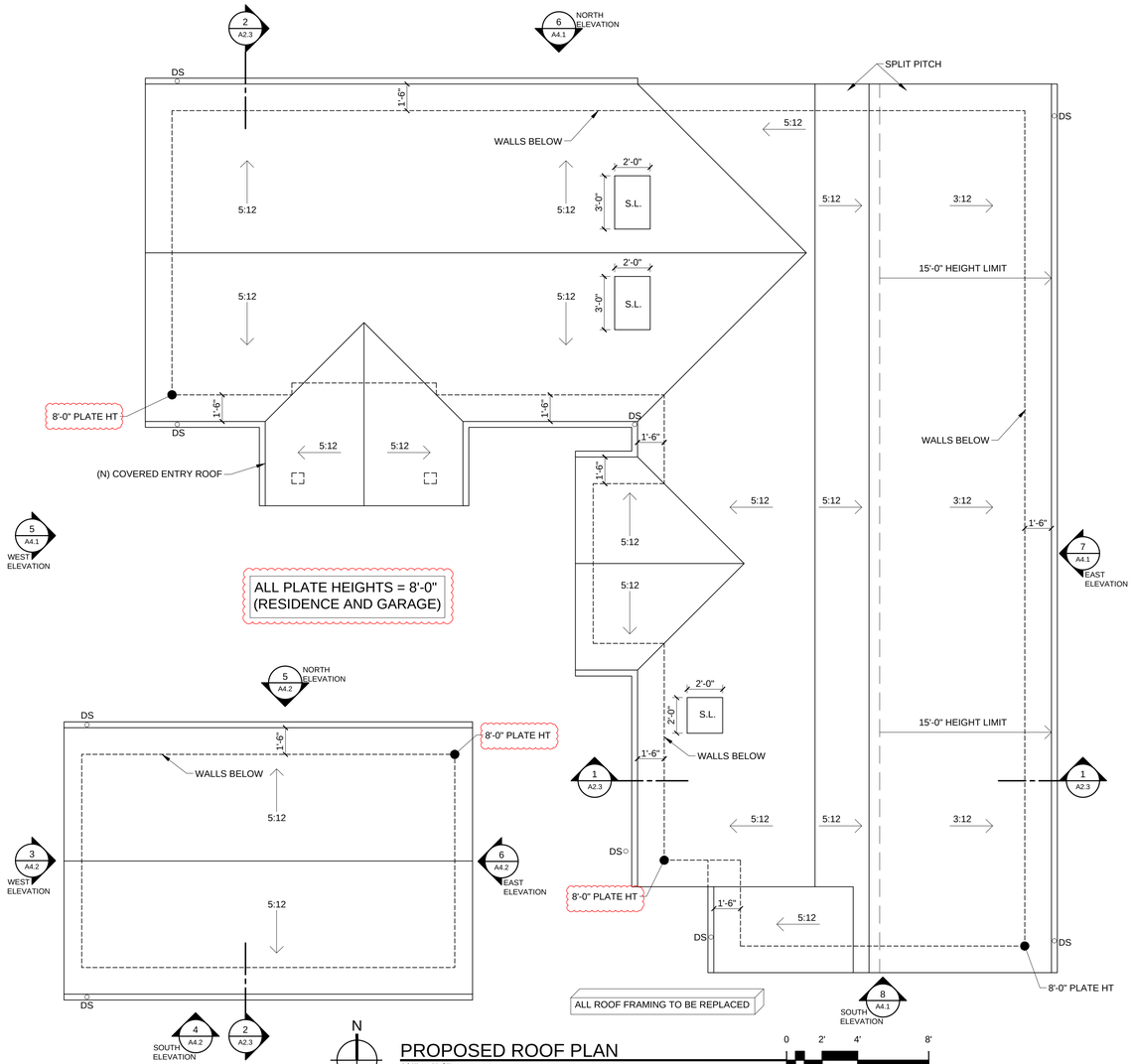
EXISTING ROOF PLAN
1/4" = 1'-0"

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

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

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

PROJECT NAME:

ADDITION AT 5855 JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004

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| | |

PRINT DATE: 2/11/2026

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SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

A2.3

# COLORS AND MATERIALS

**Addition at 5855 Junipero Ave**
**5855 Junipero Ave Junipero, Carmel, CA**
**Exterior Materials**

**Roof**
Presidential
Comp. Shake Roof
Autumn

**Stucco/Horz. Siding**
Sherwin Williams
Accessible Beige
SW 7036

**Gutters/Trim**
Sherwin Williams
Urbane Bronze
SW 7048

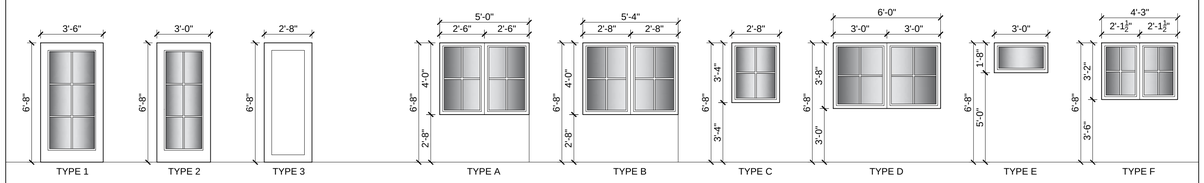
**Horz. Siding**
Cabots Stain
Burnt Hickory

**Windows/Doors**
Loewen
Clad Wood Double Pane
Riverbed

**Pavers**
Calstone - Classic Cobble
Grey Charcoal

**Exterior Lighting**
Sodor WS-W15708
Antique Bronze
330 Lumens

**Cedar Fence**




## EXTERIOR DOOR & WINDOW ELEVATIONS

### DOOR SCHEDULE

| DOOR # | LOCATION | WIDTH | HEIGHT | THICK | MATERIAL | ACTION | TYPE | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 1 | LIVING ROOM | 3'-6" | 6'-8" | 1-3/4" | WD | SWING | 1 | PAINTED |
| 2 | POWDER ROOM | 2'-4" | 6'-8" | 1-3/8" | WD | SWING | | PAINTED |
| 3 | HALLWAY | 6'-0" | 6'-8" | 1-3/8" | WD | SWING | 2 | FRENCH |
| 4 | GARAGE | 2'-8" | 6'-8" | 1-3/8" | WD | SWING | 3 | SEE DOOR NOTE 8 |
| 5 | GARAGE | 8'-6" | 7'-0" | 1-3/8" | WD | OH | | PAINTED |
| 6 | BEDROOM 3 | 7'-0" | 6'-8" | 1-3/8" | WD | SLIDER | | PAINTED |
| 7 | LAUNDRY | 2'-6" | 6'-8" | 1-3/8" | WD | SWING | | PAINTED |
| 8 | BEDROOM 3 | 2'-6" | 6'-8" | 1-3/8" | WD | SWING | | PAINTED |
| 9 | BATH 2 | 2'-4" | 6'-8" | 1-3/8" | WD | SWING | | PAINTED |
| 10 | BEDROOM 2 | 6'-0" | 6'-8" | 1-3/8" | WD | SLIDER | | PAINTED |
| 11 | BEDROOM 2 | 2'-6" | 6'-8" | 1-3/8" | WD | SWING | | PAINTED |
| 12 | BATH 1 | 2'-4" | 6'-8" | 1-3/8" | WD | SWING | | PAINTED |
| 13 | BEDROOM 1 | 2'-6" | 6'-8" | 1-3/8" | WD | SWING | | PAINTED |
| 14 | BEDROOM 1 | 6'-0" | 6'-8" | 1-3/8" | WD | SLIDER | | PAINTED |
| | CONTRACTOR TO VERIFY ALL SIZES AND VERIFY WITH OWNER IF ANY DOORS CAN BE REUSED | | | | | | | |
| | PROVIDE GALV PAN UNDER ALL EXTERIOR DOORS | | | | | | | |

## DOOR NOTES

1. CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS WITH OWNER AND HAVE THE OWNER SIGN OFF ON ALL SIZES, MATERIALS, AND COLORS PRIOR TO ORDERING.
2. All glazing in doors shall be temp. glass.
3. Door sizes shown are proposed rough opening sizes. general contractor to verify manufacturer's nearest stock sizes for designer/owner to review and approve.
4. Specialty doors shall be coordinated with general contractor for site verification and installation.
5. All exterior doors shall have pan, & brass (weather resistant) hinges.
6. All exposed edges to be sealed to prevent moisture fenestration and warping.
7. All french doors are to have dead bolts.
8. Any door in a 1-hour rated wall shall be 20 minute fire rated, 1-3/8", tight fitting, self closing and self latching per CRC R302.5

### WINDOW SCHEDULE

| WDW # | LOCATION | WIDTH | HEIGHT | HEAD HT | JAMB | ACTION | TYPE | REMARKS |
|---|---|---|---|---|---|---|---|---|
| 1 | LIVING ROOM | 5'-0" | 4'-0" | 6'-8" | 3-1/2" | DBL. CASEMENT | A | |
| 2 | DINING ROOM | 5'-4" | 4'-0" | 6'-8" | 3-1/2" | DBL. CASEMENT | B | |
| 3 | HALLWAY | 2'-8" | 3'-4" | 6'-8" | 3-1/2" | CASEMENT | C | |
| 4 | POWDER ROOM | 2'-8" | 3'-4" | 6'-8" | 3-1/2" | CASEMENT | C | TEMP |
| 5 | BEDROOM 3 | 6'-0" | 3'-8" | 6'-8" | 3-1/2" | DBL. CASEMENT | D | EGRESS |
| 6 | BATH 2 | 3'-0" | 1'-8" | 6'-8" | 3-1/2" | CASEMENT | E | TEMP |
| 7 | BEDROOM 2 | 6'-0" | 3'-8" | 6'-8" | 3-1/2" | DBL. CASEMENT | D | EGRESS |
| 8 | BATH 1 | 3'-0" | 1'-8" | 6'-8" | 3-1/2" | CASEMENT | E | TEMP |
| 9 | BEDROOM 1 | 6'-0" | 3'-8" | 6'-8" | 3-1/2" | DBL. CASEMENT | D | EGRESS |
| 10 | KITCHEN | 4'-3" | 3'-2" | 6'-8" | 3-1/2" | DBL. CASEMENT | F | |
| 11 | LIVING ROOM | 5'-4" | 4'-6" | 6'-8" | 3-1/2" | DBL. CASEMENT | A | |

## WINDOW & SKYLIGHTS NOTES

1. CONTRACTOR TO VERIFY ALL ASPECTS OF THE WINDOWS WITH OWNER AND HAVE THE OWNER SIGN OFF ON ALL SIZES, MATERIALS, JAMB THICKNESS AND COLORS PRIOR TO ORDERING.
2. All casement windows used in bedrooms as emergency egress must be "break away" type to ensure complete openable area for access. Egress windows shall have a minimum net operable area of 5.7 square feet. the minimum net clear openable height dimension shall be 24". The minimum net clear openable width dimension shall be 20". When windows are provided as a means of escape or rescue, they shall have the bottom of the clear opening not greater than 44" measured from the floor (CBC 1026.2 & 1026.3)
3. Window dimensions are proposed rough opening sizes. general contractor is to verify manufacturer's nearest stock sizes. all window sizes, shapes, colors, hardware, screens, glazing, etc. must be approved in writing by owner prior to ordering.
4. Specialty windows shall be coordinated with the general contractor for site verification and installation.
5. All windows are to be double glazed.
6. Owners to specify which window are to be low "e".
7. Tempered Glazing Required per R308.1
   - 7.1. All glazing located in hazardous locations as defined in Section R308.4.1 through R308.4.7 shall be tempered glass or wire safety glass
   - 7.2. R308.4.1 Glazing in fixed or operable panels of swinging, sliding and bi-fold door assemblies
   - 7.3. R308.4.2 Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:
     1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
     2. Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.
   - 7.4. R308.4.3 Glazing in windows where the individual pane is 9 sf or larger, the bottom edge of glazing is less than 18" above the floor, the top edge of glazing is more than 36" above the floor, one or more walking surface are within 36" measured horizontally and in a straight line, of the glazing.
   - 7.5. R308.4.4 Glazing in guards and railing
   - 7.6. R308.4.5 Glazing and wet surfaces- Glazing in wet areas where the bottom edge is less than 60" measured vertically above any standing or walking surface.
   - 7.7. R308.4.6 Glazing adjacent to stairs and ramps- where bottom exposed edge is less than 36" above the adjacent walking surface of stairways, landings between flights of stairs and ramps.
   - 7.8. R308.4.7 Glazing adjacent to bottom of stair landing- Glazing adjacent to the bottom of a stairway where the glazing is less than 36" above the landing and within 60" horizontally of the bottom tread.
8. Skylights R308.6.2- may have the following glazing:
   - 8.1. Laminated glass with a minimum .015-inch plovyinyl butyral interlayer for glass panes 16 sf or less in area located such that the highest point of the glass is not more than 12 feet above the walking surface or other accessible area; for higher or larger sizes, the minimum interlayer thickness shall be .030 inch.
   - 8.2. Fully tempered glass
   - 8.3. Heat-strengthened glass.
   - 8.4. Wired glass.
   - 8.5. Approved rigid plastics.

PROJECT NAME:

ADDITION AT 5855 JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004


MOORE DESIGN Inc.
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DRAWING RECORD

| DESCRIPTION | ISSUED |
|---|---|
| PLN SUBMIT | 6-2-2025 |
| PLN RE-SUBMIT | 6-24-2025 |
| PLN RE-SUBMIT | 8-26-2025 |
| PLN RE-SUBMIT | 11-11-2025 |
| VOLUME STUDY | 1-6-2026 |
| PLN RE-SUBMIT | 2-11-2026 |
| | |

PRINT DATE: 2/11/2026

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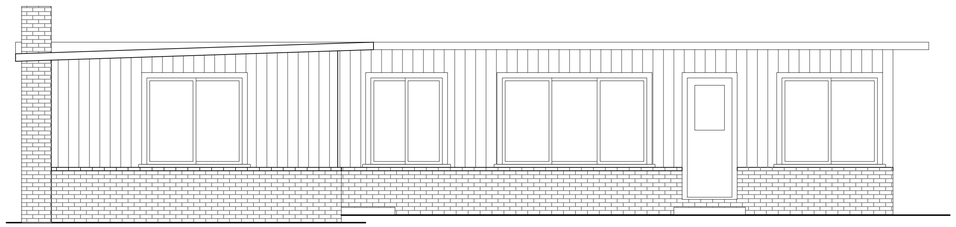
SHEET TITLE:
SCHEDULES

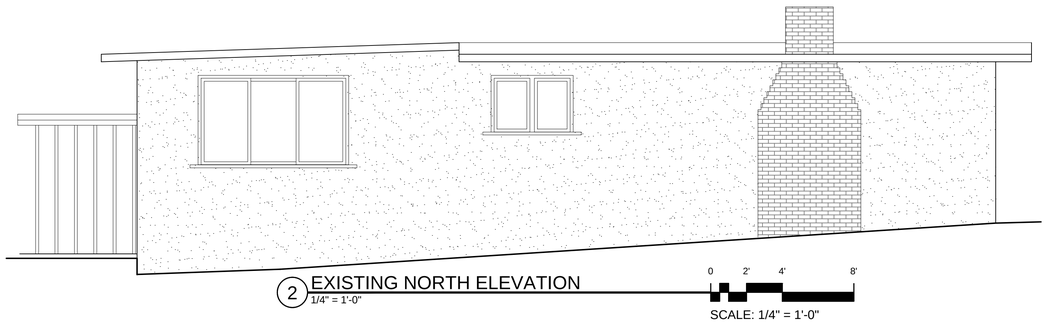
SHEET NUMBER:
A3.1



1 EXISTING WEST ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

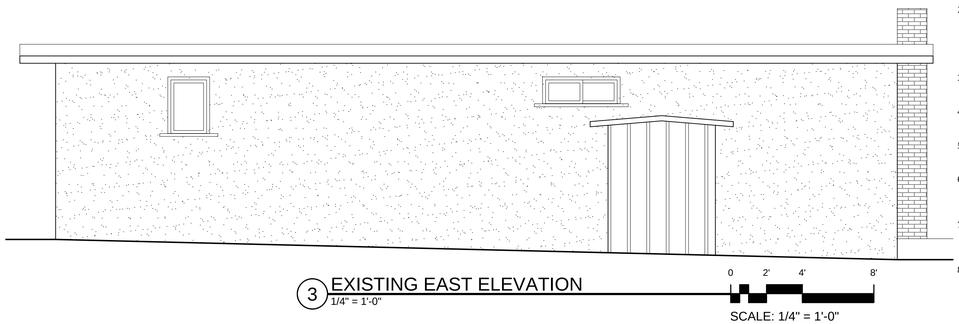
SCALE: 1/4" = 1'-0"



2 EXISTING NORTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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



3 EXISTING EAST ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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

4 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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

## SHEET NOTES

1. ROOF - AUTUMN PRESIDENTIAL COMP SHAKE ROOF.
2. WALLS - TWO COATS EXTERIOR PAINT (SHERWIN WILLIAMS ACCESSIBLE BEIGE SW7036) OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
3. WALLS - STAINED HORIZONTAL SIDING (CABOTS - BURNT HICKORY STAIN)
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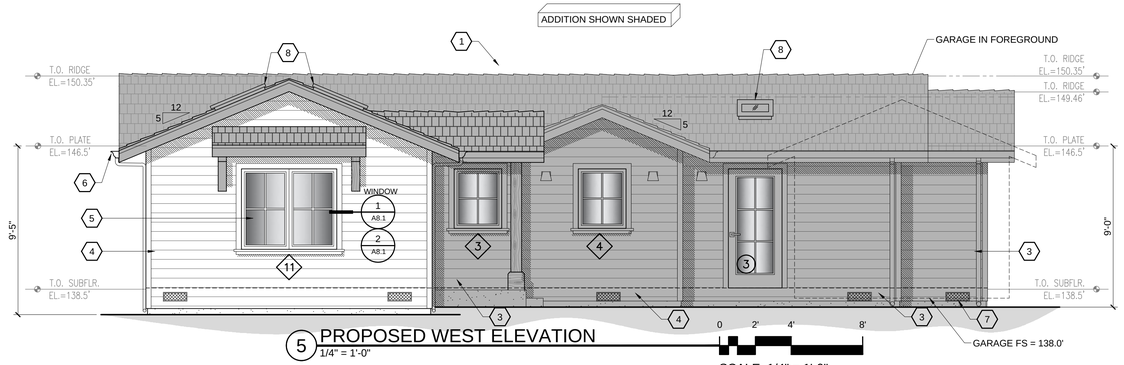
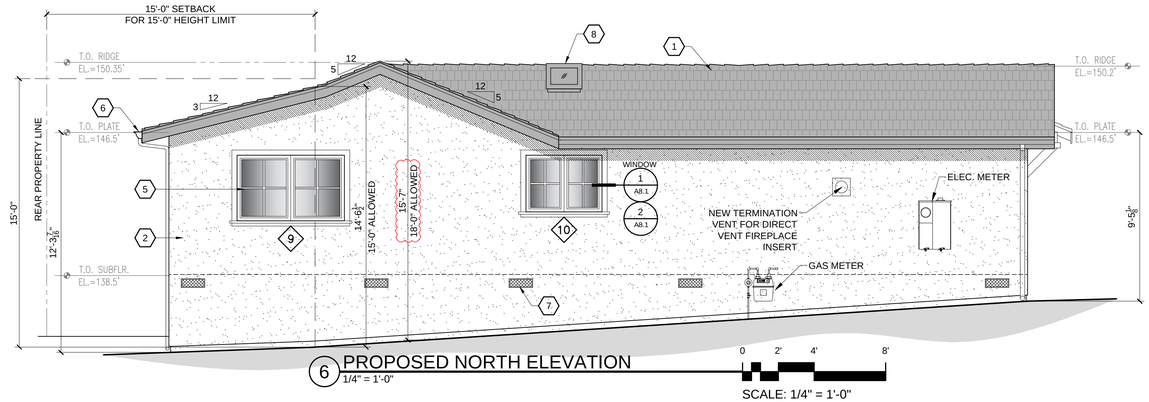
7. 6'x14" SCREENED FOUNDATION VENT. CONTRACTOR TO ADD AS NECESSARY- SEE FOUNDATION CALCS ON A3.1
8. SKYLIGHT- VELUX LOW CURB DARK ANODIZED




5 PROPOSED WEST ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

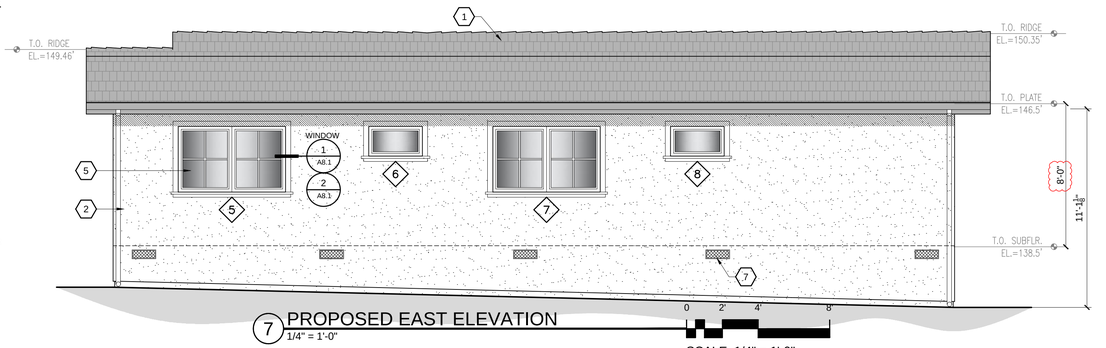
SCALE: 1/4" = 1'-0"




6 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

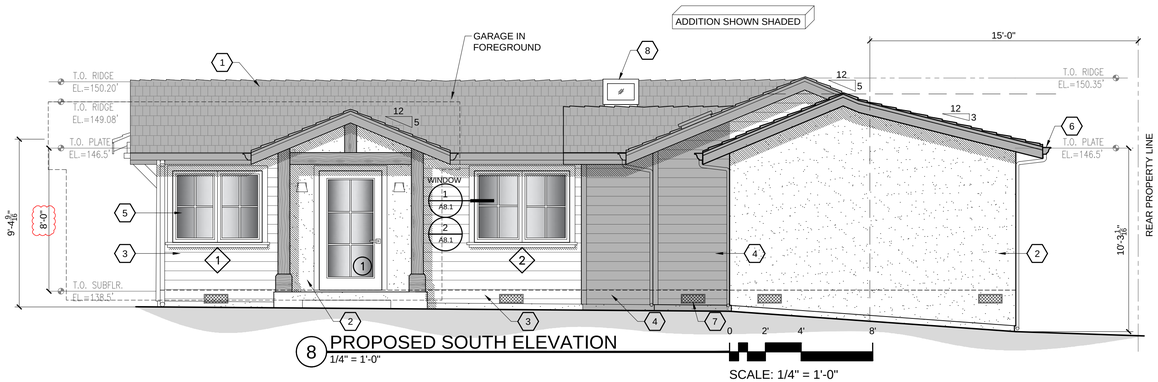
SCALE: 1/4" = 1'-0"




7 PROPOSED EAST ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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




8 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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

PROJECT NAME:

ADDITION AT 5855 JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

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| PLN RE-SUBMIT | 2-11-2026 |
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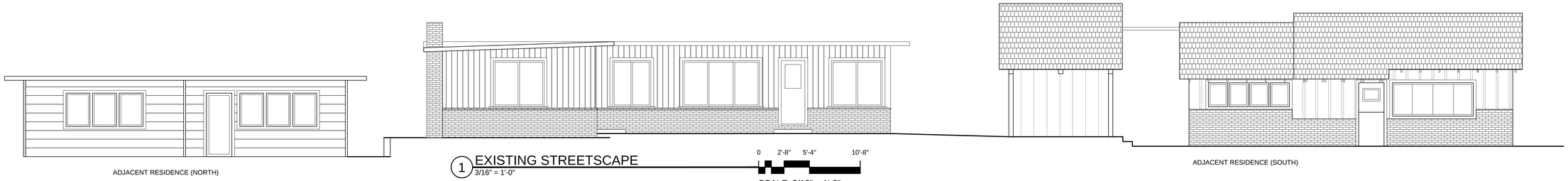
SHEET TITLE:

ELEVATIONS

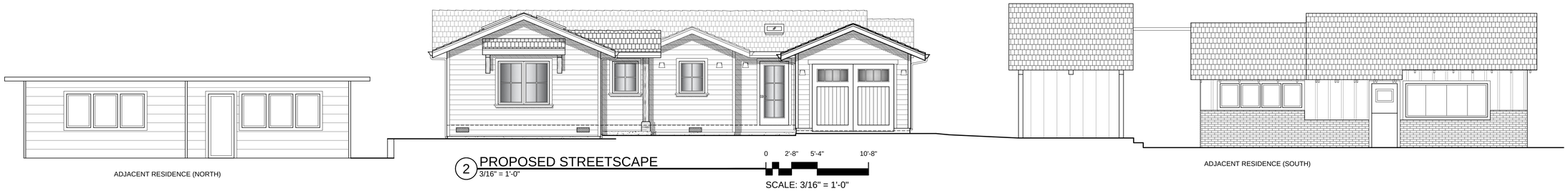
SHEET NUMBER:

A4.1



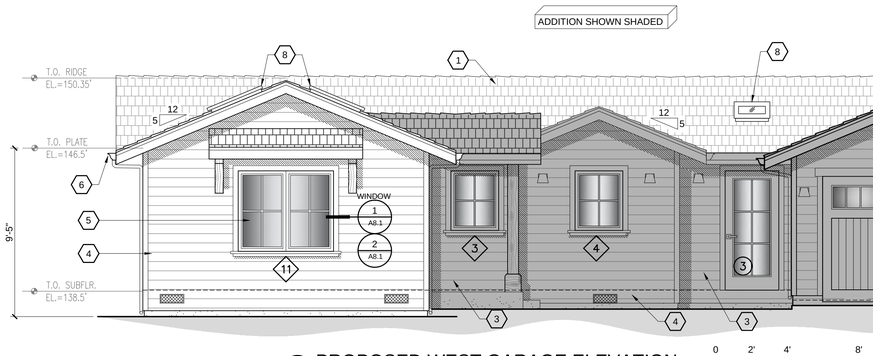

1 EXISTING STREETSCAPE
3/16" = 1'-0"

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



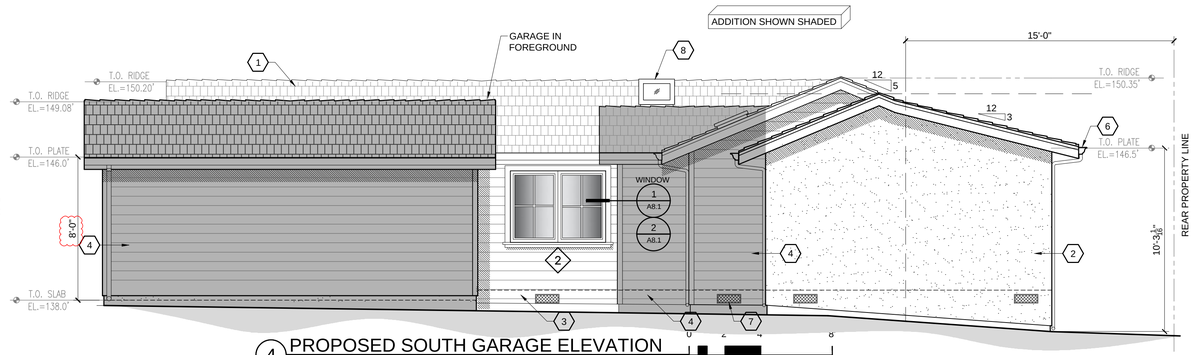

2 PROPOSED STREETSCAPE
3/16" = 1'-0"

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



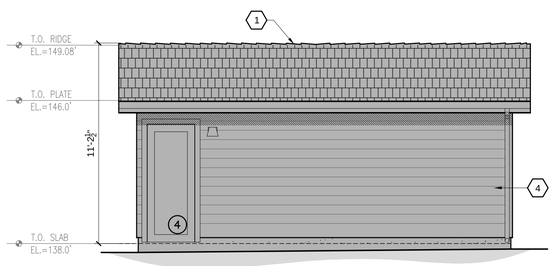

3 PROPOSED WEST GARAGE ELEVATION
1/4" = 1'-0"

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




4 PROPOSED SOUTH GARAGE ELEVATION
1/4" = 1'-0"

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




5 PROPOSED NORTH GARAGE ELEVATION
1/4" = 1'-0"

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

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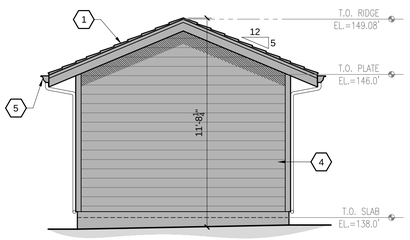
8. SKYLIGHT- VELUX LOW CURB DARK ANODIZED




6 PROPOSED EAST GARAGE ELEVATION
1/4" = 1'-0"

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

PROJECT NAME:

# ADDITION AT 5855 JUNIPERO AVE

5855 JUNIPERO AVE
CARMEL, CA 93923

APN: 010-073-004

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| VOLUME STUDY | 1-6-2026 |
| PLN RE-SUBMIT | 2-11-2026 |
| | |

PRINT DATE: 2/11/2026

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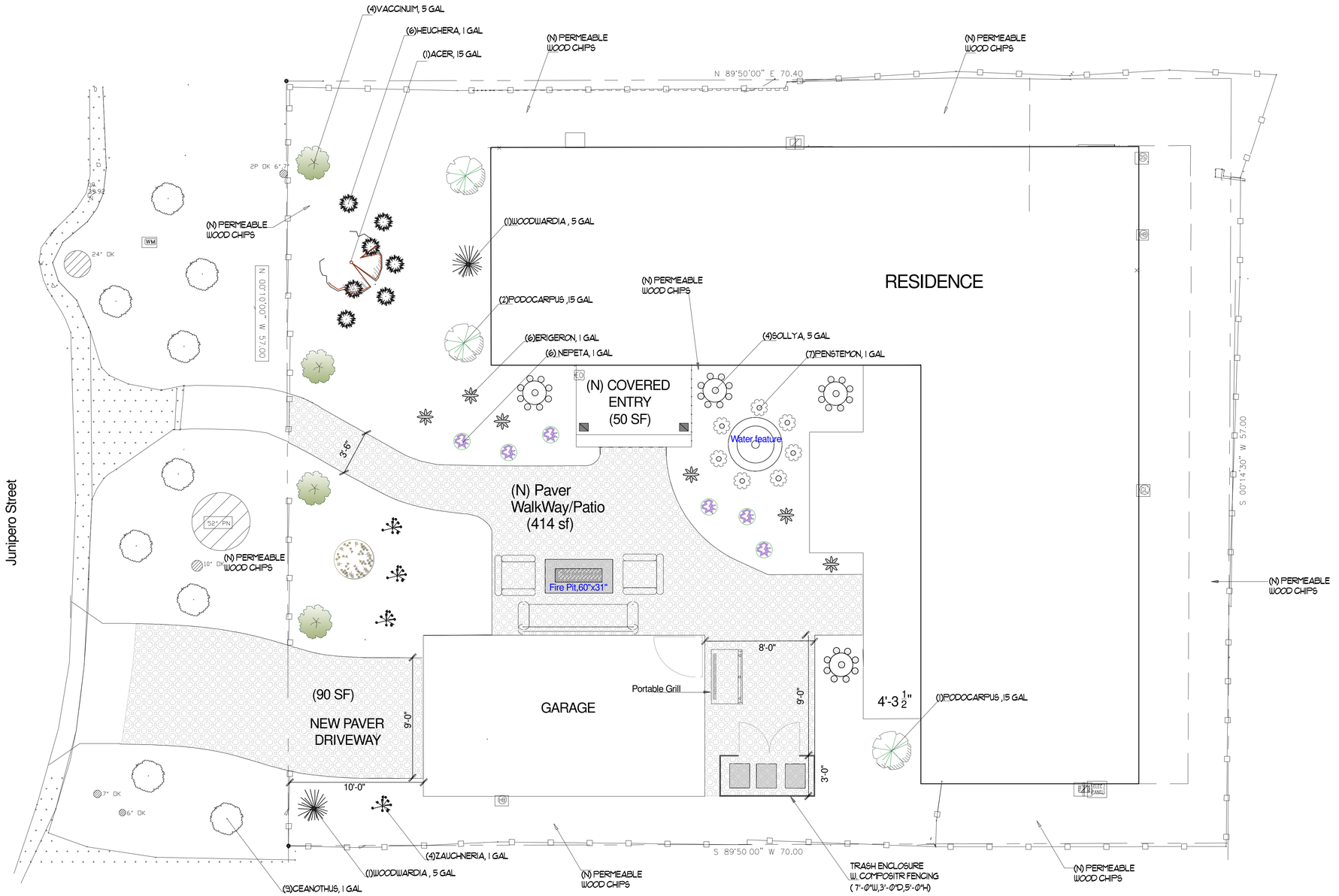
SHEET TITLE:

STREETSCAPE

SHEET NUMBER:

A4.2




## GENERAL NOTES

1. CONTRACTOR TO OBTAIN SOIL ANALYSIS PRIOR TO BEGINNING OF PLANTING AND TO PREPARE, AMEND AND FERTILIZE EXISTING SOIL FOLLOWING RECOMMENDATIONS IN THE SOIL ANALYSIS.
2. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES.
3. STAKE ALL TREES WITH MINIMUM 6' TALL LODGEPOLE STAKES, FOLLOWING STANDARD NURSERY PRACTICES.
4. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE PERMEABLE CLEAN WOOD CHIPS . SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.
5. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
6. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
7. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
8. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
9. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS.
10. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL SHRUB AREAS TO BE DRIP IRRIGATED.

## PLANT LEGEND

| SYMB | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY | *WUC |
|---|---|---|---|---|---|
| | **TREES** | | | | |
| | ACER P. BLOODGOOD | RED JAPANESE MAPLE | 15 GAL. | 1 | M |
| | PODOCARPUS GRACILLIOR | FERN PINE | 15 GAL. | 3 | M |
| | **SHRUBS** | | | | |
| | CEANOTHUS G. CARMEL CREEPER | CALIFORNIA LILAC, GROUND COVER | 1 GAL. | 9 | L |
| | CEANOTHUS JULIA PHELPS | CALIFORNIA LILAC, BUSH | 5 GAL. | 1 | L |
| | ERIGERON KARVINSKIANUS | FLEABANE | 1 GAL. | 6 | L |
| | HEUCHERA MAXIMA | ISLAND ALUM ROOT | 1 GAL. | 6 | M |
| | NEPETA WALKERS LOW | CAT MINT | 1 GAL. | 6 | L |
| | PENSTEMON CATHERINE DE LA MARE | BEARD TONGUE | 1 GAL. | 7 | L |
| | SOLLYA HETEROPHYLLA | AUSTRALIAN BLUEBELL | 5 GAL. | 4 | L |
| | VACCINUM OVATUM | HUCKLEBERRY | 5 GAL. | 4 | M |
| | WOODWARDIA FIMBRIATA | GIANT SWORD FERN | 5 GAL. | 2 | M |
| | ZAUCHNERIA CALIFORNICA | CALIFORNIA FUCHSIA | 5 GAL. | 4 | L |

* FROM : WATER USE CLASIFICATION OF LANDSCAPE SPECIES A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)

M: MODERTE WATER NEEDS
L: LOW WATER NEEDS
VL: LOW WATER NEEDS


*Capriola & Mitchell*
*Landscape Design Services*

Nina Capriola
831.595.7053
ninacapriolladesign.com

Doris Mitchell
831.595.5205
CSCL # 1117798


Client/Project :

Addition at
5855 Junipero Ave

A.P.N.: 010-073-004

Project address :

5855 Junipero Ave

Carmel,CA 93923

Sheet Title:

Landscaping

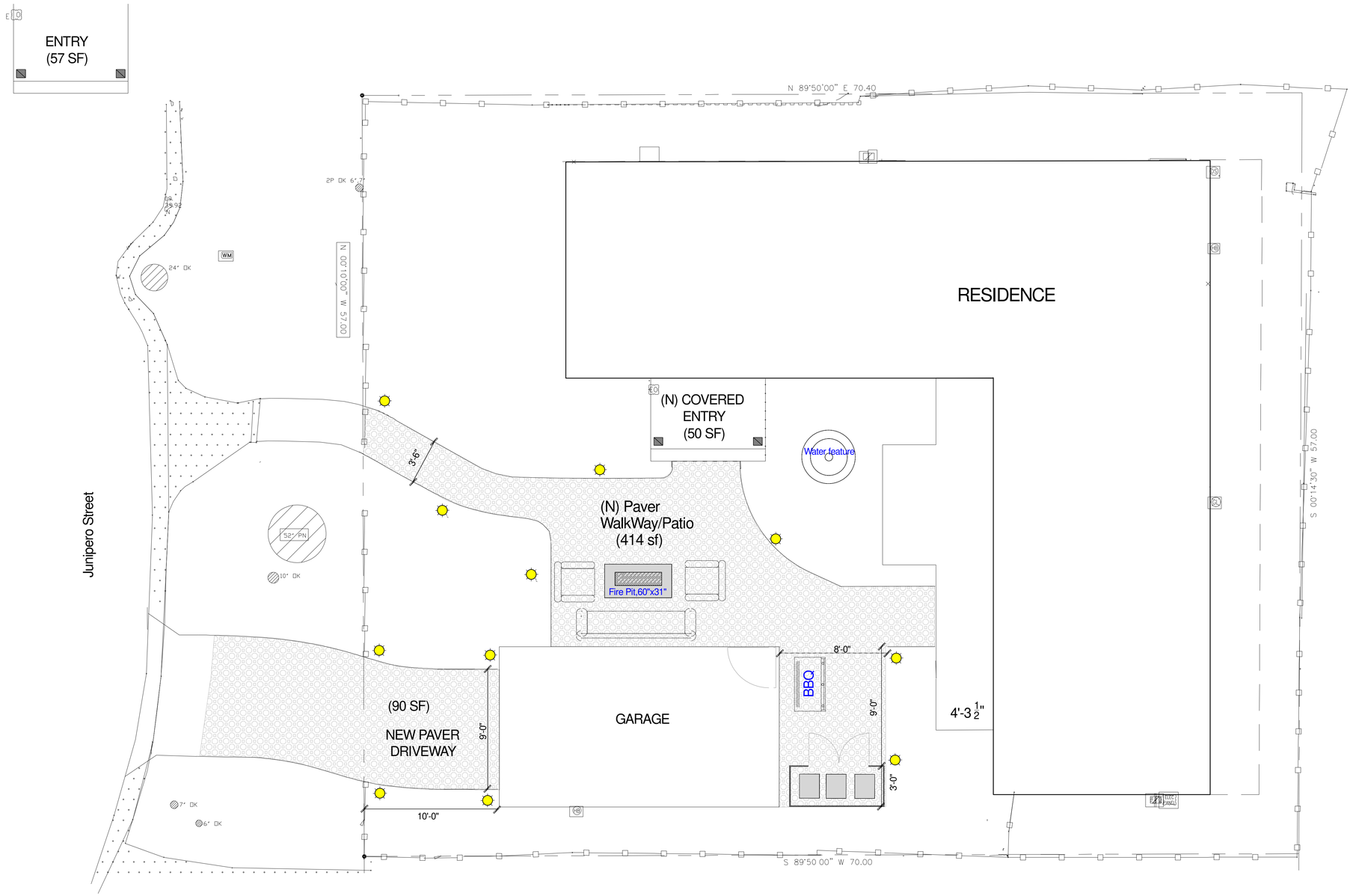
Date: 05/29/2025
Revised: 01/07/2026

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

Drawn by: NC, DM

Sheet Number:

L.1




**PATH/AREA LIGHT**

MODEL: **SP-A-LED20W-12R-BZ**

| Description Symbol | Lamp | Material | Finish | Diameter | Height |
|---|---|---|---|---|---|
| | G4 bi-pin | Aluminum | Bronze | 3.6" | 15" |

Order @ fxl.com

FX Luminaire

FX Luminaire Pathlight installed

GENERAL LIGHTING NOTES:

1. THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
2. FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHOW FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
3. ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
4. ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT >/= 6" BELOW FINISH GRADE PER ELECTRICAL CODE.
5. IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS DRIVEWAYS AND WALLS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE.
7. ALL UNDERGROUND SPLICES SHALL BE UL-486A/RATED AND INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 12 INCHES OF EXCESS WIRE SLACK.
8. ALL EXTERIOR 120 - VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE
9. ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLETS.
10. ALL PLUG-IN TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD.
11. ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.
12. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT.
13. CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST AT THE LAST FIXTURE FOR OPTIMAL OPERATION.
14. CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE and VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.
15. ALL WIRE CONNECTIONS AT FIXTURES SHALL BE MADE USING WATER TIGHT CONNECTIONS.
16. All site lights to be spaced a minimum of 10' apart.
17. Landscape lights to be mounted no higher than 18" above the ground.
18. Site lights shall be less than 15 watts per fixture, approximately 225 lumens.

N

*Capriola & Mitchell*
*Landscape Design Services*

Nina Capriola
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Client/Project :

Addition at
5855 Junipero Ave

A.P.N.: 010-073-004

Project address :

5855 Junipero Ave

Carmel,CA 93923

Sheet Title:

Landscape Lighting

Date: 05/29/2025
Revised: 01/07/2026

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

Drawn by: NC, DM

Sheet Number:

L.2

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

**April 8, 2026**
**PUBLIC HEARINGS**

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

**SUBJECT:** **DS 25019 (McWhorter):** Consideration of a Final Design Study, DS 25019 (McWhorter), and Coastal Development Permit for the demolition of an existing single-family residence and the construction of a 1,555-square-foot two-story residence, inclusive of an attached garage, located at Carmelo Street 2 northeast of Ocean Ave in the Single-Family Residential (R-1) District. APN: 010-252-013-000.

**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.

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| **Application:** | DS 25019 (McWhorter) | **Applicant:** | Eric Miller Architects |
| **APN:** | 010-252-013-000 | **Owner:** | Scott McWhorter |
| **Block & Lot:** | Block GG and Lot 4 & 6 | | |
| **Location:** | Carmelo 2 NE of Ocean | | |

## Recommendation:

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

A. Finding the project qualifies as a Class 2 categorical exemption pursuant to CEQA Guidelines Section 15302 and none of the exceptions to the exemptions contained in Section 15300.2 apply in this case;
B. Approving a Coastal Development permit for the demolition of an existing single-family residence and the construction of a 1,555-square-foot single-story residence, inclusive of a 340 square foot attached garage and mechanical room; and
C. Approving the Final Design Study Design Study DS 25019 (McWhorter), for the demolition of an existing single-family residence and the construction of a 1,555-

square-foot single-story residence, inclusive of a 340 square foot attached garage and mechanical room, and associated site improvements located at Carmelo 2 NE of Ocean in the Single-Family Residential (R-1) District. APN: 010-252-013-000.

## Summary, Background, and Project Description:

### EXECUTIVE SUMMARY

The applicant is proposing to demolish an existing single-family residence, construct a new single-story single-family residence, and make associated site improvements on a 3,900-square-foot lot.

On November 12, 2025, the Design Concept for the project was approved by the Planning Commission. Conditions of approval regarding windows, doors, the skylight and roof deck privacy were incorporated to address the Commission's concerns of human scale and privacy screening.

The applicant addressed these concerns in their resubmittal, and the project is now scheduled for consideration of Final Details.

### BACKGROUND AND PROJECT DESCRIPTION

The 1,881-square-foot single-story home was constructed in 1941 and has undergone multiple additions over the years, and extensive remodels took place in 1988 and 1994. The subject property is a 3,900-square-foot residentially zoned lot, moderate in slope with a 14-foot elevation rise from west to east (front and rear, respectively). The forest character is sparse as existing development, structures and flatwork, encumber more than 70% of the lot. Six trees were identified on or adjacent to the lot, 2 of which are native species. The existing home has horizontal wood siding and a low-pitched shake, hipped roof with a gable at the rear of the property. The property was reviewed for historical significance in 2025 and found ineligible for the Carmel Historical Inventory. This determination remains in effect for 5 years and will expire in 2030.

The applicant is proposing to demolish the existing home and attached garage to construct a new single-family residence with an attached ADU on the east side of the parcel. The ADU will be reviewed as part of a separate ministerial permit. The data table on the title page of the project plans states that the property will have a floor area of 1,555 square feet and 539 square feet of site coverage.

New windows and doors will be aluminum, matching the original fenestrations. The applicant is proposing to change the horizontal wood siding to vertical reclaimed cedar wood siding. The garage, front deck, retaining walls, and a portion of the south elevation are proposed to be a stone veneer Fon-Du-Lac Webwall style from the Mosaic collection. The proposed roofing will be a rubber membrane system and a green roof for the flat roof, and the rear roofing will be a rooftop deck.

During the Preliminary Site Assessment, 6 trees were found on or immediately adjacent

to the property. Three were determined to be significant or moderately significant. All 3 significant trees are proposed to be retained, and 4 new trees (2 Monterey cypress, 1 Japanese maple, and 1 Tea tree) are proposed to be planted and are included in the landscape plan.

At the time of writing this report, staff received feedback from two neighbors regarding privacy, view, and community character concerns. The neighbors sent emails to the Planning Commission and city staff prior to the Concept Planning Commission meeting. The rear neighbor has requested that the Planning Commission come to their home ahead of the Final Details Planning Commission meeting to review the view impacts from their rear deck.

## Staff Analysis:

The following is an analysis of the project's consistency with the Residential Design Guidelines.

*Previous Hearing:* The following items 3 through 6 were discussed at the November 12, 2025, Planning Commission hearing. Appropriate conditions of approval of the Design Concept have been incorporated and implemented to address these concerns.

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

Staff Analysis:
The project failed to meet the volume requirements initially. After minor revisions, the project met the volume requirements on March 13, 2026. The allowed volume for the site is 19,327.32 cubic feet. The proposed volume for the site is 18,540.18 cubic feet. The project meets the volume requirements.

2. **Tree Evaluation.** Prior to Final Details Planning Commission meeting, the applicant shall include the tree evaluation form and annotated survey in the project plans.

Staff Analysis:
The required tree evaluation form has been added to the plans and aligns with the project as a whole.

3. **Fence and Wall Details.** Prior to Final Details Planning Commission meeting, the applicant shall include details for the property line fences and retaining walls in the project plans.

Staff Analysis:
The applicant added fence and wall details to the project plans. The fence appears to be made of horizontal wood slats. Per Condition of Approval #36, a note in the plans identifying the fence material is required. Additionally, the proposed fencing in the front yard setback shall have spacing to allow filtered light view per the Design Guidelines section 11.3. As such, the project has been conditioned requiring an update to the fence plans as part of the building permit.

4. **Windows and Doors.** Prior to Final Details Planning Commission meeting, the applicant shall revise the plans to reduce the size of the windows and doors on the property to be human scale.

Staff Analysis:
As part of their redesigning of the property to pass volume, two new kitchen windows were added. The size of the entry window was reduced, but all the other windows remained the same size. The exterior doors remained the same size. Staff has added Condition of Approval #34 to the resolution requiring the applicant to reduce the size of doors to no greater than 7' tall and to reduce the façade windows to be no more than 5' wide and 5' tall. As conditioned, the project would retain large areas of glazing to fit the style of the architecture but would result in breaking up solid glazing so to avoid large expanses of undivided windows facing the street. If the Planning Commission determines that the proposed windows and doors are acceptable, Condition of Approval #34 should be removed and the findings in CMC Section 17.58.010.A, for deviations from the design guidelines, must be made and incorporated into the final resolution.

5. **Skylight.** Prior to Final Details Planning Commission meeting, the applicant shall revise the plans to reduce the size of the skylight(s) on the property to be human scale.

Staff Analysis:
The revised plans replace the large skylight with three smaller skylights. The applicant has addressed the requirements of this condition. See discussion below.

6. **Roof Deck Privacy.** Prior to Final Details Planning Commission meeting, the applicant shall revise the plans to include the privacy screening and roof deck

redesign presented at the Concept meeting 11/12/2025.

Staff Analysis:
The rooftop deck has been rearranged to reflect the design presented to the Planning Commission on November 12, 2025. To address their neighbors' privacy concerns, the applicant is proposing two rooftop screens and the screening is proposed to be permanent by affixing the privacy screen and planter to the roof. The condition has been addressed.

Per Condition of Approval #37, the screen at the rear of the property must be reduced in height to meet the 15' height limit for structures within 15' of the rear property line, or relocated out of the 15' rear setback.

***Finish Details:***
Staff Analysis: The proposed finish details include:

- Reclaimed cedar barn wood siding by Montana Timber Products in the Ranchwood Artisan Glacier Grey color.
- Stone veneer (Fon-Du-Lac Web Wall style from the Mosaic Collection by Buechel) for the garage, mechanical room, and a portion of the south elevation.
- Aluminum windows with a medium bronze finish (Arcadia).
- Teak, stained wood and glass entry door.
- A green roof, rooftop deck, and rubber membrane system flat roof for both the single story and two-story portions of the structure.

Staff has added Condition of Approval #35 requiring the applicant to include a gravel or rock ballast on the rubber membrane flat roof portion of the roof or change the rubber membrane to a similar approvable material (tar and gravel, TPO with ballast, ETC). As conditioned, the proposed materials for finishing details meet all applicable design guidelines and zoning standards.

***Site Coverage*:** Land Use Plan (LUP) Policy P1-49 states that site coverage shall not exceed 45% and Carmel-by-the-Sea Municipal Code (CMC) Section 17.10.030.C (Site Coverage) limits impermeable site coverage to 22% of the base floor area allowed for the site. On a 4,000-square-foot lot, the allowed base floor area is 1,800 square feet, and the amount of site coverage permitted is 396 square feet. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor areas, ponds, hot tubs, and swimming pools.

If at least 50% of the property's site coverage is made of permeable or semi-permeable materials, an additional amount of site coverage of up to four percent of the site area, 160 square feet, may be allowed for use in a single driveway of up to nine feet in width.

Permeable and semi-permeable materials include gravel, spaced decking and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors.

Staff Analysis:
387 square feet of site coverage is allowed on a 3,900 square foot lot. The site is allowed 543 square feet of site coverage if over half of the coverage is semi-permeable or fully permeable. The project includes a total of 539 square feet of site coverage with 378.3 square feet of the proposed site coverage impermeable, qualifying the site for the permeable bonus. Proposed permeable and impermeable materials include stone paving, a stone deck, stone stairs, steppingstones, cantilevered stone steps, and a shower deck. The project as proposed meets the site coverage requirement outlined in CMC Section 17.10.030.C.

***Right-of-Way Character:*** Both LUP Policy P1-43 and Section 1.5-1.7 of the Residential Design Guidelines encourages maintaining the forest character of the right-of-way by using natural materials for street parking, maintaining informal, natural vegetation, and maintaining trees. Section 2.0 of the Residential Design Guideline's objectives further encourage properties and development to maintain the meandering character of streets, the rustic street drainage, and to maintain the existing street widths. Section 10.2-10.4 of the Residential Design Guidelines encourages the use of green, native plant species that continue the feel of the forest character of Carmel.

Staff Analysis:
The project includes a reduction of the existing driveway size and informal landscaping in the right-of-way. The City Forester has reviewed the landscape plan and was supportive of the proposed plantings. Site improvements include removing thick ground cover and formal bushes at the front of the property and the public right-of-way. The proposed informal ground cover consists of plants, mulch, and a few bushes. The full list of plantings is included in the planting plan on sheet 10c. The applicant's design meets the Design Guidelines, Carmel Municipal Code, and General plan policies, standards, and guidelines regarding right-of-way character.

***Skylights:*** In compliance with the Concept Design acceptance conditions, the project was modified to replace the large skylight (3'-6" by 10'-2") with three small skylights (3'-6" by 3'). Although broken up, the skylights are proposed in the same location and if the Planning Commission requires further changes to the skylights to meet the Residential Design Guidelines, a condition of approval should be incorporated to further reduce the skylights prior to building permit submittal.

***Chimney:*** Section 9.15 of the Residential Design Guidelines encourages chimneys that integrate into the building, are an appropriate size, and avoid blocking views.

Staff Analysis: The project includes removing the existing, façade chimney and a replacement is not proposed. However, the project includes a gas fireplace with a vent on the south elevation of the building that conforms with the Residential Design Guidelines.

***Landscaping:*** Section 10.2-10.4 of the Residential Design Guidelines encourages the use of green, native plant species that continue the feel of the forest character of Carmel.

Staff Analysis: The project includes a planting plan (sheet 10c of the project plans) which was reviewed and supported by the city Forester. The formal landscaping in the front of the property is proposed to be replaced with informal plantings and mulch. The 3 significant trees will be retained and 4 new trees (2 Monterey cypress, 1 Japanese maple, and 1 Tea tree) are proposed to be planted. Two trees deemed not significant are posed for removal as they are located within the development footprint. The project complies with all applicable design guidelines and regulations of the CMC.

***Fencing****:* Section 11.0 of the Final Details Residential Design Guidelines encourages fences to have "open, transparent qualities, such as open pickets, that permit filtered views into the front garden"

Staff Analysis: As proposed the fencing within the front setback is solid. As such, Condition of Approval #36 has been added requiring that prior to building permit submittal, the applicant shall revise the fencing details to include a 2" gap between the boards of the fencing in the front setback and a note in the plans identifying the fence material. As conditioned, the project meets the Design Guidelines and Municipal Code standards for fencing.

***Environmental Review:*** The project qualifies for a categorical exemption under CEQA Guidelines Section 15302 – Replacement or Reconstruction. This Class 2 exemption consists of replacement or reconstruction of existing structures and facilities where the new structures will be located on the same site as the replaced structure and will have substantially the same purpose and capacity as the replaced structure. The project consists of the demolition of an existing single-family residence and the construction of a 1,555-square-foot single-story residence, inclusive of a 340 square foot attached garage and mechanical room, which meets this exemption.

None of the exceptions to exemptions listed in CEQA Guidelines Section 15300.2 apply in this case. There is no potential for the project to result in a cumulative impact and there are no unusual circumstances or historical resources present. The project is for the replacement of an existing structure with the same use. The proposed use as a single-family home is a permitted use for the site's designated residential zoning district and due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects. The project will not result in an cumulative impact because there have not be successive projects of the same type in the same location. There are no other similar projects proposed for the subject site. The project will not result in any impacts to scenic highways or scenic resources. The project is for the demolition and reconstruction of a single-family home that has been determined not to be historic. No significant trees or resources are proposed for removal as part of the project. The subject property is not known to contain hazardous waste and is not a site

listed pursuant to Section 65962.5 of the Government Code.

## Other Project Components:

## Attachments:

1. Attachment 1 Resolution
2. Attachment 2 Project Plans
3. Attachment 3 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 PROJECT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15302 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAN BE MADE IN THIS CASE; AND APPROVING A FINAL DESIGN STUDY AND COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A 1,555-SQUARE-FOOT TWO-STORY RESIDENCE, INCLUSIVE OF AN ATTACHED GARAGE, AND ASSOCIATED SITE IMPROVEMENTS LOCATED AT CARMELO STREET 2 NORTHEAST OF OCEAN AVE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-252-013-000.**

WHEREAS, on February 6, 2025, Eric Miller Architects ("Applicant") submitted an application on behalf of Scott McWhorter ("Owners") requesting approval of Track 2 Design Study application DS 25019 (McWhorter) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 3,900-square-foot site at Carmelo 2 NE of Ocean in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of the Final Design Study for the demolition of an existing single-family residence and the construction of a 1,555-square-foot two-story residence, inclusive of an attached garage and associated site improvements; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), construction of new dwellings is subject to a Track Two Design Review and may be approved by the Planning Commission if the project complies with the Zoning Ordinance and all applicable residential design guidelines; and

WHEREAS, in accordance with Carmel-by-the-Sea Municipal Code (CMC) Section 17.58.040.B (Residential Track Two Design Study), 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, Step Two: Design Concept Review, requires the Planning Commission to review the design concept plans at a public hearing prior to consideration of the final details review for project approval; and

WHEREAS, on September 10, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, on September 10, 2025, the Planning Commission continued the project to a date uncertain due to a request to continue the project from the applicant and concerns raised by a neighbor regarding privacy; and

WHEREAS, on November 12, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, CMC Section 17.58.040.B, Step Three: Final Details Review, requires the Planning Commission to take final action on the application after the applicant submits the final design plans for review consistent with the City's "Residential Design Guidelines: Final Details Review" and the findings required in CMC § **17.64.080**, Design Study Approval.; and

WHEREAS, on March 27, 2026, a notice of public hearing was published in the Carmel Pine Cone for the April 8, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 500-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before March 29, 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 April 3, 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 April 8, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

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

WHEREAS, the applicant proposes the demolition of an existing single-family residence and the construction of a 1,555-square-foot two-story residence, inclusive of an attached garage and associated site improvements. Therefore, pursuant to CEQA regulations, the project qualifies as categorically exempt under CEQA Guidelines Section 15302 (Replacement or Reconstruction) and no exceptions to the exemptions exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, the cumulative impact, unusual circumstances and historical resources exceptions do not apply due to the fact the project is a permitted use within the site's designated residential zoning district and due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects or historic resources. The project will not result in an cumulative impact because there have not be successive projects of the same type in the same location. There are no other similar projects proposed for the subject site. The project will not result in any impacts to scenic highways or scenic resources. The project is for the demolition and reconstruction of a single-family home that has been determined not to be historic. No significant trees or resources are proposed to demolished as part of the proposed work. The subject site will not have any effect on hazardous waste site and is a site listed pursuant to Section 65962.5 of the Government Code; 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 **Final Design Study**:

| **FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)**<br>For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, 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. | | |
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| **CMC Section 17.64.080.B – Final Details Phase Approval Findings** | **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. | ✓ | |

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| 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. | ✓ | |
| **LUP Policy P1-45** | **YES** | **NO** |
| 1. 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. | ✓ | |
| 2. Mass of the building relates to the context of other homes in the vicinity | ✓ | |
| 3. 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. | ✓ | |

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-By-the-Sea does hereby make the following findings and determinations regarding the Coastal Development Permit:

| **FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS**<br>For each of the required findings listed below, the staff has indicated whether the proposed project or the addition of conditions supports the adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
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| **CMC 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). | ✓ | |

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies as a Class 2 categorical exemption pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemptions contained in Section 15300.2 apply in this case, and **APPROVE** the Final Design Study and Coastal Development Permit DS 25019 (McWhorter) for the demolition of an existing single-family residence and the

construction of a 1,555-square-foot two-story residence, inclusive of an attached garage and associated site improvements for the property located at Carmelo 2 NE of Ocean in the Single-Family Residential (R-1) District. APN: 010-252-013-000. Approval of the Final Design Study and Coastal Development Permit is subject to the following Recommendations/Draft Conditions:

| CONDITIONS OF APPROVAL | |
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| **No.** | **Standard Conditions** |
| 1. | **Authorization.** The approval of Design Study, DS 25019 (McWhorter), and coastal development permit for the demolition of an existing single-family residence and the construction of a 1,555-square-foot two-story residence, inclusive of a 340 square foot attached garage and mechanical room, and associated site improvements for the property located at Carmelo Street 2 northeast of Ocean Ave in the Single-Family Residential (R-1) District. APN: 010-252-013-000. As depicted in the plans prepared by Eric Miller Architects as approved by City of Carmel-by-the-Sea Planning Commission on April 8, 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. 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.** A State licensed surveyor shall survey and certify the following in writing:<br>• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;<br>• 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. |

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| | 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. | **Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location. |
| 8. | **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). |
| 9. | **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. |
| 10. | **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. |
| 11. | **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 |

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| | the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee.<br><br>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. |
| 12. | **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.<br><br>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.<br><br>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. |
| 13. | **Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize 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. |
| 14. | **Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above. |
| 15. | **Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved windows and doors. |

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| 16. | **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. |
| 17. | **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. |
| 18. | **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. |
| 19. | **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. |
| 20. | **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. |
| 21. | **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 |

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| | 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) |
| 22. | **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** |
| 23. | **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. 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. |
| 24. | **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. |
| 25. | **Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.<br>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.<br>• Excavation within 6 feet of a tree trunk is not permitted.<br>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.<br>• Per Municipal Code Section 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels.<br>• 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 |

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| | above the soil line outside of the fencing.<br>• 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.<br>• 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.<br>• 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. |
| 26. | **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** | |
| 27. | **Drainage Plan.** Prior to the issuance of a building permit, 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. |
| 28. | **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. |
| 29. | **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. |
| 30. | **Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant |

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| | 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** | |
| 31. | **Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, 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 prior to the issuance of a building permit. |
| 32. | **Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts. |
| 33. | **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. |
| 34. | **Windows and Doors.** Prior to building permit submittal, the Applicant shall revise project plans so that no exterior doors are more than 7' tall. Additionally, the Applicant shall revise the proposed windows so that no façade windows are more than 5' tall or wide. |
| 35. | **Roofing.** Prior to building permit submittal, the Applicant shall include a gravel ballast on the rubber membrane flat roof or shall propose a similar, approvable flat roof material (tar and gravel, TPO with ballast, ETC) |
| 36. | **Fencing.** Prior to building permit submittal, the applicant shall revise the project plans to identify the fencing as wood and show a minimum 2" gap between boards of the fencing in the front yard setback to allow filtered light views into the front garden. |
| 37. | **Privacy Screening.** Prior to building permit submittal, the applicant shall revise the project plans to reduce the size of the privacy screening to meet the 15' height limit in the 15' rear setback or move the screening out of the 15' rear setback. |

_____ _____ _____
Property Owner Signature Printed Name Date

_____ _____ _____
Applicant Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of April, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Shelby Gorman
Planning Commission Secretary

# McWHORTER RESIDENCE

## Carmelo, 2 NE of Ocean
## Carmel-By-The-Sea, CA 93923

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

CONSULTANT:

## PROJECT DATA

ADDRESS: *CARMELO 2 NE OF OCEAN AVENUE, CARMEL-BY-THE-SEA, CA 93923*
ZONING: *R1*
A.P.N.: *010-252-013-000*
OCCUPANCY GROUP: *(R) FOR HOUSE / (U) FOR GARAGE*
TYPE OF CONSTRUCTION: *( V-B )*

LOT AREA 3,900 sf

**SETBACK**

| | ALLOWED / REQUIRED | EXISTING | PROPOSED HOUSE | ADU |
|---|---|---|---|---|
| FRONT | 15' MIN. | 14'-3" | 15'-0" | 68'-5" |
| REAR | 3' 1 STORY / 15' 2 STORY | 11'-11" | 24'-2" | 4'-0" |
| SIDE | 3'-0" MIN + 4'-9" MAX = 9'-9" COMPOSITE | 5'-3"+4'-6"=9'-9" | 5'-3"+4'-6"=9'-9" | 4'-0" |
| SIDE | 3'-0" MIN + 4'-9" MAX = 9'-9" COMPOSITE | 3'-0"+5'-6"=8'-6" | 7'-11"+4'-6"=12'-5" | 4'-0" |

**BUILDING HEIGHT**

| ALLOWED / REQUIRED | | EXISTING | PROPOSED HOUSE | ADU |
|---|---|---|---|---|
| ONE STORY PLATE HT. | 12' | 10'-5" | 12'-0" | 9'-6" |
| ONE STORY ROOF HT. | 18' | 15'-5" | 14'-11" | 14'-6" |
| TWO STORY PLATE HT. | 18' | 11'-2" | 14'-7" | N/A |
| TWO STORY ROOF HT. | 24' | 14'-6" | 16'-7" | N/A |

**EXISTING FLOOR AREA**

| | LIVING SPACE | GARAGE & MECH. | TOTAL |
|---|---|---|---|
| MAIN HOUSE | 1,641 S.F. | 240 S.F. | 1,881 S.F. |
| ALLOWED / REQUIRED: 1,755 S.F. | | EXISTING FLOOR AREA: | 1,881 S.F. |

**PROPOSED FLOOR AREA**

| | LIVING SPACE | GARAGE & MECH. | TOTAL |
|---|---|---|---|
| MAIN HOUSE | 1,213 S.F. | 342 S.F. | 1,555 S.F. |
| ALLOWED / REQUIRED: 1,755 S.F. | | PROPOSED FLOOR AREA: | 1,555 S.F. |
| ADU | 750 S.F. | | 750 S.F. |

*SITE COVERAGE CALCULATIONS
BASE SITE COVERAGE = BASE FLOOR AREA X 22% = 1,755 S.F. X 22% = 387 S.F.
PERMEABLE SITE COVERAGE BONUS = LOT SIZE X 4% = 3,900 S.F. X 4% = 156 S.F.
ALLOWED SITE COVERAGE W/ BONUS = 543 S.F.

**EXISTING SITE COVERAGE**

| | | |
|---|---|---|
| ALLOWED | 386 S.F.* | SEE CALCULATION |
| EXISTING IMPERVIOUS COVERAGE | | |
| DRIVEWAY | 169 S.F. | |
| BRICK WALKWAYS | 547 S.F. | |
| SITE WALLS | 299 S.F. | |
| WOOD STEPS | 18 S.F. | |
| WOOD RETAINING WALL | 9 S.F. | |
| BUILT IN BBQ | 4 S.F. | |
| OUTDOOR FIREPLACE | 10 S.F. | |
| PAVERS | 234 S.F. | |
| TOTAL IMPERVIOUS COVERAGE | 1,290 S.F. | |

**PROPOSED SITE COVERAGE**

| | | |
|---|---|---|
| ALLOWED | 387/543 S.F.* | SEE CALCULATION |
| PROPOSED IMPERVIOUS COVERAGE | | |
| IMPERMEABLE STONE PAVING | 88.3 S.F. | |
| STONE DECK | 52 S.F. | |
| ROOF DECK STAIRS | 19.3 S.F. | |
| ROOF OVERHANG | 6 S.F. | |
| TOTAL IMPERVIOUS COVERAGE | 160.6 S.F. (4%) | |
| PROPOSED PERVIOUS COVERAGE | | |
| DRIVEWAY | 96.7 S.F. | |
| STEPPING STONES | 34 S.F. | |
| PERMEABLE STONE PAVING | 146.4 S.F. | |
| CANTILEVERED ENTRY STAIRS | 75.2 S.F. | |
| SHOWER DECK | 26 S.F. | |
| TOTAL PERVIOUS COVERAGE | 378.3 S.F. (70%) | |
| TOTAL PROPOSED SITE COVERAGE | 538.9 S.F. | |
| PROPOSED ADU SITE COVERAGE | | |
| ADU ENTRY TERRACE | 17.2 S.F. | |
| TOTAL ADU SITE COVERAGE | 17.2 S.F. | |

## PROJECT TEAM

OWNER: SCOTT McWHORTER
86 MEDITERRA WAY
SPRING, TX 77389

PROJECT ADDRESS: CARMELO 2 NE OF OCEAN AVE.
CARMEL-BY-THE-SEA, CA 93923

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PH. 831-372-0410
CONTACT: CARLA HASHIMOTO
CARLA@ERICMILLERARCHITECTS.COM

SURVEYOR & CIVIL ENGINEER: LANDSET ENGINEERS, INC
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
CONTACT: GUY GIRAUDO
PH. 831-443-6970

LANDSCAPE ARCHITECT: SEVEN SPRINGS STUDIO
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
PH. 831-466-9617
CONTACT: SIMON PHILLIPS
SIMON.SEVENSPRINGS@MAIL.COM

## SHEET INDEX


| | |
|---|---|
| 1 | TITLE SHEET |
| 2 | TOPOGRAPHIC MAP |
| 2a | TREE EVALUATION |
| 3 | EXISTING AND PROPOSED SITE PLANS |
| 4a | CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN |
| 4b | GRADING SECTIONS |
| 4c | EROSION CONTROL PLAN |
| 4d | CONSTRUCTION MANAGEMENT PLAN |
| 5a | (E) DEMO & PROPOSED FLOOR PLANS |
| 5b | (E) DEMO & PROPOSED GARAGE PLANS |
| 5c | DOOR SCHEDULE |
| 5d | WINDOW SCHEDULE |
| 6 | EXISTING & PROPOSED FRONT & REAR ELEVATIONS |
| 7a | EXISTING & PROPOSED SIDE ELEVATIONS |
| 7b | EXISTING & PROPOSED SIDE ELEVATIONS |
| 7c | BUILDING SECTION |
| 8 | STREET SCAPE ELEVATIONS |
| 9 | EXISTING & PROPOSED ROOF PLANS |
| 10a | SITE PLAN |
| 10b | PLANTING NOTES |
| 10c | PLANTING PLAN |
| 10d | LIGHTING PLAN |
| 11a | FINISH MATERIALS |
| 11b | SPECIFICATIONS |
| 12 | COLOR RENDERING |


## OWNERSHIP NOTES

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## PROJECT INFORMATION

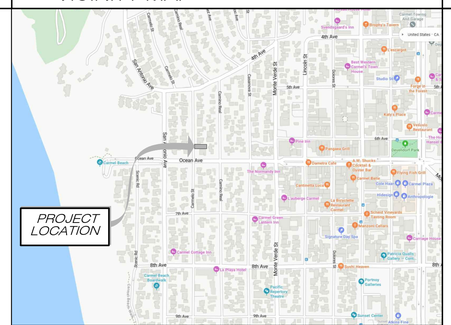
PROJECT DESCRIPTION:

REMODEL OF EXISTING 2 BEDROOM, 2-BATH, SINGLE FAMILY RESIDENCE WITH ATTACHED 1 CAR GARAGE.
PROPOSED 1 BEDROOM, 1 BATH, ATTACHED 1 CAR GARAGE AND ATTACHED 750 S.F. 1 BEDROOM, 1 BATH ADU.
PROPOSED NEW CONCRETE WALLS, EXTERIOR FINISHES, DOORS, WINDOWS AND ROOF. LOWER LEVEL MECHANICAL AND STORAGE SPACE TO BE ADDED ADJACENT TO THE GARAGE. ROOF DECK AT THE REAR HALF OF THE STRUCTURE TO BE ADDED AND SITE IMPROVEMENTS INCLUDE PAVING AND PLANTERS.

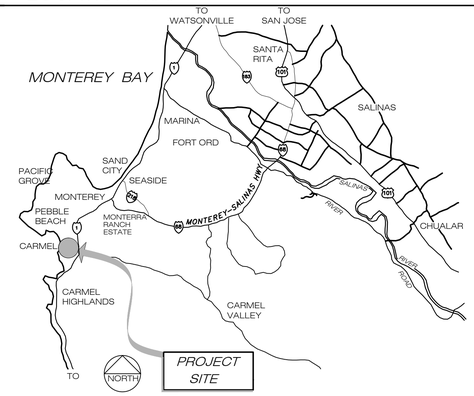
UTILITIES:
1. WATER: CALIFORNIA AMERICAN WATER CO.
2. ELECTRICAL AND GAS: PACIFIC GAS & ELECTRIC
3. SANITARY SEWER SYSTEM: CARMEL AREA WASTE WATER DISTRICT

TREE REMOVAL:
PROPOSED REMOVAL OF 2 ORNAMENTAL TREES (8" & 3P 10"/10"/13")

## VICINITY MAP




## LOCATION MAP





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


TITLE SHEET

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 2/26/2026 |
| SCALE: | NTS |
| DRAWN: | SSH |
| JOB NUMBER: | 24.08 |

SHEET 1 OF


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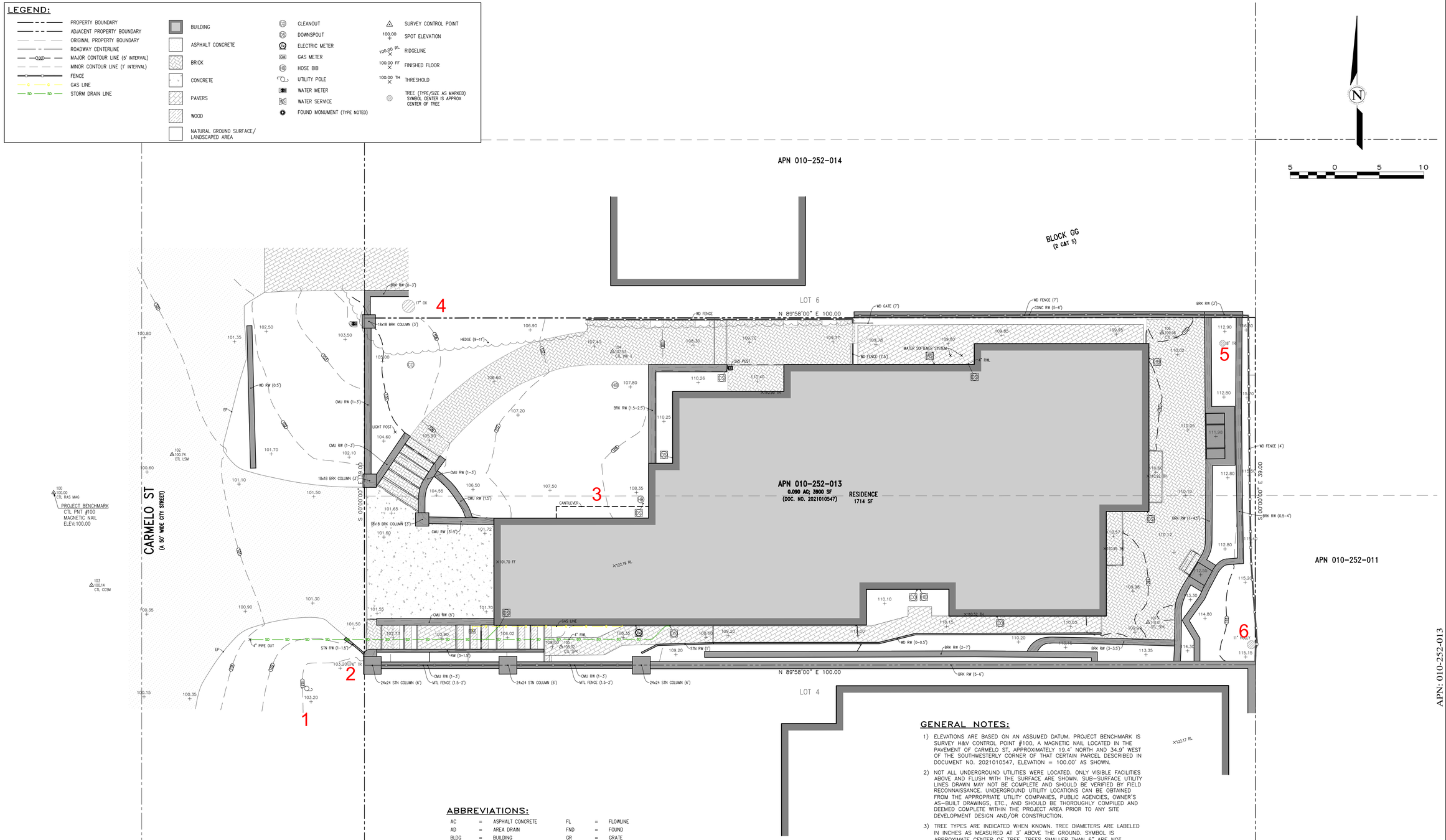
## LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- ROADWAY CENTERLINE
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- GAS LINE
- STORM DRAIN LINE
- BUILDING
- ASPHALT CONCRETE
- BRICK
- CONCRETE
- PAVERS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA
- CLEANOUT
- DOWNSPOUT
- ELECTRIC METER
- GAS METER
- HOSE BIB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY CONTROL POINT
- SPOT ELEVATION
- RIDGELINE
- FINISHED FLOOR
- THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE




## ABBREVIATIONS:

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

## GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE PAVEMENT OF CARMELO ST, APPROXIMATELY 19.4' NORTH AND 34.9' WEST OF THE SOUTHWESTERLY CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2021010547, ELEVATION = 100.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (06/24/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

**CONTACT INFORMATION:**

CLIENT:
MR. SCOTT MCWHORTER
CARMELO ST, 2 NE OF OCEAN AVE
CARMEL-BY-THE-SEA, CA 93921

SECONDARY:
ERIC MILLER ARCHITECTS
MS. CARLA HASHIMOTO
211 HOFFMAN AVE
MONTEREY, CA 93940

SITE LOCATION:
CARMELO ST, 2 NE OF OCEAN AVE
CARMEL-BY-THE-SEA, CA 93921

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | 07/09/24 | JAN | RELEASED TO CLIENT |

PROFESSIONAL LAND SURVEYOR * GUY R. GIRALDO * EXP. 12-31-25 * CALIFORNIA * STATE OF

APPROVED BY:
GUY R. GIRALDO P.L.S. No. 8703


LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com


# TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2021010547
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MR. SCOTT MCWHORTER

APN: 010-252-013

SCALE: 1" = 5'
DATE: JUL 2024
JOB NO. 2799-01

SHEET 2

L:_PROJECTS - LANDSET ENGINEERS\2799 - McWhorter\2799-01 Site Topo\DWG\McWhorter_2799_TOPO.dwg

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 | | | | | | | | | |

| | |
|---|---|
| **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 | 4 | 0 | 0 | 7 | 0 | 4 | | | | | | | | | |

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 | | | | | | | | | | | |
| MOD SIGNIF | x | | | | | x | | | | | | | | | |
| NOT SIGNIF | | x | x | | 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 | 7.25 | 6 | 6 | 6 | 6 | 6 | | | | | | | | | |

**Required Tree Protection Zone**

| Tree # | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| YES | 10.2 | 6 | 6 | 8.4 | 6 | 8.4 | | | | | | | | | |

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.

## Significant Tree Evaluation Worksheet

APN: 010-252-013-000
Street Location: Carmelo 2 NE of Ocean
Planner: Jake Olander
City Forester: Justin Ono
Property Owner: McWhorter
Recommended Tree Density: 3 upper, 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 | MP | Lau | Myr | CO | JM | Hol | | | | | | | | | |
| YES | x | | | x | | | | | | | | | | | |
| NO | | x | x | | x | x | | | | | | | | | |

**MP** -- Monterey pine **Myrt** -- Myrtle **CO** -- coast live oak **Lau** -- Laurel **JM** --Japanesef maple **Hol** -- Holly

(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 | 29 | | | 12 | | 10 | | | | | | | | | |
| NO | | 3 | 9 | | 4 | | | | | | | | | | |

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 | 1 | | | 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 | 1 | | | 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 | 1 | | | 2 | | 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. |

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

CONSULTANT:


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


TREE EVALUATION

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE: 2/26/2026
SCALE: NTS
DRAWN: SSH
JOB NUMBER: 24.08

2a
SHEET OF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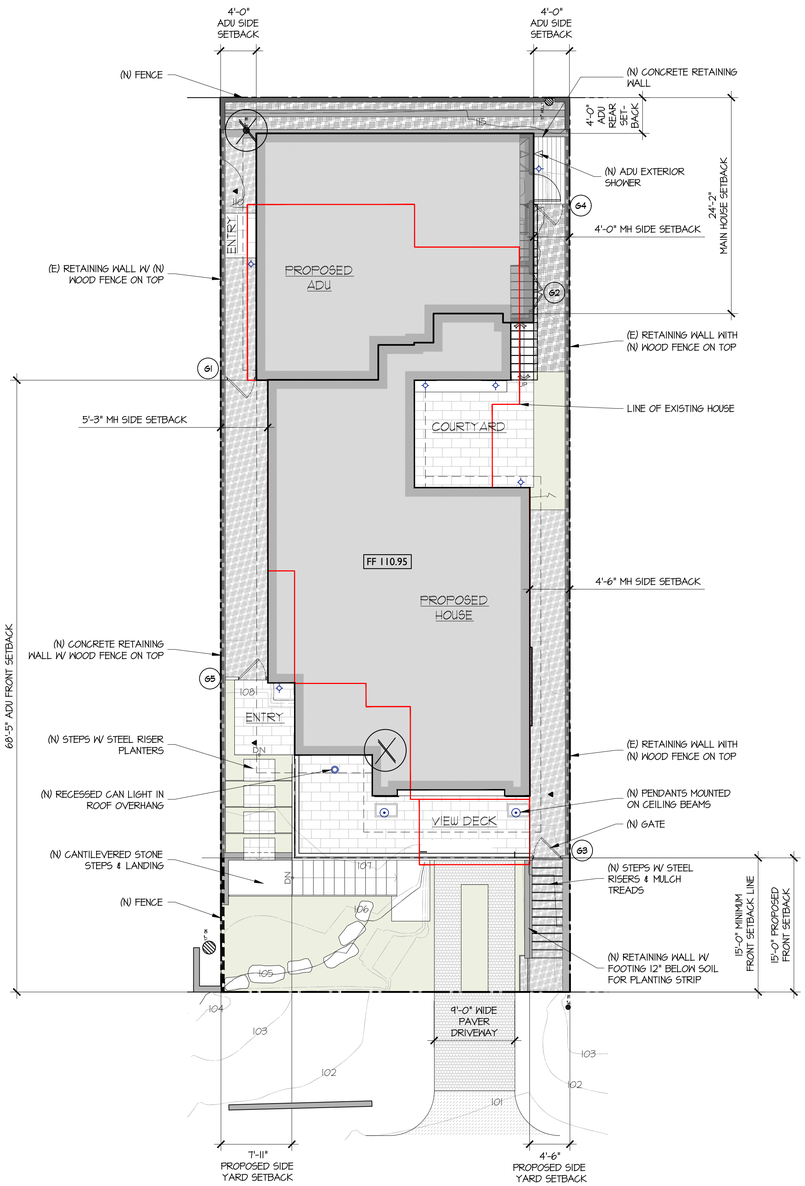
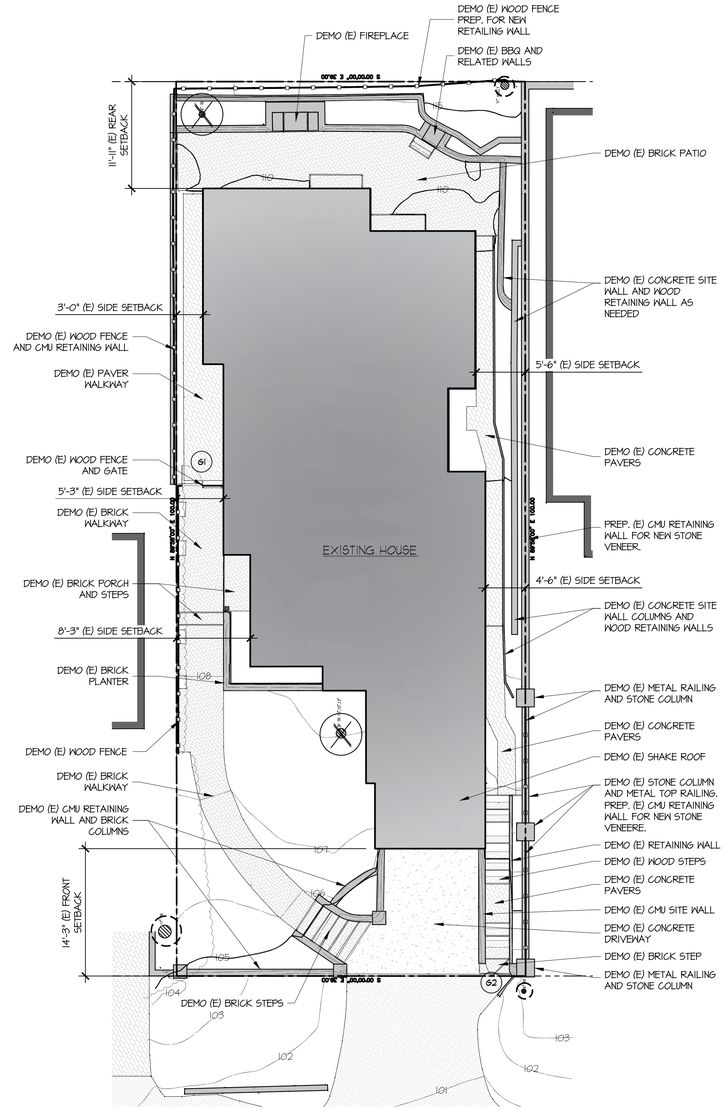



## PROPOSED SITE PLAN




## EXISTING SITE PLAN

### ARCHITECTURAL LIGHT FIXTURES

| | |
|---|---|
| | WALL SCONCE, WATERPROOF (SEE 1/11B) |
| | PENDANT, WATERPROOF (SEE 2/11B) |
| | RECESSED CAN LIGHT, WATERPROOF (SEE 3/11B) |

NOTE: SEE SHEET 10d FOR LANDSCAPE LIGHTING LOCATIONS.

### (N) MATERIAL INDEX

- = STONE DECKING
- = STONE PAVING
- = PERMEABLE PAVERS
- = ASPHALT
- = MULCH TREAD
- = MULCH WALKWAY
- = WOOD DECKING
- = PLANTING

### (E) MATERIAL INDEX

- CONCRETE DRIVEWAY
- BRICK
- WOOD STEPS
- CONC. PAVERS

= TREE TO BE REMOVED

= TREE PROTECTION

PROJECT NORTH

N

0 4' 8' 16'

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

## SITE PLANS

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

CONSULTANT:

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SITE PLANS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 2/26/2026 |
| SCALE: | 1/8" = 1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

3

SHEET OF

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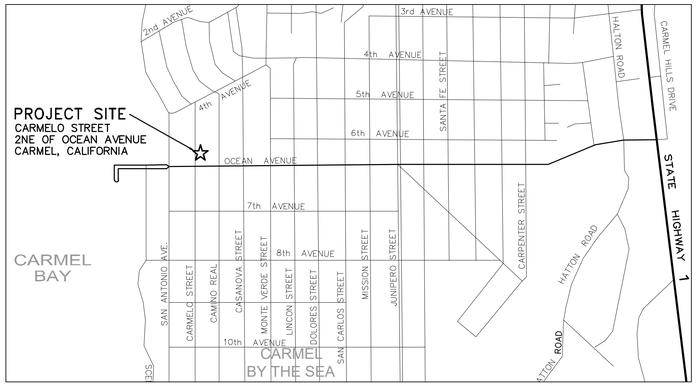



VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 3,900 SQ.FT.
EXISTING IMPERVIOUS AREA = 2,780 SQ.FT.
NEW IMPERVIOUS AREA = 2,468 SQ.FT.
IMPERVIOUS AREA REDUCTION= 312 SQ.FT.

GRADING QUANTITIES:
CUT = 100 C.Y.
FILL = 30 C.Y.
NET = 70 C.Y. EXPORT

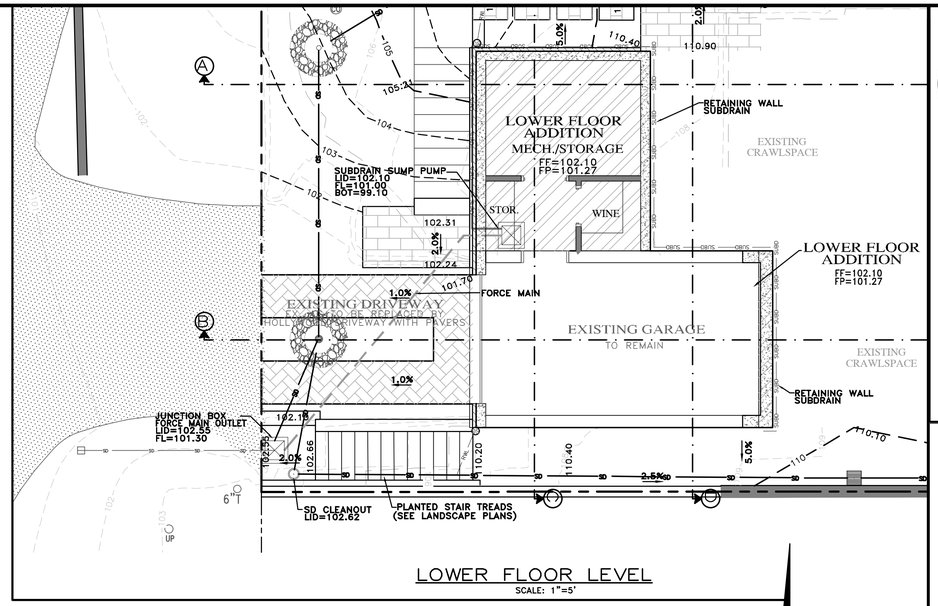
## STORM WATER CONTROL NOTES:

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

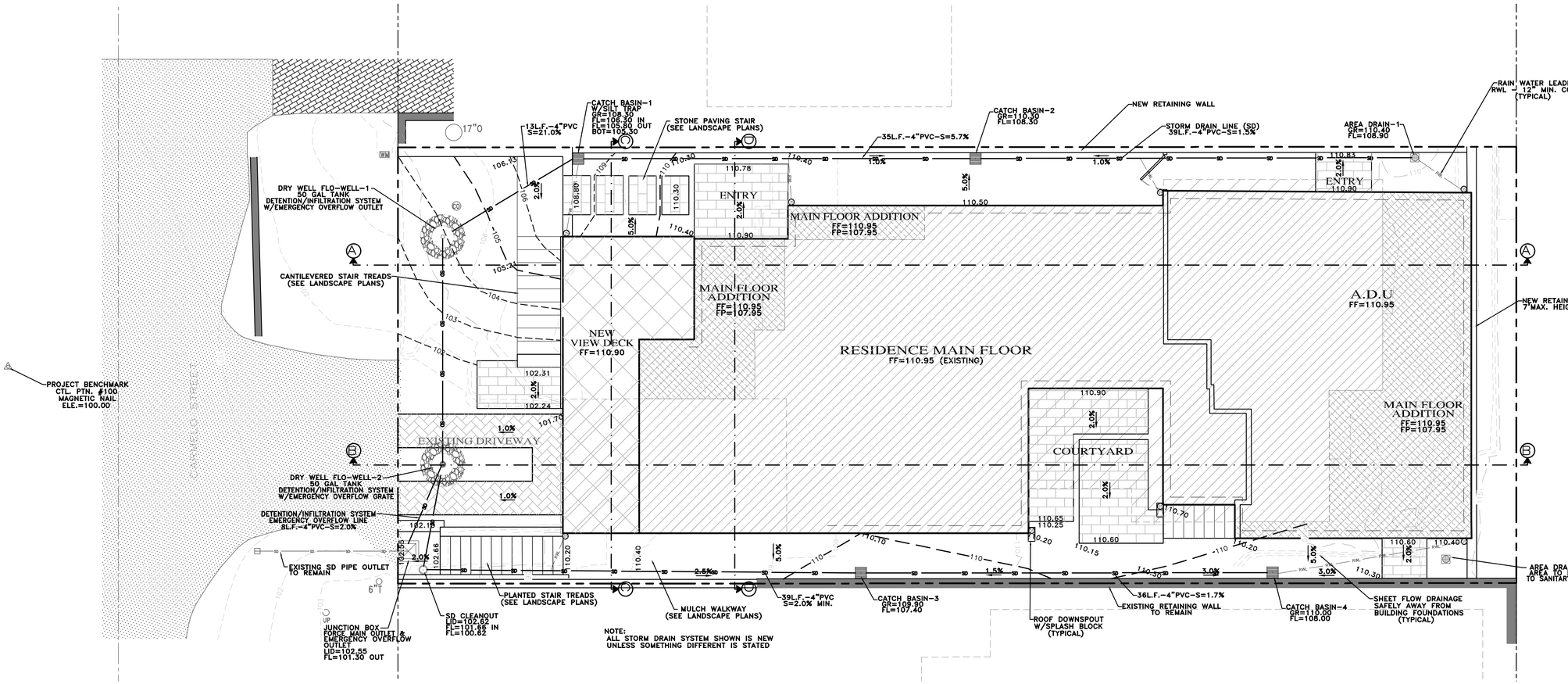
2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

## INDEX TO SHEETS

SHEET 4a CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN
SHEET 4b GRADING SECTIONS
SHEET 4c EROSION CONTROL PLAN
SHEET 4d CONSTRUCTION MANAGEMENT PLAN




LOWER FLOOR LEVEL
SCALE: 1"=5'




NOTE:
ALL STORM DRAIN SYSTEM SHOWN IS NEW UNLESS SOMETHING DIFFERENT IS STATED

MAIN FLOOR LEVEL
SCALE: 1"=5'

5 0 2.5 5 10

APPROVED BY:
GUY R. GIRAUDO

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

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
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www.landseteng.com

# GRADING, DRAINAGE & EROSION CONTROL PLAN

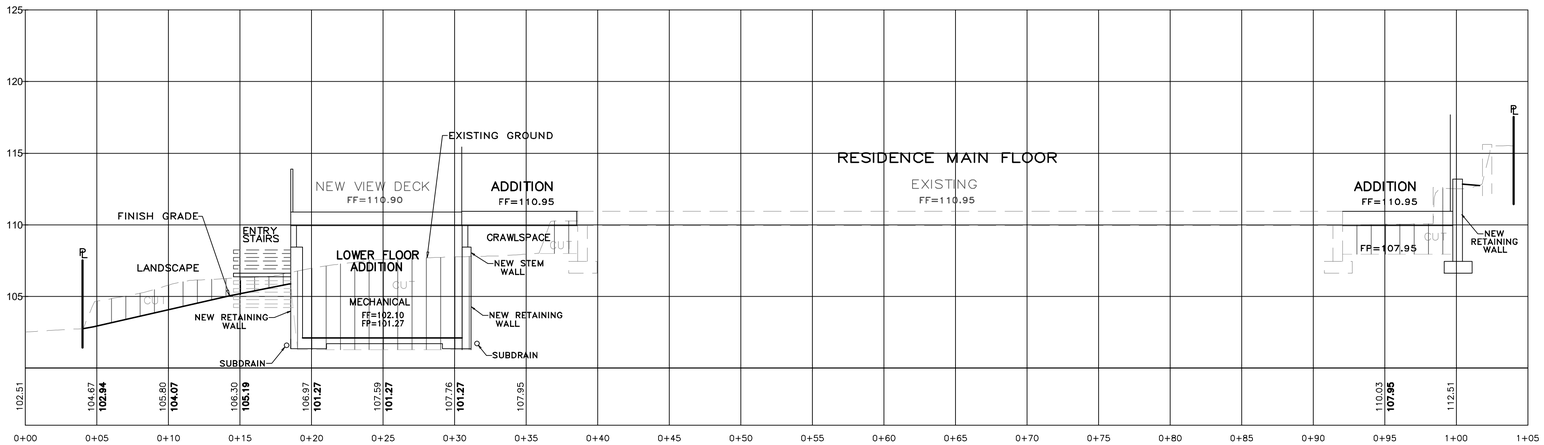
" CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "

OF RESIDENCE
McWHORTER
A.P.N.: 010-252-013
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. SCOTT McWHORTER

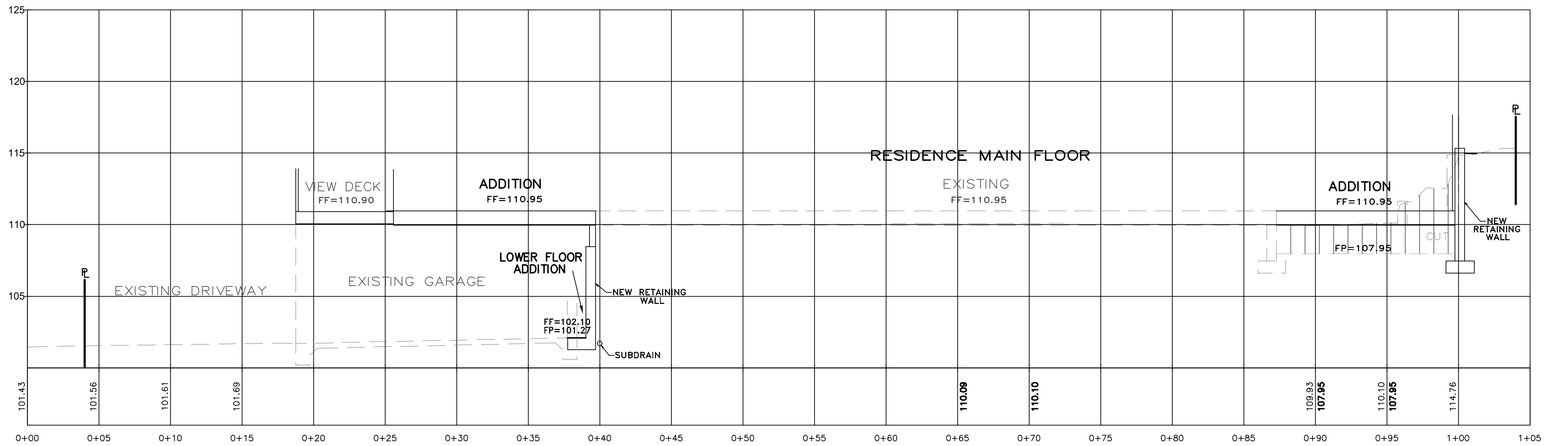
SCALE: 1"=5'
DATE: JUNE 2025
JOB NO. 2799-02

SHEET 4a
OF 4 SHEETS

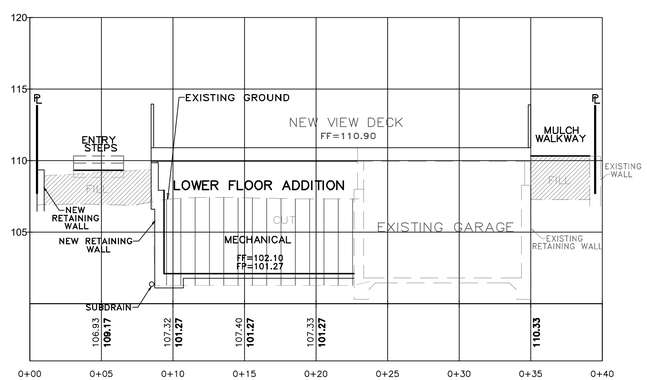
| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 07/29/25 | AMS | LOWER FLOOR PLAN UPDATE |
| | 06/20/25 | AMS | RELEASED TO CLIENT |
| | 06/11/25 | AMS | RELEASED TO CLIENT |
| | 06/09/25 | AMS | RELEASED TO CLIENT |
| | 03/16/26 | AMS | LOWER FLOOR & ADU UPDATE |
| | 07/30/25 | AMS | LOWER FLOOR PLAN UPDATE |



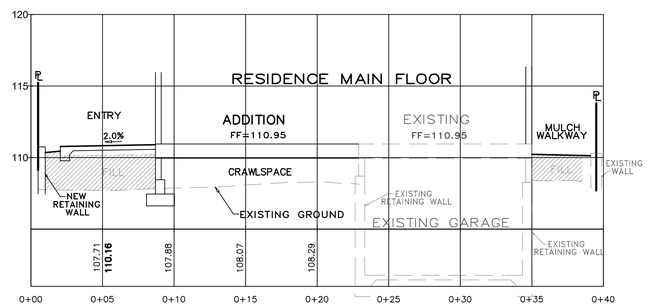

SECTION A–A
SCALE: 1"=5' H&V




SECTION B–B
SCALE: 1"=5' H&V




SECTION C–C
SCALE: 1"=5' H&V




SECTION D–D
SCALE: 1"=5' H&V

NOTES:
- ALL FILL MATERIAL SHALL BE STRUCTURAL FILL PER SOIL'S ENGINEERING INVESTIGATION REPORT
- SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR LAYOUT OF FOUNDATION COMPONENTS.
- OVEREXCAVATION ON BUILDING AREAS PER SOILS ENGINEERING INVESTIGATION REPORT
- FOR SECTION LOCATIONS, SEE SHEET 4a "GRADING, DRAINAGE & UTILITY PLAN".

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF RESIDENCE

McWHORTER

A.P.N.: 010-252-013

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

FOR

MR. SCOTT McWHORTER

APPROVED BY:

GUY R. GIRARDO

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

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

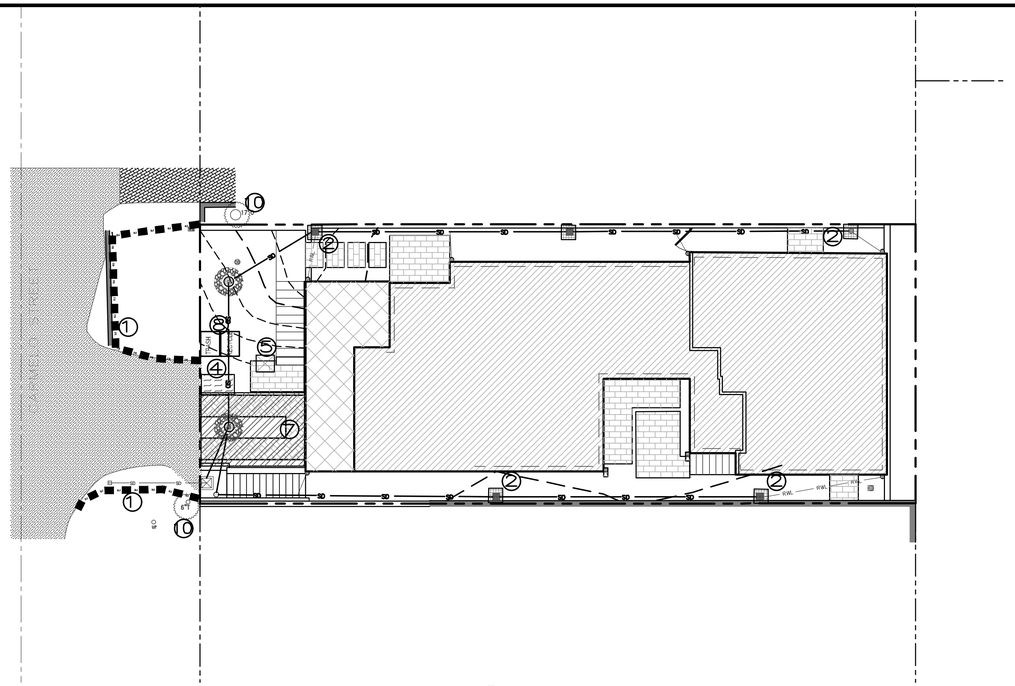
SCALE: 1"=5' H&V
DATE: JUNE 2025
JOB NO. 2799-02

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 07/29/25 | AMS | LOWER FLOOR PLAN UPDATE |
| | 06/20/25 | AMS | RELEASED TO CLIENT |
| | 06/11/25 | AMS | RELEASED TO CLIENT |
| | 06/09/25 | AMS | RELEASED TO CLIENT |

03/16/26 AMS LOWER FLOOR & ADU UPDATE
07/30/25 AMS LOWER FLOOR PLAN UPDATE

SHEET 4b
OF 4 SHEETS

LSPROJ\2799-McWHORTER\2799-CIVIL\DWG\2799-GDECP.DWG/24x36C2


CARMEL-BY-THE-SEA
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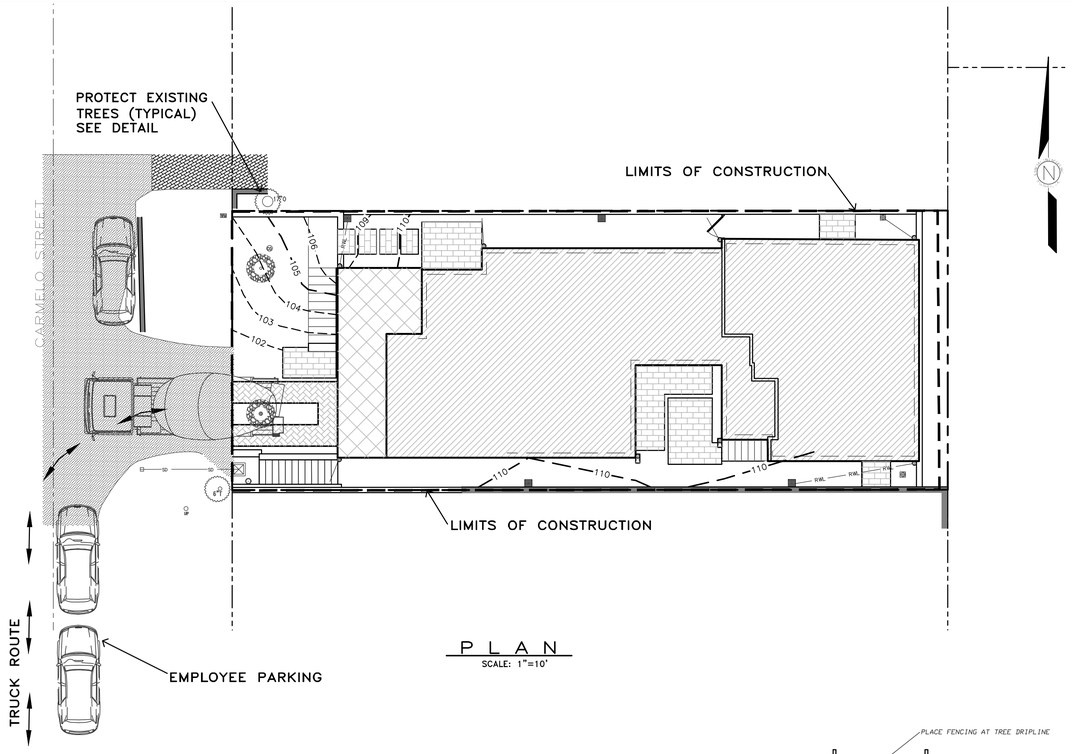
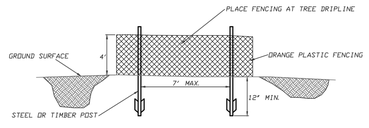



PLAN
SCALE: 1"=10'




FENCING (ESA) DETAIL
Scale: NTS

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

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

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

INSTALL NEW PERVIOUS PAVERS DRIVEWAY AND LANDSCAPING.

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

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

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

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

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

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

TRUCK TRIP GENERATION CHART:

| CATEGORY | NO. OF TRUCK TRIPS | TOTAL DAYS |
|---|---|---|
| DEMOLITION/CLEARING | 4 | 2 |
| GRADING & SOIL REMOVAL (EXPORT) | 4 | 2 |
| ENGINEERING MATERIALS (IMPORT) | 1 | 1 |
| TOTALS | 9 | 5 |

TRUCK TRIP GENERATION NOTES:

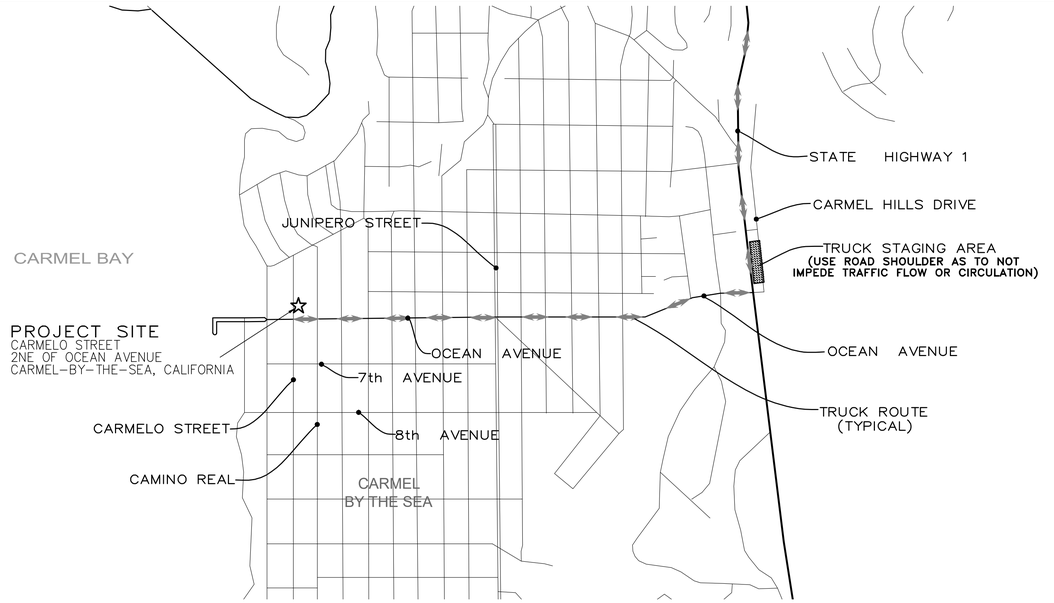
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 70 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 5 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 20 APRIL 2026, 5 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

## (A) CONSTRUCTION STAGING PLAN




## (B) NEIGHBORHOOD TRUCK ROUTING PLAN

## (C) OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

APPROVED BY:
GUY R. GIRARDO

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

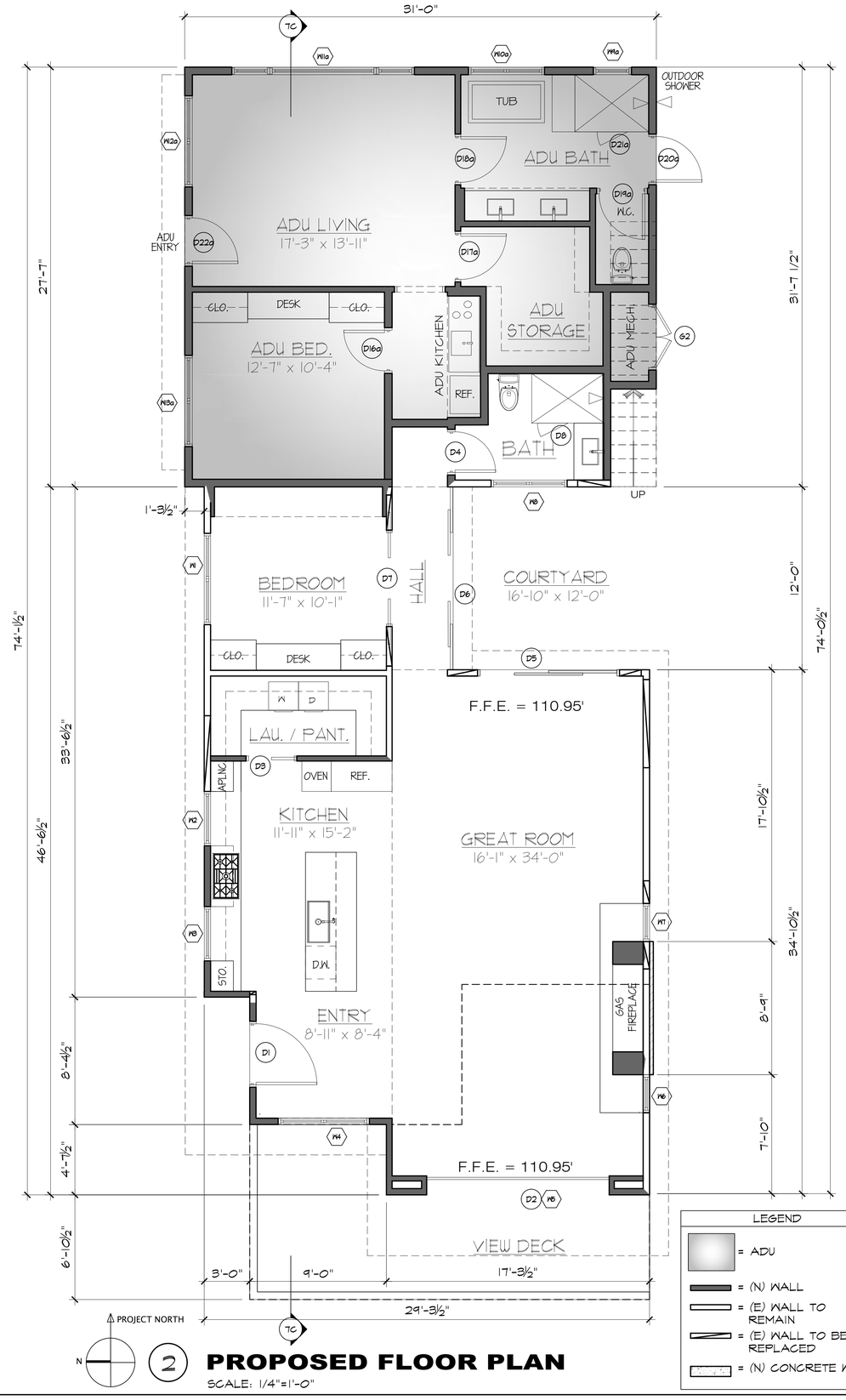
# GRADING, DRAINAGE & EROSION CONTROL PLAN
## " CONSTRUCTION MANAGEMENT PLAN "
OF
McWHORTER RESIDENCE
A.P.N.: 010-252-013
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. SCOTT McWHORTER

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 03/16/26 | AMS | LOWER FLOOR & ADU UPDATE |
| | 07/30/25 | AMS | LOWER FLOOR PLAN UPDATE |
| | 07/29/25 | AMS | LOWER FLOOR PLAN UPDATE |
| | 06/20/25 | AMS | RELEASED TO CLIENT |
| | 06/11/25 | AMS | RELEASED TO CLIENT |
| | 06/09/25 | AMS | RELEASED TO CLIENT |

SCALE: AS SHOWN
DATE: JUNE 2025
JOB NO. 2799-02
SHEET 4d
OF 4 SHEETS

I:\PROJ\2799-McWHORTER\2799-CIVIL\DWG\2799-DRSCP.DWG, 2/25/2026 2:

THE USE OF THESE DRAWING AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED. – TITLE TO THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

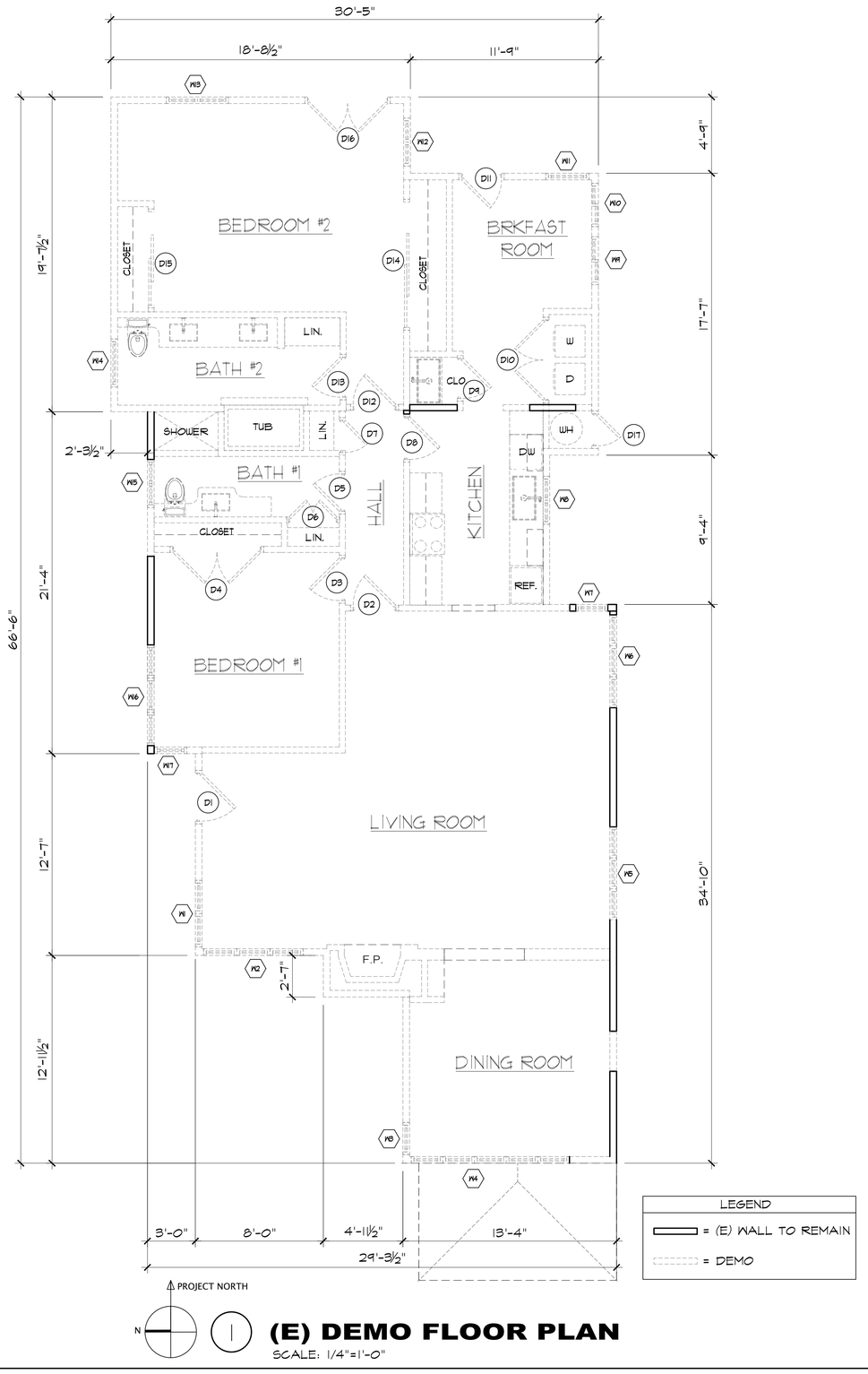



## 2 PROPOSED FLOOR PLAN

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

LEGEND

- = ADU
- = (N) WALL
- = (E) WALL TO REMAIN
- = (E) WALL TO BE REPLACED
- = (N) CONCRETE WALL




## (E) DEMO FLOOR PLAN

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

LEGEND

- = (E) WALL TO REMAIN
- = DEMO

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

CONSULTANT:

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

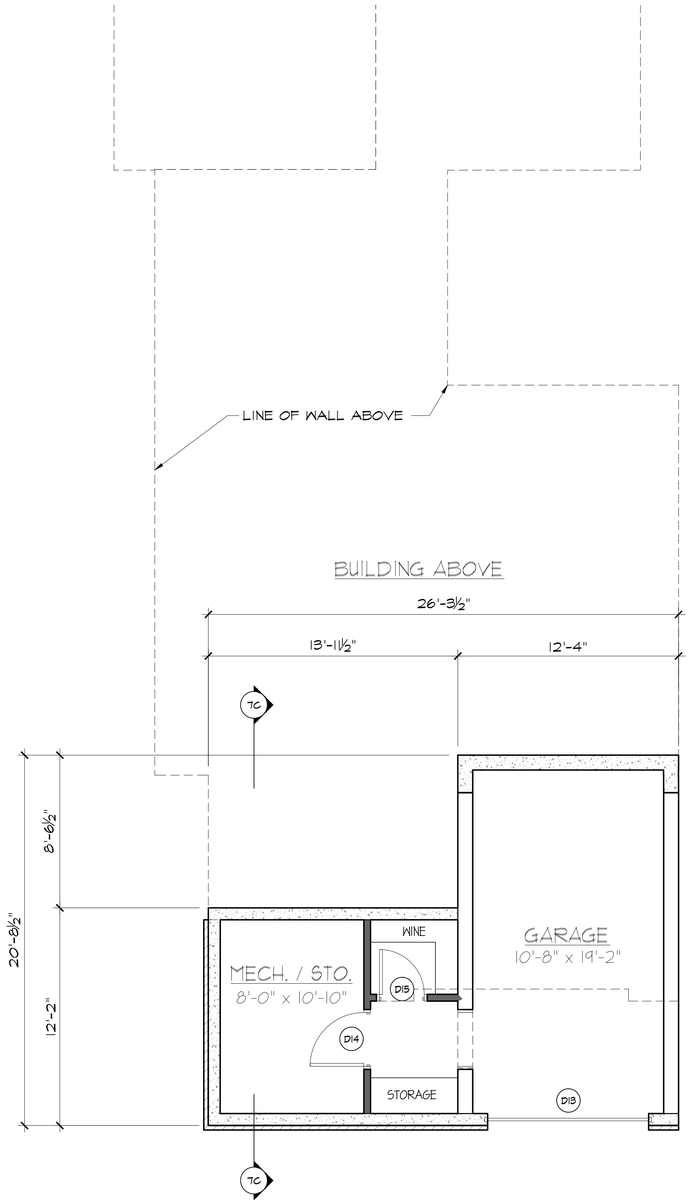
(E) DEMO & PROPOSED FLOOR PLANS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 2/26/2026 |
| SCALE: | 1/4" = 1'-0" |
| DRAWN: | SSH |
| JOB NUMBER: | 24.08 |

5a
SHEET OF

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




PROJECT NORTH

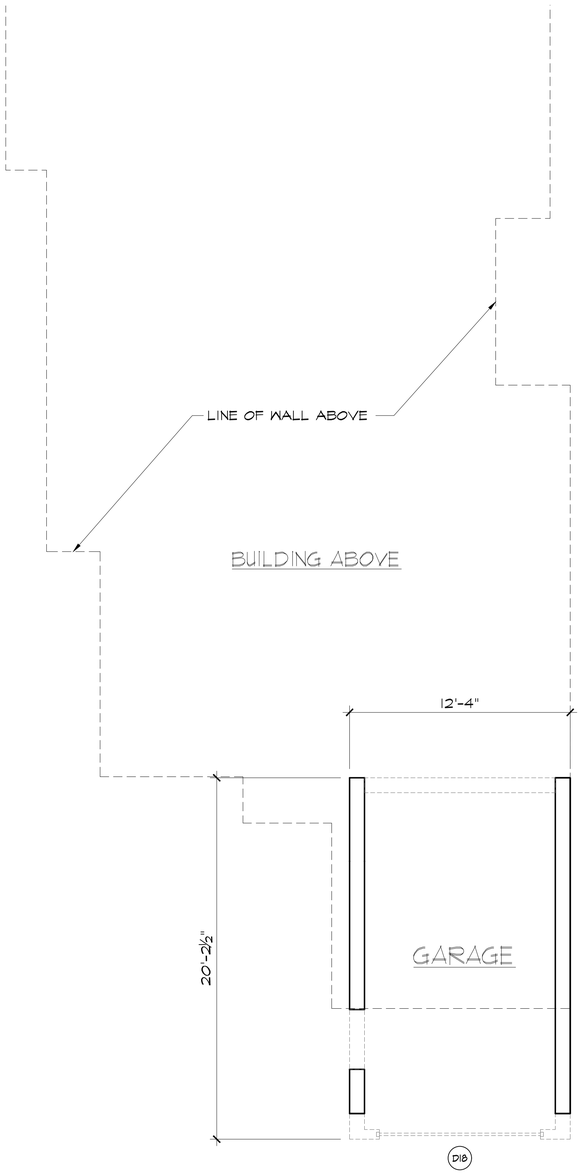
N

2

## PROPOSED GARAGE PLAN

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

| LEGEND |
|---|
| = (N) CONCRETE WALL |
| = (N) STONE VENEER |




PROJECT NORTH

N

1

## EXISTING GARAGE PLAN

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

| LEGEND |
|---|
| = (E) WALL TO REMAIN |
| = DEMO |

| REVISION | No. |
|---|---|
| | |
| | |
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| | |
| | |

CONSULTANT:

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(E) DEMO & PROPOSED GARAGE PLANS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 2/26/2026 |
| SCALE: | 1/4" = 1'-0" |
| DRAWN: | SSH |
| JOB NUMBER: | 24.08 |

5b
SHEET OF

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# EXISTING DOOR SCHEDULE

| | DOOR NO. | TYPE | SIZE WIDTH x HEIGHT | ROOM NO. | ROOM NAME | THICKNESS | DOOR MATERIAL | FRAME MATERIAL | HEAD DETAIL | JAMB DETAIL | SILL DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FIRST FLOOR | D1 | A | 3'-0"x7'-0" | --- | LIVING ROOM | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | ENTRY LOCKSET |
| | D2 | F | 2'-8"x6'-8" | --- | LIVING ROOM / HALL | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D3 | F | 2'-8"x6'-8" | --- | BEDROOM #1 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D4 | G | 5'-6"x6'-8" | --- | BEDROOM #1 / CLOSET | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D5 | F | 2'-4"x6'-8" | --- | BATH #1 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D6 | G | 3'-0"x6'-8" | --- | BATH #1 / LINEN | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D7 | F | 2'-0"x6'-8" | --- | HALL LINEN | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D8 | F | 2'-8"x6'-8" | --- | KITCHEN | 1-1/2" | -- | METAL | --/-- | --/-- | --/-- | -- |
| | D9 | F | 2'-6"x6'-8" | --- | BREAKFAST ROOM CLOSET | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D10 | G | 5'-0"x6'-8" | --- | BREAKFAST ROOM LAUNDRY | 1-1/2" | -- | METAL | --/-- | --/-- | --/-- | -- |
| | D11 | B | 2'-6"x6'-8" | --- | BREAKFAST ROOM | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D12 | F | 2'-8"x6'-8" | --- | BEDROOM #2 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D13 | F | 2'-8"X6'-8" | --- | BATH #2 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D14 | H | 7'-10"x6'-8" | --- | BEDROOM #2 CLOSET | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D15 | H | 5'-10"x6'-8" | --- | BEDROOM #2 CLOSET | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D16 | C | 4'-11"x6'-8" | --- | BEDROOM #2 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D17 | E | 2'-0"x6'-8" | --- | WATERHEATER | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| GARAGE | D18 | D | 9'-0"x7'-0" | --- | GARAGE | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |

# EXISTING GATE SCHEDULE

| GATE NO. | TYPE | SIZE WIDTH x HEIGHT | GATE MATERIAL | REMARKS |
|---|---|---|---|---|
| G1 | 1 | 2'-6" x 6'-0" | WOOD | LOCKING GATE LATCH |
| G2 | 2 | 2'-6" x 5'-0" | WOOD | LOCKING GATE LATCH |

# DOOR NOTES

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

1. ALL DOORS SHALL BE 2'-0" X 6'-8" MINIMUM.
2. ALL DOORS SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. ALL THRESHOLDS SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE (2) PAIR- 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO HAVE OIL RUBBED BRONZE FINISH.

   ENTRY DOOR HARDWARE: ROCKY MOUNTAIN OR EQUAL

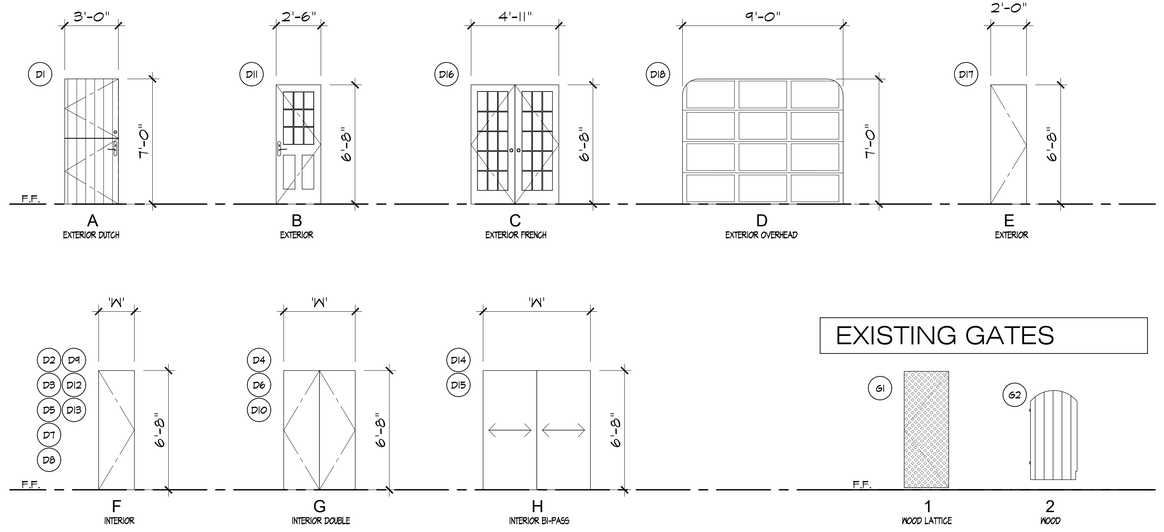
   EXTERIOR DOOR HARDWARE: ROCKY MOUNTAIN OR EQUAL

   INTERIOR DOOR HARDWARE: ROCKY MOUNTAIN OR EQUAL
6. ALL FIRE RATED DOORS SHALL HAVE PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. ALL DOORS SHALL BE SOLID CORE.
9. ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC, SECTION 2407.
11. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS. UNITS SHALL BE INSULATING GLASS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 20 MINUTES.
12. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
13. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
14. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1- 1/4 INCHES THICK, SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR MEET THE REQUIREMENTS OF SFM-TA-1. [ §R327.8.3]

# PROPOSED DOOR SCHEDULE

| | DOOR NO. | TYPE | SIZE WIDTH x HEIGHT | ROOM NO. | ROOM NAME | THICKNESS | DOOR MATERIAL | FRAME MATERIAL | HEAD DETAIL | JAMB DETAIL | SILL DETAIL | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| FIRST FLOOR | D1 | A | 4'-0"x8'-0" | --- | ENTRY | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | ENTRY LOCKSET W/ FROSTED GLASS |
| | D2 | D | 12'-0"x8'-0" | --- | GREAT ROOM | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | EXTERIOR DOOR LOCKSET / TEMPERED GLASS |
| | D3 | G | 3'-0"x8'-0" | --- | KITCHEN PANTRY | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D4 | E | 2'-8"x8'-0" | --- | BATH | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D5 | C | 9'-0"x8-9" | --- | GREATROOM / COURTYARD | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | EXTERIOR DOOR LOCKSET / TEMPERED GLASS |
| | D6 | M | 12'-0"x8'-9" | --- | HALL / COURTYARD | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | EXTERIOR DOOR LOCKSET / TEMPERED GLASS |
| | D7 | H | 6'-0"x8'-0" | --- | BEDROOM #1 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D8 | L | 2'-0"x6'-0" | --- | BATH SHOWER | 2-1/2" | -- | METAL | --/-- | --/-- | --/-- | TEMPERED GLASS |
| | D9 | - | 2'-8"x7'-6" | --- | BEDROOM #2 | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D10 | - | -- | --- | -- | -- | -- | -- | --/-- | --/-- | --/-- | -- |
| | D11 | - | -- | --- | -- | -- | -- | -- | --/-- | --/-- | --/-- | -- |
| GARAGE | D13 | J | 9'-0"x7'-0" | --- | GARAGE | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | OVERHEAD GARAGE DOOR / TEMPERED GLASS |
| | D14 | E | 3'-0"x7'-0" | --- | MECHANICAL & STORAGE | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | LOUVERED |
| | D15 | E | 2'-6"x7'-0" | --- | WINE | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | ENTRY LOCKSET |
| ADU | D16a | B | 2'-8x8'-0" | --- | ADU BEDROOM | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | ENTRY LOCKSET W/ TEMPERED GLASS / FROSTED |
| | D17a | E | 3'-0"x7'-6" | --- | ADU STORAGE | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D18a | F | 3'-0"x7'-6" | --- | ADU BATH | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | -- |
| | D19a | L | 3'-0"x6'-0" | --- | ADU W.C. | 1/4" | -- | N/A | --/-- | --/-- | --/-- | -- |
| | D20a | B | 3'-0"x8'-0" | --- | ADU BATH | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | EXTERIOR DOOR LOCKSET / TEMPERED GLASS / FROSTED |
| | D21a | L | 2'-0"x6'-0" | --- | ADU SHOWER | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | TEMPERED GLASS |
| | D22a | B | 3'-0"x7'-6" | --- | ADU ENTRY | 1-1/2" | -- | ALUM. | --/-- | --/-- | --/-- | TEMPERED GLASS |

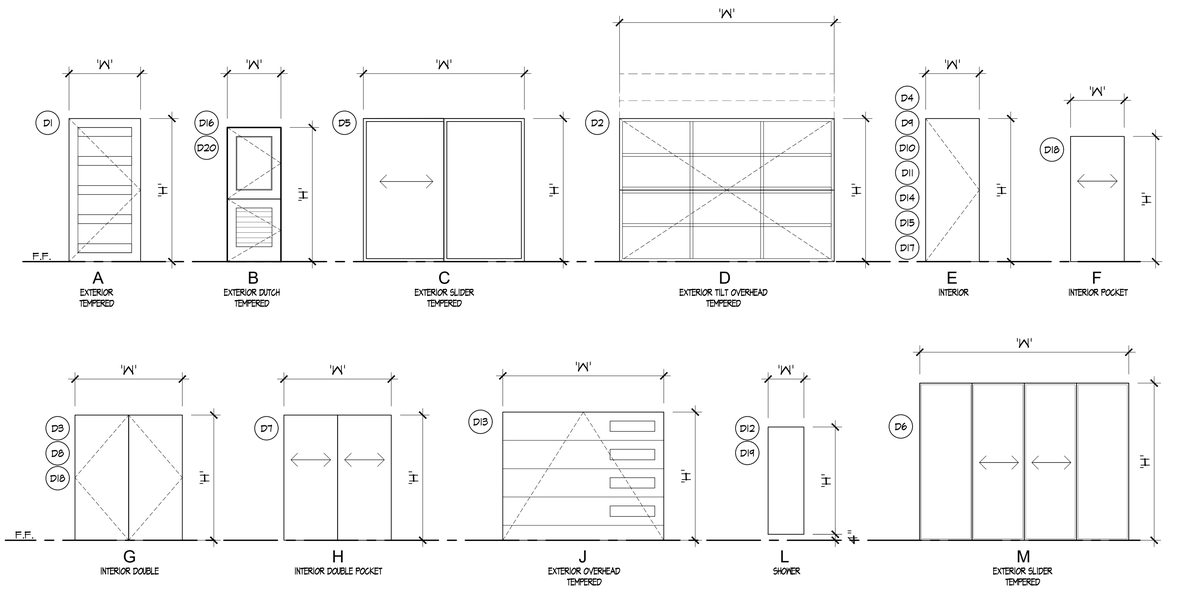
# EXISTING DOOR TYPES




# EXISTING GATES



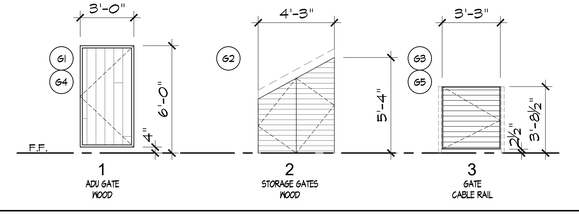

# DOOR TYPES




# PROPOSED GATE SCHEDULE

| GATE NO. | TYPE | SIZE WIDTH x HEIGHT | GATE MATERIAL | REMARKS |
|---|---|---|---|---|
| G1 | 1 | 3'-0" x 6'-0" | WOOD | LOCKING GATE LATCH |
| G2 | 2 | 5'-6" x 5'-10" | WOOD | LOCKING GATE LATCH |
| G3 | 3 | 3'-0" x 3'-8 1/2" | CABLE RAIL | LOCKING GATE LATCH |
| G4 | 1 | 3'-0" x 6'-0" | WOOD | LOCKING GATE LATCH |
| G5 | 3 | 3'-0" x 3'-8 1/2" | CABLE RAIL | LOCKING GATE LATCH |

# PROPOSED GATE TYPES




| REVISION | No. |
|---|---|
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CONSULTANT:

ARCHITECT
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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

DOOR SCHEDULE

JOB NAME: MCWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 2/26/2026 |
| SCALE: | AS NOTED |
| DRAWN: | SSH |
| JOB NUMBER: | 24.08 |

SHEET 5C OF

# EXISTING WINDOW SCHEDULE

| | WIN. NO. | TYPE | SIZE WIDTH x HEIGHT | GLAZING | FRAME MATERIAL | HEAD DETAIL | JAMB DETAIL | SILL DETAIL | LOCATION / ROOM NUMBER | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|
| FIRST FLOOR | W1 | D | 4'-2"x4'-11" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | LIVING ROOM | -- |
| | W2 | C | 6'-4"x4'-11" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | LIVING ROOM | -- |
| | W3 | E | 2'-0"x3'-9" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | DINING ROOM | -- |
| | W4 | K | 9'-11"x3'-9" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | DINING ROOM | -- |
| | W5 | F | 5'-9"x4'-7" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | LIVING ROOM | -- |
| | W6 | F | 5'-9"X4'-7" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | LIVING ROOM | -- |
| | W7 | J | 2'-0"x4'-7" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | LIVING ROOM | -- |
| | W8 | B | 3'-0"x3'-6" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | KITCHEN | -- |
| | W9 | G | 3'-0"x3'-9" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BREAKFAST ROOM | -- |
| | W10 | H | 2'-9"x3'-9" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BREAKFAST ROOM | -- |
| | W11 | H | 2'-9"x3'-9" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BREAKFAST ROOM | -- |
| | W12 | B | 3'-0"X3'-11" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BEDROOM #2 | -- |
| | W13 | B | 3'-11"X3'-11" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BEDROOM #2 | -- |
| | W14 | A | 3'-0"x4'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BATH #2 | TEMPERED GLASS |
| | W15 | B | 2'-11"x3'-5" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BATH #1 | TEMPERED GLASS |
| | W16 | C | 6'-4"x4'-8" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BEDROOM #1 | -- |
| | W17 | J | 2'-0"x4'-8" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BEDROOM #1 | -- |
| SKYLIGHTS | S-A | S-A | 2'-6" X 5'-9" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | PRIMARY BATH - 107 | TEMPERED GLASS |
| | S-B | S-B | 3'-5" X 5'-3" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | KITCHEN - 101 | TEMPERED GLASS |

# WINDOW NOTES

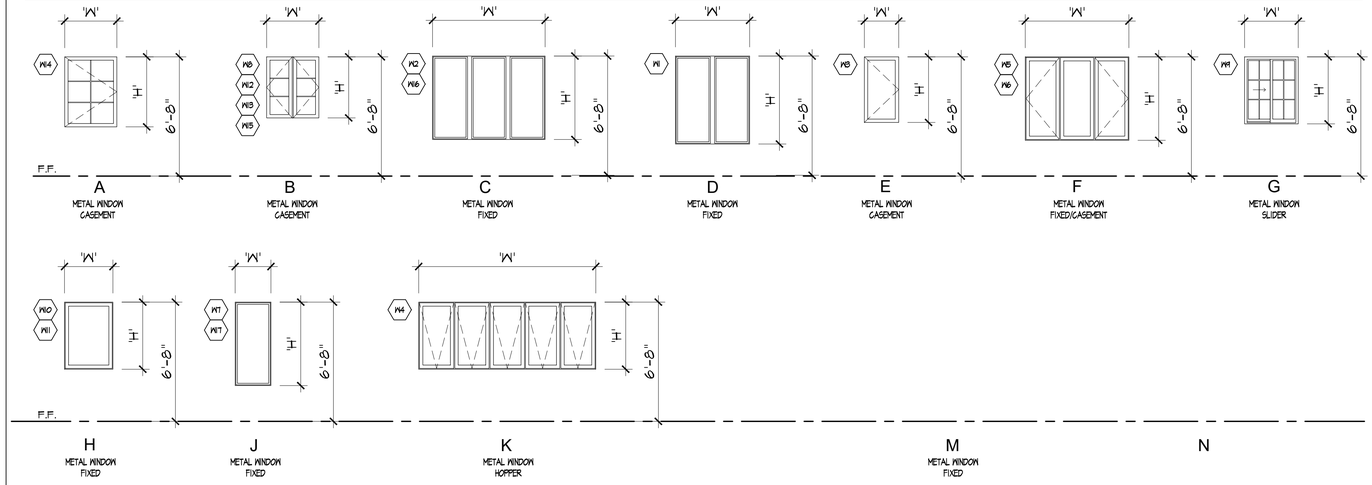
## ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, U.O.N.

1. EGRESS WINDOWS SHALL HAVE SILL HEIGHT NOT MORE THAN 44" A.F.F., 5.7 S.F. PER CRC, SECTION R310.2.1
2. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC, SECTION R308.3. ALL SAFETYGLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC, SECTION R308.4.
3. ALL SLOPED GLAZING SHALL COMPLY WITH 2016 CRC, SECTION R308.6 FOR INSTALLATION AND MATERIALS.
4. SEE WINDOW TYPES. THIS PAGE FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
5. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZING.
6. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC, SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC, SECTION 303.1.
7. TEMPERED SAFETY GLAZING:
   a) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION. (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE.
   b) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES.
   c) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE.)
   d) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   e) GLAZING IS IN WILDLAND URBAN INTERFACE AREA.
8. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE. GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2. [§ R327.8.2.1]

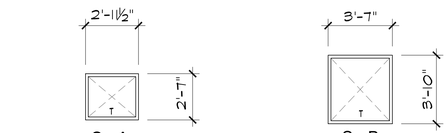
# PROPOSED WINDOW SCHEDULE

| | WIN. NO. | TYPE | SIZE WIDTH x HEIGHT | HEAD HEIGHT | GLAZING | FRAME MATERIAL | HEAD DETAIL | JAMB DETAIL | SILL DETAIL | LOCATION / ROOM NUMBER | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| FIRST FLOOR | W1 | B | 6'-0"x5'-0" | 8'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | BEDROOM #1 | -- |
| | W2 | D | 3'-7"x2'-0" | 5'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | KITCHEN | -- |
| | W3 | D | 3'-7"x2'-0" | 5'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | KITCHEN | -- |
| | W4 | B | 6'-0"x5'-0" | 8'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | ENTRY | TEMPERED GLASS |
| | W5 | E | 12'-0"x11'-6" | 10'-6" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | GREAT ROOM | TEMPERED GLASS |
| | W6 | F | 2'-6"x8'-8" | 9'-8" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | GREAT ROOM | -- |
| | W7 | F | 2'-6"x8'-8" | 9'-8" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | GREAT ROOM | -- |
| | W4 | B | 5'-0"x3'-0" | 8'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | ENTRY | TEMPERED GLASS |
| ADU | W9a | G | 2'-6"x3'-0" | 8'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | ADU BATH - SHOWER | TEMPERED GLASS |
| | W10a | B | 5'-0"x5'-0" | 8'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | ADU BATH - TUB | TEMPERED GLASS |
| | W11a | A | 12'-0"x3'-6" | 8'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | ADU LIVING | -- |
| | W12a | B | 6'-0"x5'-0" | 8'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | ADU LIVING | TEMPERED GLASS |
| | W13a | B | 6'-0"x5'-0" | 8'-0" | DOUBLE | ALUM. | -/-- | -/-- | -/-- | ADU BED | -- |
| SKYLIGHTS | S-A | S-A | 3'-6"x3'-0" | -- | DOUBLE | ALUM. | -/-- | -/-- | -/-- | KITCHEN | TEMPERED GLASS |
| | S-B | S-A | 3'-6"x3'-0" | -- | DOUBLE | ALUM. | -/-- | -/-- | -/-- | KITCHEN | TEMPERED GLASS |
| | S-C | S-A | 3'-6"x3'-0" | -- | DOUBLE | ALUM. | -/-- | -/-- | -/-- | KITCHEN | TEMPERED GLASS |

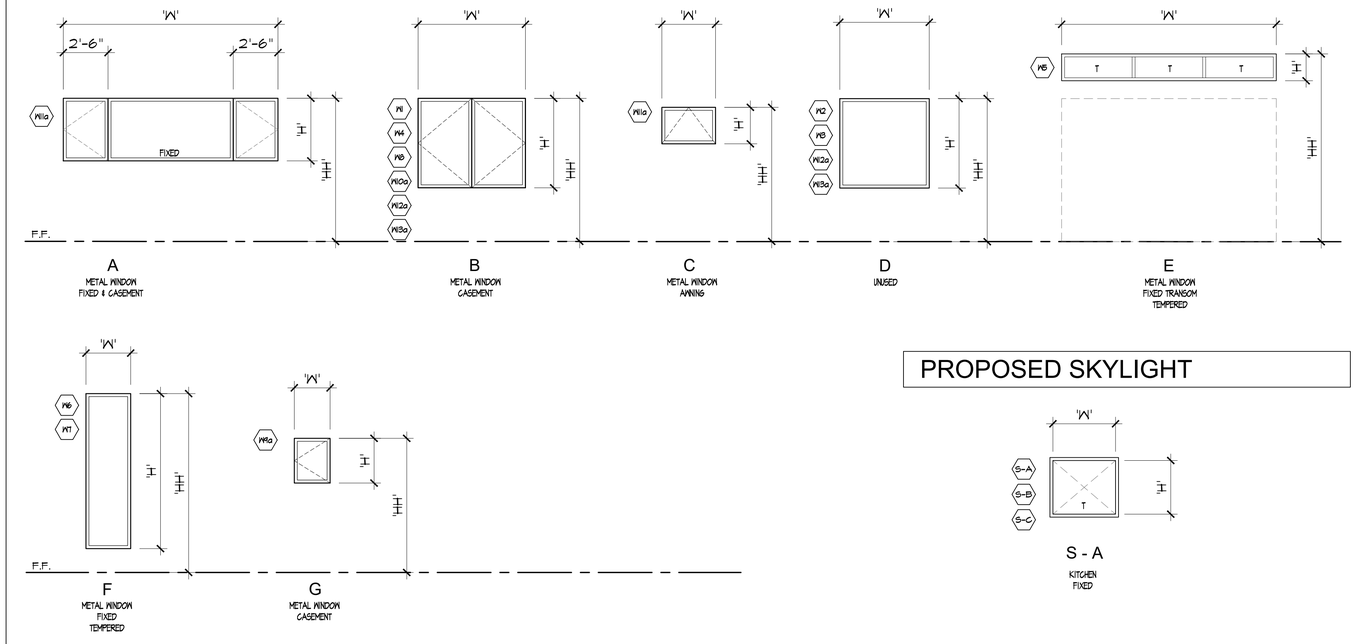
# EXISTING WINDOW TYPES




# EXISTING SKYLIGHTS




# PROPOSED WINDOW TYPES




# PROPOSED SKYLIGHT




| REVISION | No. |
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WINDOW SCHEDULE

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 2/26/2026 |
| SCALE: | N.T.S. |
| DRAWN: | SSH |
| JOB NUMBER: | 24.08 |

SHEET 5d OF


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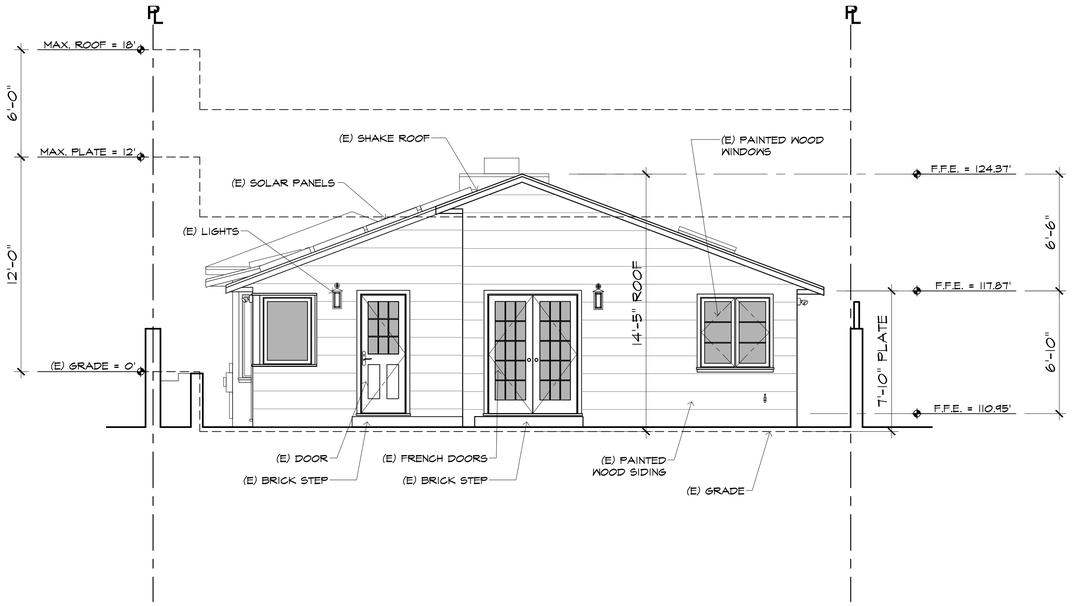


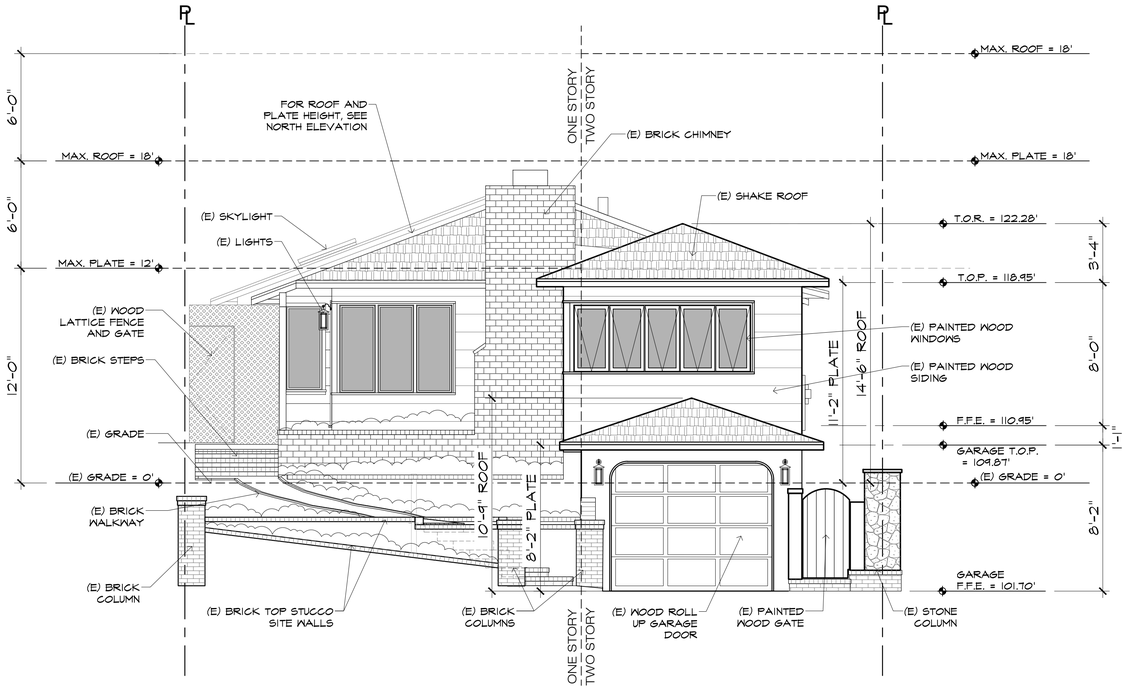

## (E) MATERIAL INDEX

- SHAKE ROOF
- BRICK
- PAINTED WOOD SIDING
- CARMEL STONE

## EXISTING EAST ELEVATION

0 2' 4' 8'

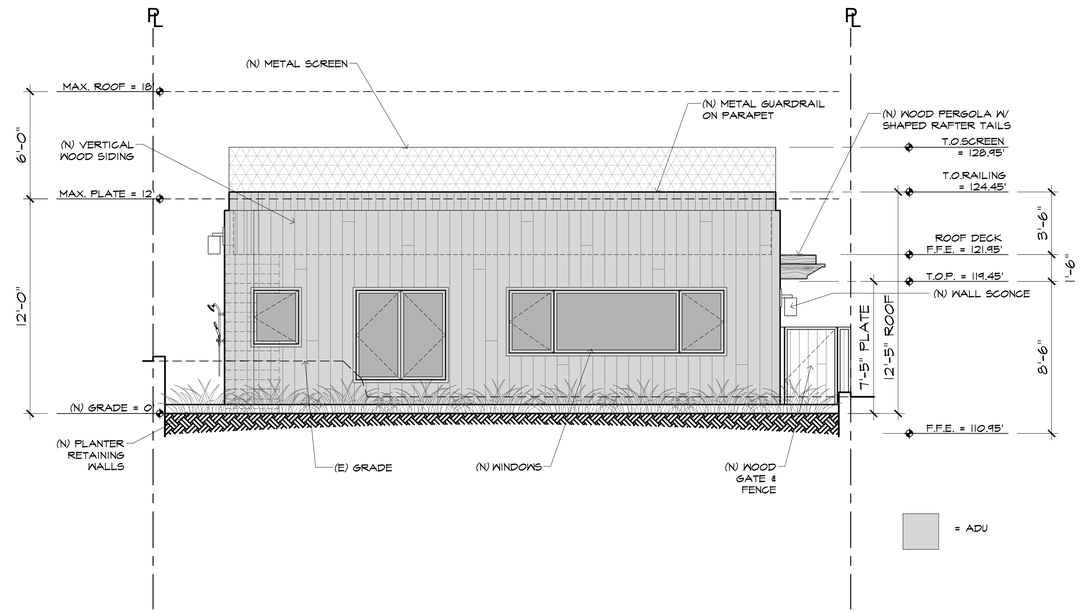
SCALE: 1/4" = 1'-0"




## EXISTING WEST ELEVATION

0 2' 4' 8'

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



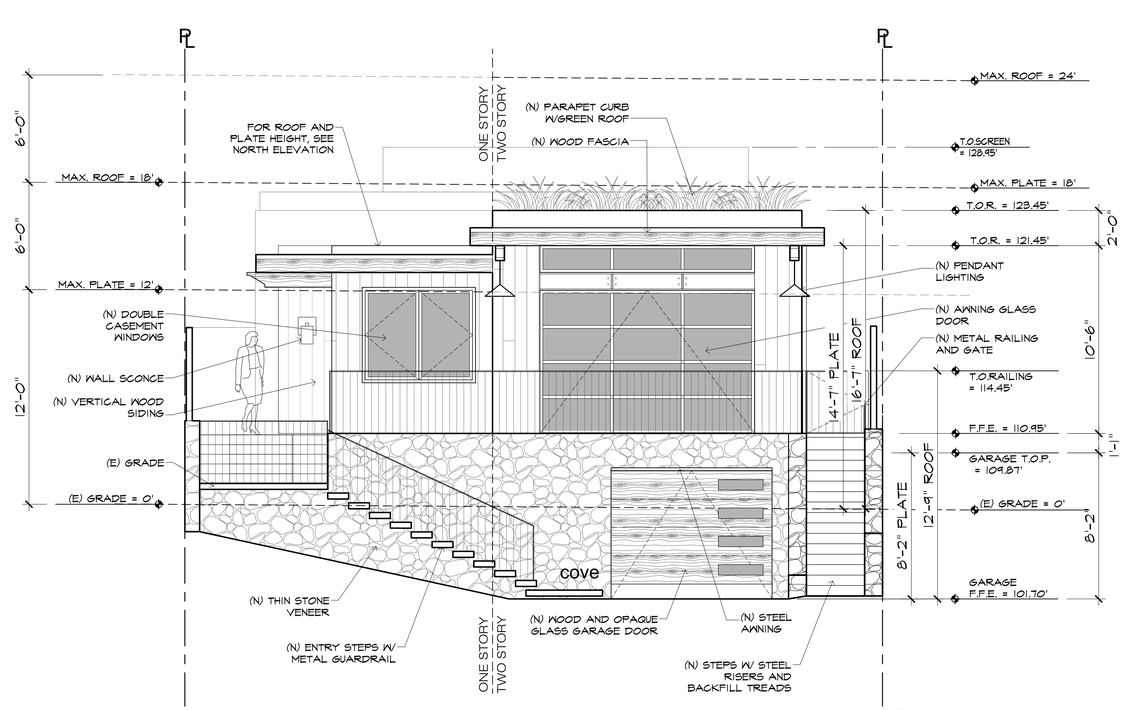

## (N) MATERIAL INDEX

- VERTICAL WOOD SIDING
- METAL GUARDRAIL
- THIN STONE VENEER
- WOOD BEAM

## PROPOSED EAST ELEVATION

0 2' 4' 8'

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




## PROPOSED WEST ELEVATION

0 2' 4' 8'

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

| REVISION | No. |
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EXTERIOR FRONT & REAR ELEVATIONS

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A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 3/26/2026 |
| SCALE: | 1/4" = 1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

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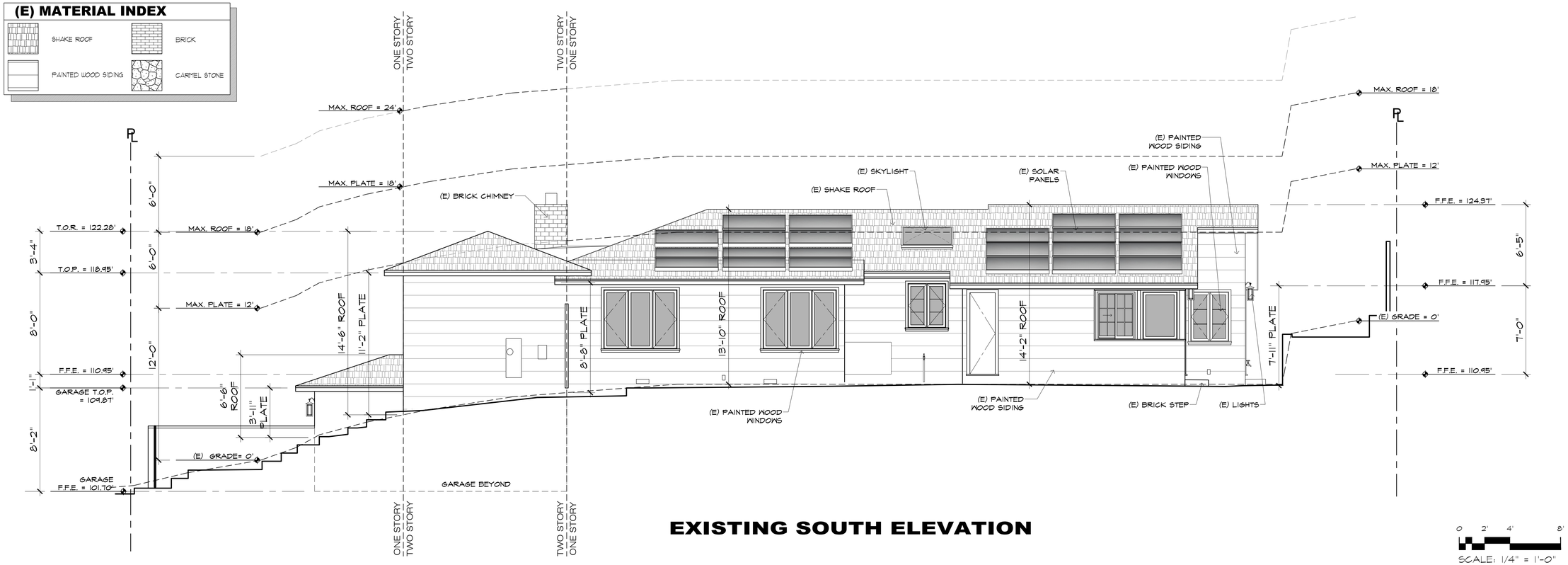
## (E) MATERIAL INDEX

- SHAKE ROOF
- BRICK
- PAINTED WOOD SIDING
- CARMEL STONE

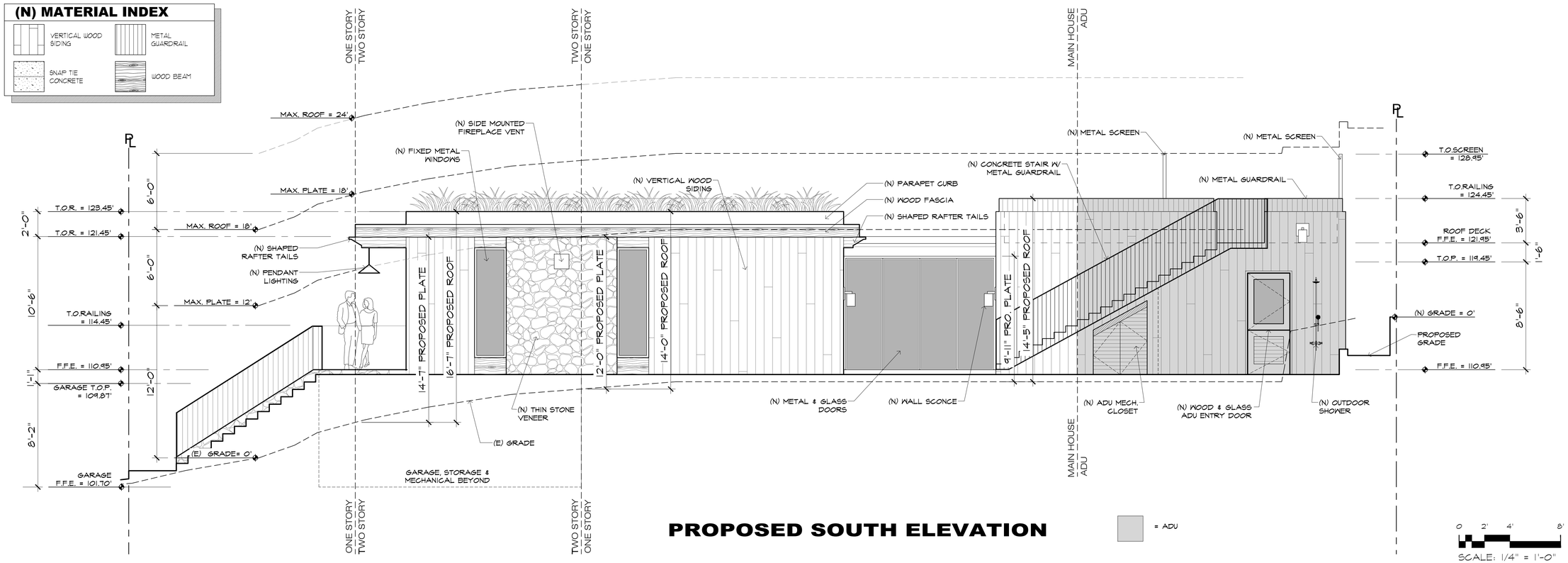



# EXISTING SOUTH ELEVATION

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

## (N) MATERIAL INDEX

- VERTICAL WOOD SIDING
- METAL GUARDRAIL
- SNAP TIE CONCRETE
- WOOD BEAM




# PROPOSED SOUTH ELEVATION

= ADU

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

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EXTERIOR SIDE ELEVATIONS

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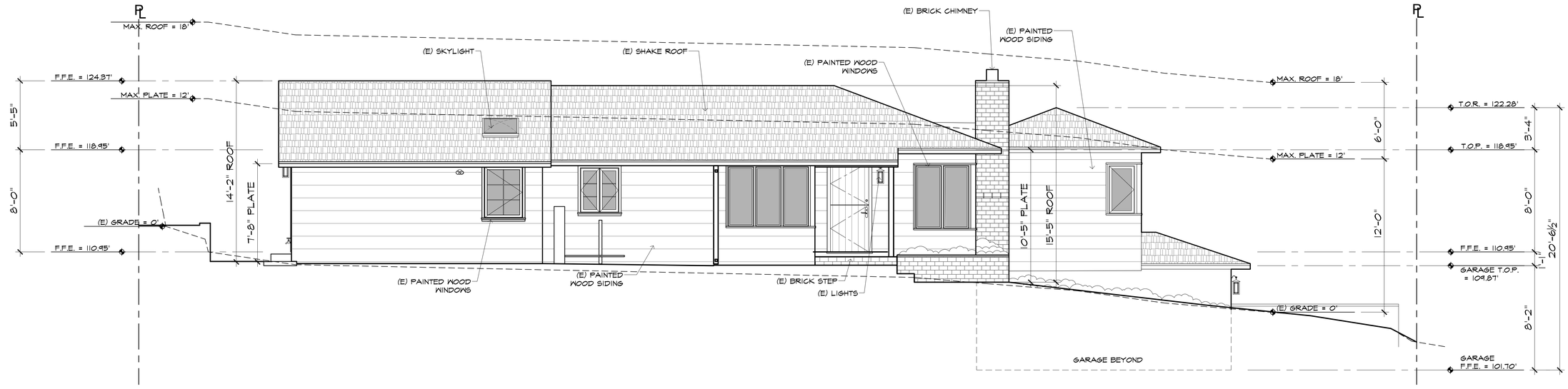
| | |
|---|---|
| DATE: | 3/26/2026 |
| SCALE: | 1/8" = 1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

SHEET 7a OF

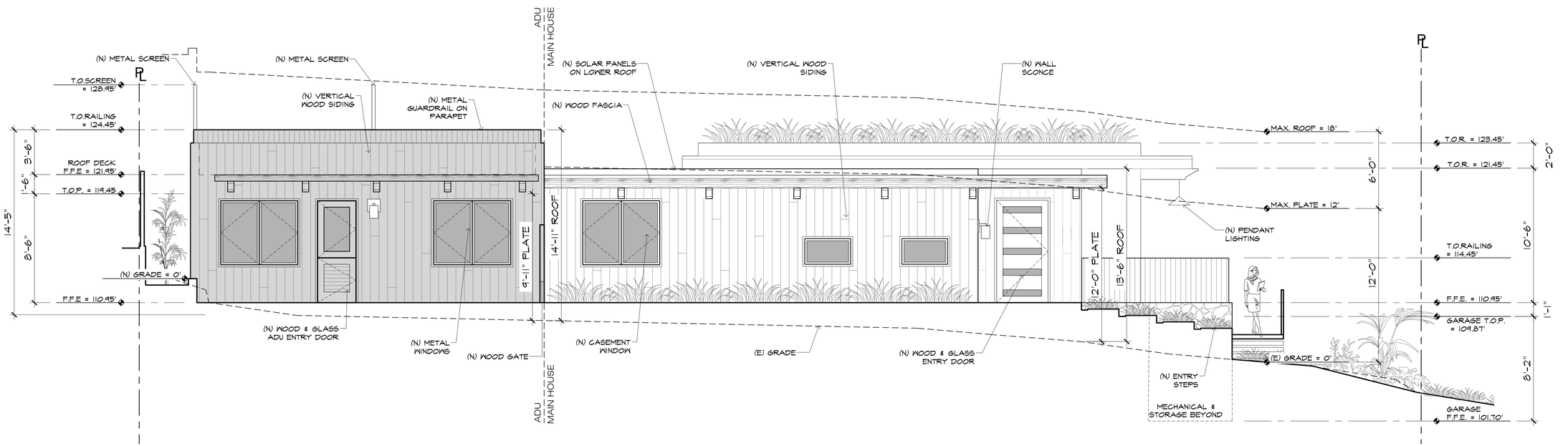



## (E) MATERIAL INDEX

- SHAKE ROOF
- BRICK
- PAINTED WOOD SIDING
- CARMEL STONE

# EXISTING NORTH ELEVATION

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




## (N) MATERIAL INDEX

- VERTICAL WOOD SIDING
- METAL GUARDRAIL
- THIN STONE VENEER
- WOOD BEAM

= ADU

# PROPOSED NORTH ELEVATION

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

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EXTERIOR SIDE ELEVATIONS

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| | |
|---|---|
| DATE: | 3/26/2026 |
| SCALE: | 1/4" = 1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

7b
SHEET OF


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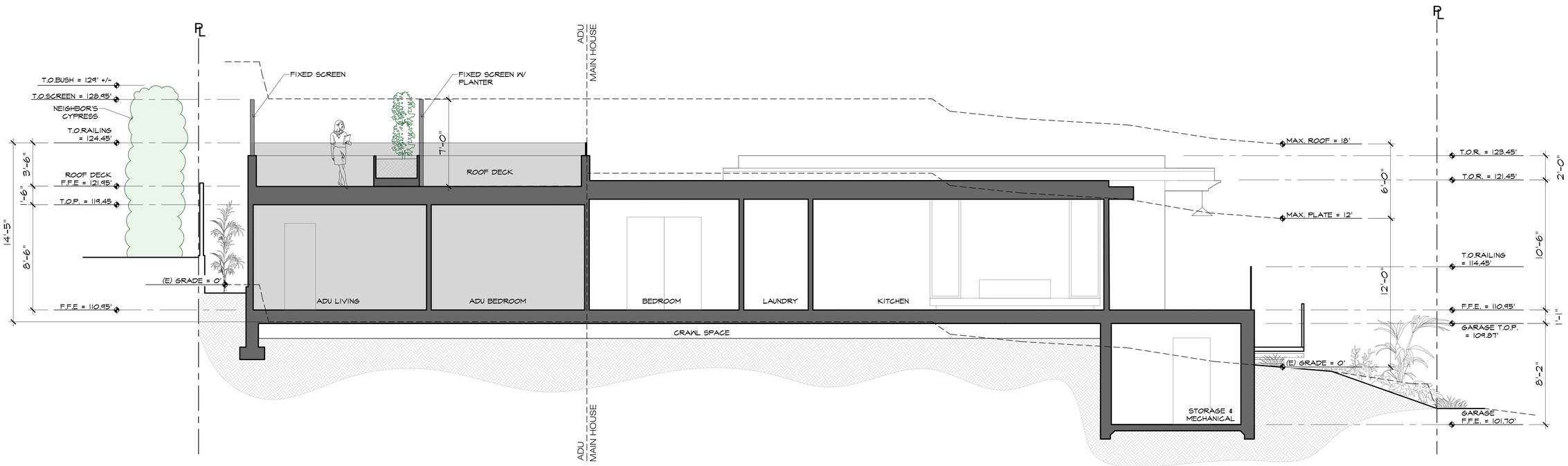


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# BUILDING SECTION

0 2' 4' 8'

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

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BUILDING SECTION

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A.P.N. 010-252-013-000

DATE: 3/26/2026
SCALE: 1/4" = 1'-0"
DRAWN: HRM
JOB NUMBER: 24.08

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**EXISTING STREET ELEVATION**

**PROPOSED STREET ELEVATION**

| REVISION | No. |
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EXTERIOR SIDE ELEVATIONS

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A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 2/26/2026 |
| SCALE: | 1/8" = 1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

SHEET 8 OF


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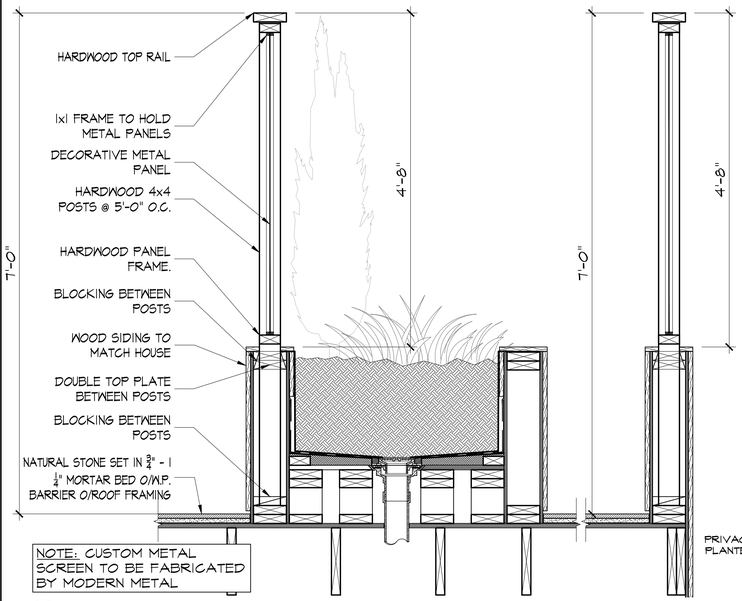


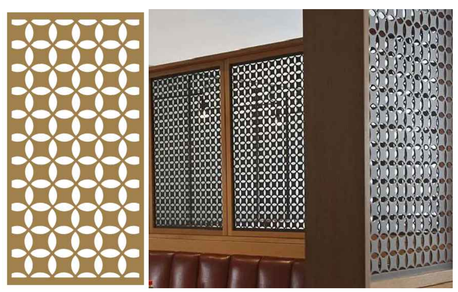

## 3 PRIVACY SCREEN DETAIL

SCALE: 1" = 1'-0"

FINISH - INDUSTRIE POWDER COAT

## 4 PRIVACY SCREEN FINISH

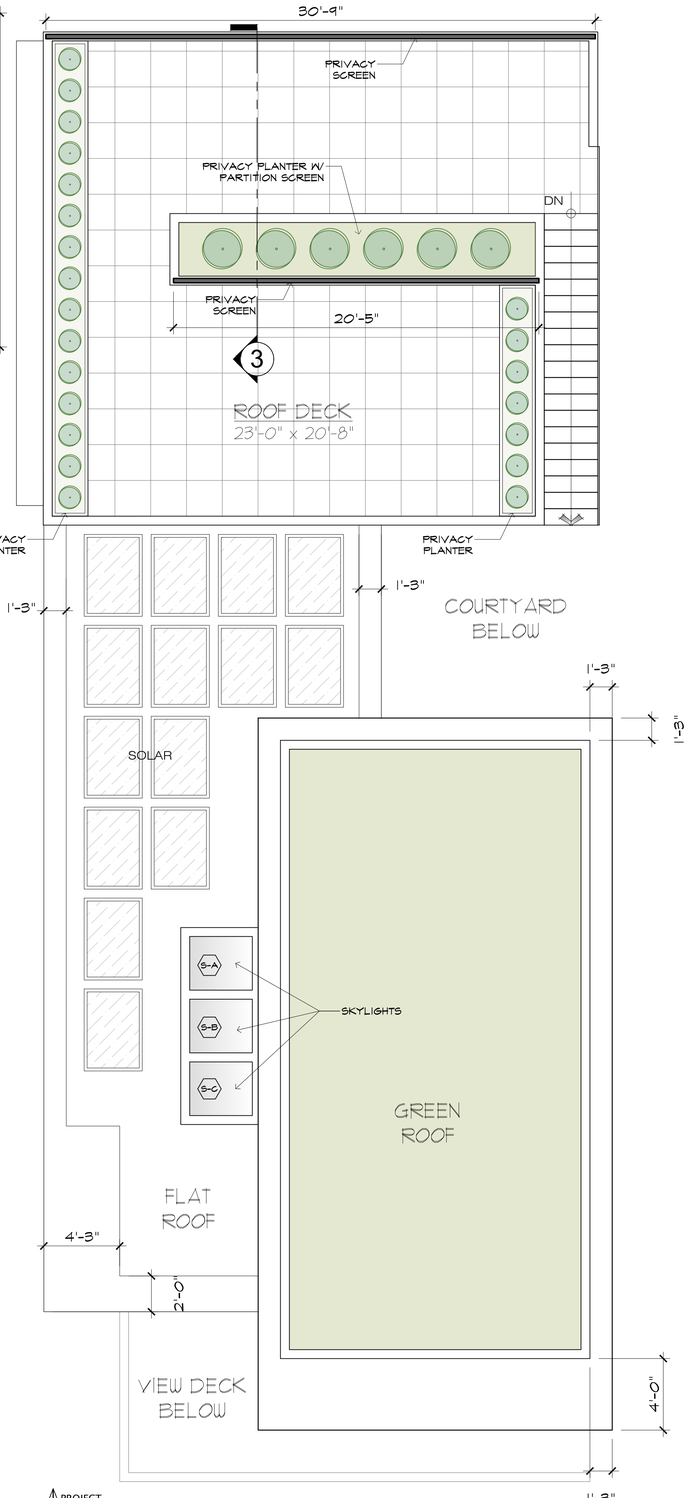
SCALE: N.T.S.



PATTERN - MOROCCAN

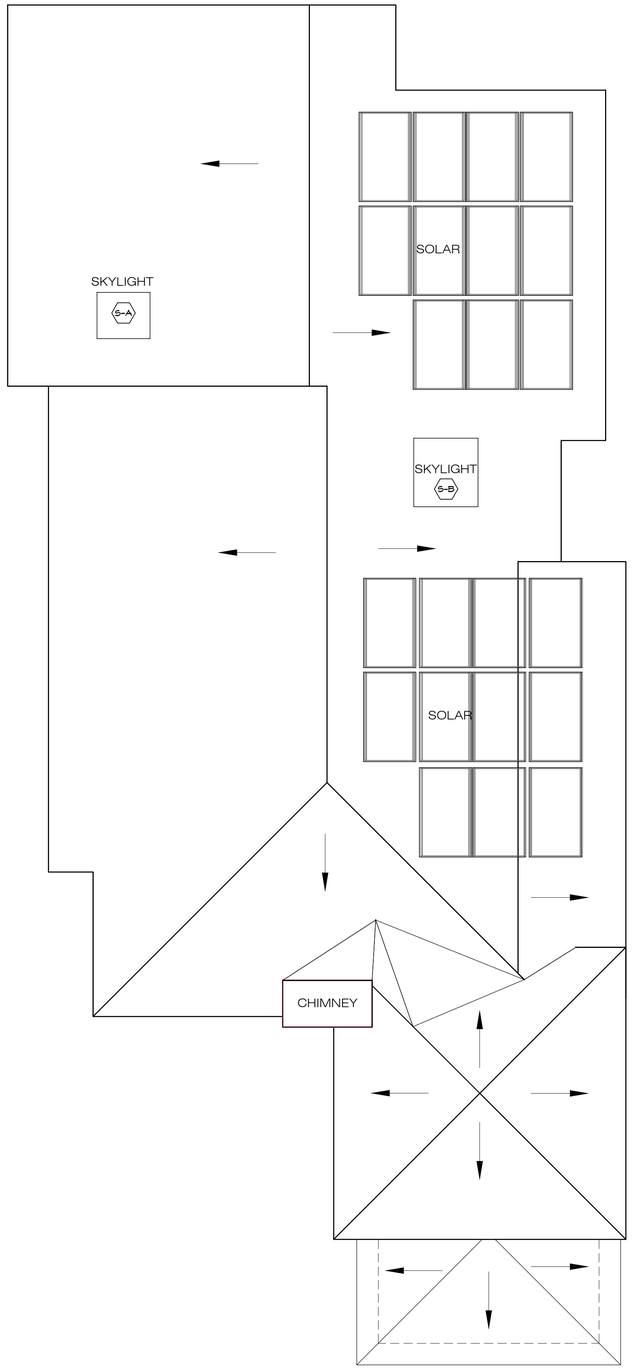
## 5 PRIVACY SCREEN PATTERN

SCALE: N.T.S.




## 2 PROPOSED ROOF PLAN

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




## 1 EXISTING ROOF PLAN

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

| REVISION | No. |
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EXISTING & PROPOSED ROOF PLAN

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 3/26/2026 |
| SCALE: | 1/4" = 1'-0" |
| DRAWN: | SSH |
| JOB NUMBER: | 24.08 |

9
SHEET OF

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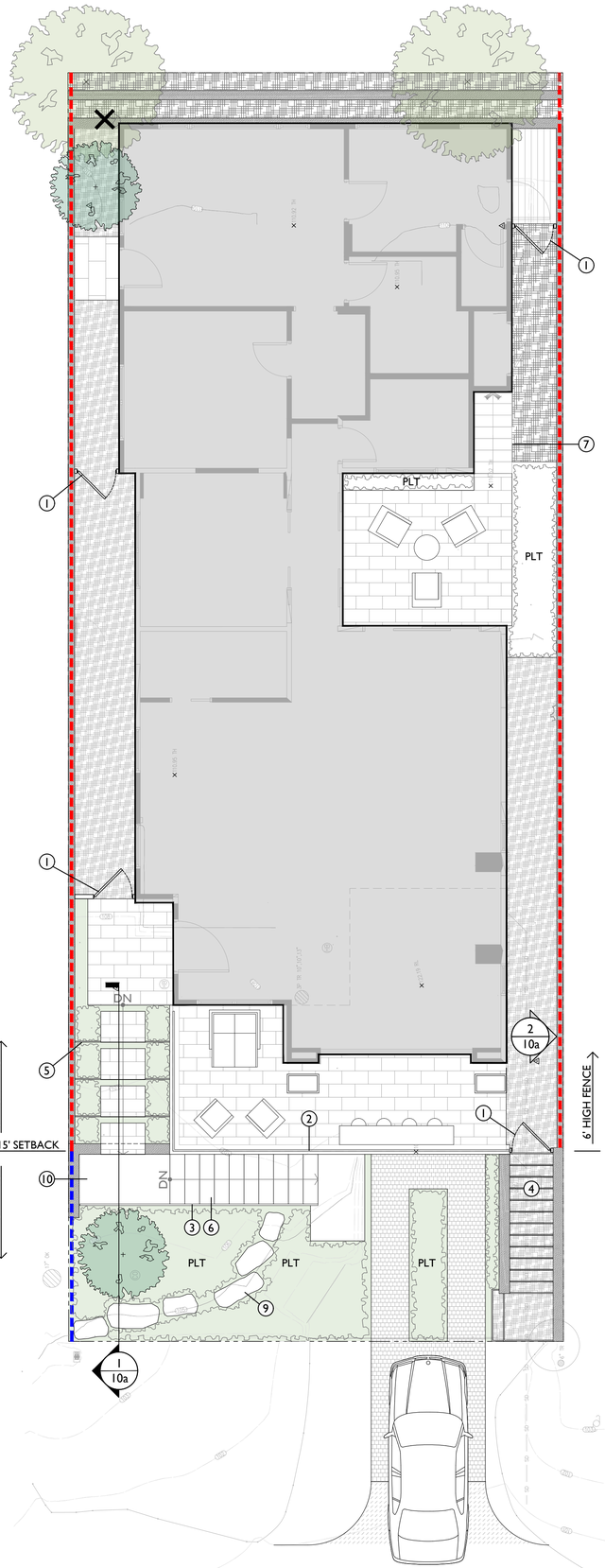
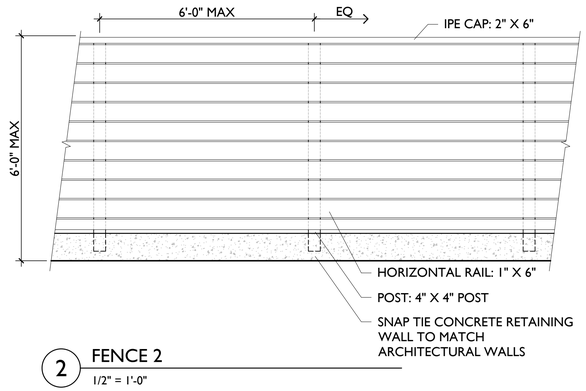
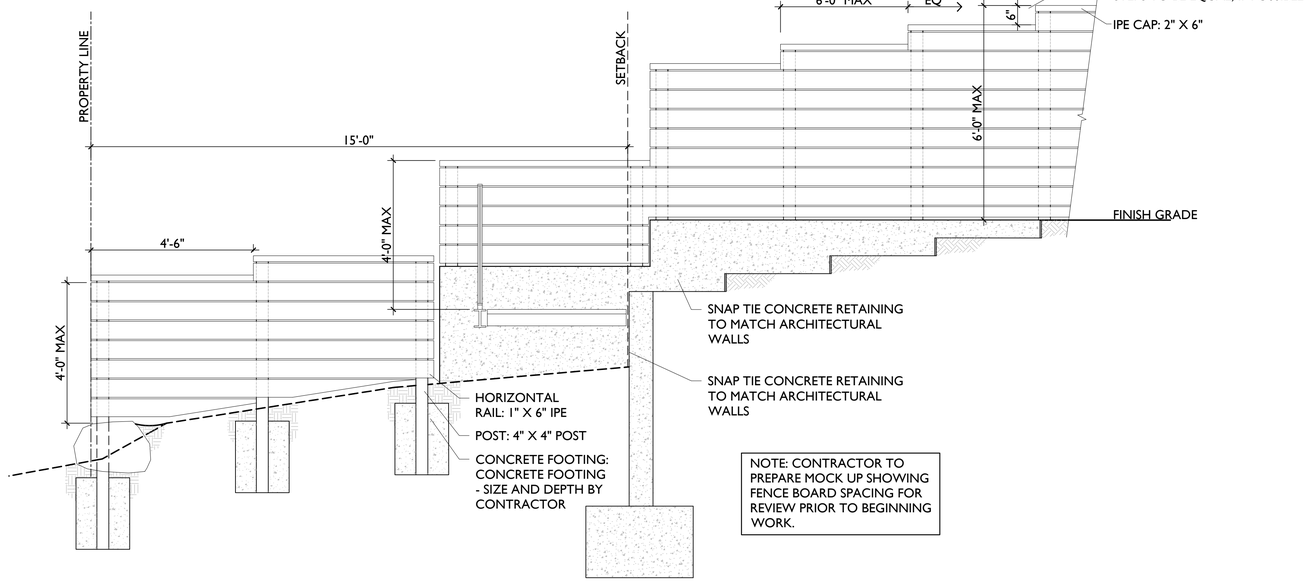



2 FENCE 2
1/2" = 1'-0"




1 FENCE 1
1/2" = 1'-0"

## SHEET INDEX

| SHEET NO: | CONTENTS: |
|---|---|
| 10a | SITE PLAN |
| 10b | PLANTING NOTES |
| 10c | PLANTING PLAN |
| 10d | LIGHTING PLAN |

## LOT COVERAGE

| | | |
|---|---|---|
| ALLOWABLE LOT COVERAGE: | 542 SF | |
| IMPERMEABLE | | |
| IMPERMEABLE STONE PAVING | 83.3 SF | |
| STONE DECK | 52 SF | |
| ROOF DECK STAIRS | 19.3 SF | |
| ROOF OVERHANG | 6 SF | |
| SUBTOTAL (IMPERMEABLE) | 160.6 SF | 30% |
| PERMEABLE | | |
| DRIVEWAY | 96.7 SF | |
| STEPPING STONES | 34 SF | |
| PERMEABLE STONE PAVING | 146.4 SF | |
| CANTILEVERED ENTRY STAIRS | 75.2 SF | |
| SHOWER DECK | 26 SF | |
| SUBTOTAL (PERMEABLE) | 378.3 SF | 70% |
| TOTAL COVERAGE | 538.9 SF | *3.1 SF REMAINING* |
| EXEMPT FROM LOT COVERAGE CALCULATION | | |
| ADU ENTRY TERRACE | 17.2 SF | |

## TREE REQUIREMENT

LOT SIZE 3,000 SF

| | REQUIRED | EXISTING | PROPOSED | TOTAL |
|---|---|---|---|---|
| UPPER CANOPY TREES | 3 | 0 | 3 | 3 |
| LOWER CANOPY TREE | 1 | 1 | 0 | 1 |

## LEGEND

- ASPHALT PAVING: SEE CIVIL DRAWINGS.
- PERMEABLE DRIVE PAVING: SAND SET OVER 8" COMPACTED PERMEABLE CLASS II BASE. INSTALL PER MANUFACTURERS INSTRUCTIONS.
- STONE PAVING: WET SET OVER CONCRETE SUB-SLAB AND ANTI-FRACTURE MEMBRANE. SUB-SLAB TO BE 4" THICK WITH #4 AT 16" O.C. OVER 6" COMPACTED CLASS II BASE FOR PEDESTRIAN AREAS. 6" THICK OVER 8" CLASS II BASE FOR VEHICLE AREAS - SEE GEOTECHNICAL REPORT.
- MULCH
- DN — STONE STEPS
- DN — METAL RISER WITH MULCH TREADS
- SNAP TIE CONCRETE WALL: TO MATCH ARCHITECTURAL WALLS. CONTRACTOR TO PREPARE SAMPLES FOR OWNER AND LANDSCAPE ARCHITECT'S REVIEW.
- TRENCH DRAIN: WITH ORNAMENTAL GRATE - SEE GRADING AND DRAINAGE PLANS.
- FENCE 1: 4' HIGH HORIZONTAL RAIL
- FENCE 2: 6' HIGH HORIZONTAL RAIL
- PLT — PLANTING AREA
- 17" DIA. — EXISTING TREE: TO REMAIN, PRESERVE AND PROTECT.
- EXISTING TREE: TO BE REMOVED

## REFERENCE NOTES

1. PEDESTRIAN GATE: SEE ARCHITECTURAL DRAWINGS.
2. ORNAMENTAL IRON GUARDRAIL: 42" HIGH. SEE ARCHITECTURAL DRAWINGS.
3. ORNAMENTAL IRON HANDRAIL. SEE ARCHITECTURAL DRAWINGS.
4. METAL RISERS WITH MULCH TREADS: METAL TO BE PRIMED AND PAINTED.
5. METAL WALLS: 6" HIGH TO ALIGN WITH STAIR TREAD - METAL TO BE PRIMED AND PAINTED
6. FLOATING CANTILEVERED STAIR TREADS: SEE ARCHITECTURAL DRAWINGS.
7. STAIRS TO ROOF DECK: SEE ARCHITECTURAL DRAWINGS.
8. LEFT BLANK
9. ANGULAR BOULDERS - STONE TYPE TO MATCH ARCHITECTURAL STONE VENEER
10. FLOATING CANTILEVERED LANDING

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

0 4 8 16 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SPENCER PHILLIPS — NO. 6532 — Signature — 11-30-27 Renewal Date — 12-24-27 Date — STATE OF CALIFORNIA

PROJECT NAME:

# McWHORTER RESIDENCE

PROJECT ADDRESS:

CARMELO 2 NE OF SCENIC
CARMEL-BY-THE-SEA, CA 93921

APN: 010-252-013-000

ISSUANCE:

PLANNING SUBMITTAL

PROJECT NO: 2024-35
DATE: 06/16/2025

REVISIONS:

| DATE | DESCRIPTION |
|---|---|
| 11/06/2025 | PLANNING RESUBMITTAL |
| 12/23/2025 | CITY RESUBMITTAL |

SHEET NAME:

SITE PLAN

SHEET NO:

10a

G:\shortcut-targets-by-id\1iil0gXe8W8dAeZB9MnxhXwR2XQi9KODB\2024\2024-35 McWhorter Residence\CAD\24-35_L-1.0 Const.dwg 2/24/2026

## WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name McWhorter Residence
Project Number 24-35
**Reference Evapotranspiration (ETo)** 33.00

| Hydrozone # /Planting Description[a] | Plant Factor (PF) | Irrigation Method[b] | Irrigation Efficiency (IE)[c] | ETAF (PF/IE) | Landscape Area (sq ft) | ETAF x Area | Estimated Total Water Use (ETWU)[d] |
|---|---|---|---|---|---|---|---|
| **Regular Landscape Areas** | | | | | | | |
| 1 Entry Garden | 0.3 | drip | 0.81 | 0.37 | 283.9 | 105.15 | 2151.33 |
| 2 Entry Drive | 0.5 | drip | 0.81 | 0.62 | 82 | 50.62 | 1035.63 |
| 3 Courtyard | 0.5 | drip | 0.81 | 0.62 | 114 | 70.37 | 1439.78 |
| 4 Back Garden | 0.3 | drip | 0.81 | 0.37 | 20 | 7.41 | 151.56 |
| 5 Roof Garden | 0.3 | drip | 0.81 | 0.37 | 94.6 | 35.04 | 716.86 |
| | | | | Totals | (A) 594.5 | (B) 268.58 | 5495.15 |
| **Special Landscape Areas** | | | | | | | |
| | | | | 1.00 | | 0.00 | 0.00 |
| | | | | Totals | (C ) 0 | (D) 0.00 | 0.00 |
| | | | | | | ETWU Total (Gallons) | 5495.15 |
| | | | | | | Maximum Allowed Water Allowance (MAWA)[e] (Gallons) | 6689.91 |
| | | | | | | ETWU (Acre Feet) | 0.02 |
| | | | | | | MAWA (Acre Feet) | 0.02 |

*[a] Hydrozone #/Planting Description* E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting

*[b] Irrigation Method* overhead spray or drip

*[c] Irrigation Efficiency* 0.75 for spray head 0.81 for drip

*[d] ETWU* (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

*[e] MAWA (Annual Gallons Allowed) =* (Eto) ( 0.62) [ (ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

Regular Landscape Areas

| | | |
|---|---|---|
| Total ETAF x Area | (B) | 268.58 |
| Total Area | (A) | 594.50 |
| **Average ETAF** | **B ÷ A** | 0.45 |

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

All Landscape Areas

| | | |
|---|---|---|
| Total ETAF x Area | (B+D) | 268.58 |
| Total Area | (A+C) | 594.50 |
| **Sitewide ETAF** | **(B+D) ÷ (A+C)** | 0.45 |

## GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
2. CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
3. FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING, WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
   LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
   LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
   LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
4. AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
5. FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
6. INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED -RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
7. SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
8. AMENDMENT CHEMISTRY – SUITABILITY CONSIDERATIONS
   1.NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
   2.IRON (MINIMUM): 0.08%
   3.ORGANIC CONTENT: ABOVE 17%
   4.CARBON-NITROGEN RATIO: BELOW 25
5. PH: BELOW 8.0
   6.SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
9. GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
   1.CAL-SUL PELLETIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
   2.ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
   3 .APPROVED EQUAL.
10. SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
11. ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
12. CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
13. UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL, AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
14. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
15. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
16. INSTALL GOPHER BASKETS ON ALL CONTAINER PLANTS. BASKET SHALL PROVIDE A MINIMUM OF 6 INCHES CLEARANCE ALL AROUND THE ROOT BALL. TOP OF BASKET SHALL BE FLUSH TO THE ROOT BALL TOP.
17. INSTALL GOPHER WIRE UNDER ALL AREAS OF NATURAL TURF AND RED FESUCE. GOPHER WIRE TO BE OVERLAPPED AT ALL SEAMS A MINIMUM OF 3" AND STAPLE SEAMS AND EDGES A MINIMUM OF 12" O.C. OR TIGHTER IF NEEDED TO REMOVE BUBBLED AREAS OF WIRE. STAPLES TO BE DEEP ENOUGH TO FIRMLY ANCHOR THE WIRE WITHOUT DISTORTING ITS SHAPE. INSTALL EXTRA STAPLES IN AREAS WHERE THE WIRE IS BUBBLED OR NOT MAKING FULL CONTACT WITH THE GROUND BELOW.
18. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
19. NO PLANTING OR MULCH TO BE INSTALLED WITHIN 5' OF ANY STRUCTURES.
20. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
21. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND FLOW SENSOR AND MASTER VALVE AT THE POINT OF CONNECTION.
22. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
23. IRRIGATION SYSTEM TO BE SET UP WITH TWO MAINLINES - ONE MAINLINE WOULD BE CONNECTED DOWN STREAM OF THE FLOW SENSOR AND MASTER VALVE FOR THE SOLENOID VALVES. THE SECOND MAIN LINE WOULD BE CONNECTED UPSTREAM OF THE FLOW SENSOR AND MASTER VALVE AND USED TO FEED THE HOSE BIBS. CONTRACTOR TO VERIFY HOSE BIB LOCATIONS WITH HOMEOWNERS PRIOR TO INSTALLATION.
24. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS. HOSE BIBS TO BE INSTALLED, VERIFY LAYOUT IN FIELD WITH OWNER & LANDSCAPE ARCHITECT
25. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
26. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL PLANTING AREAS TO BE DRIP IRRIGATED.
27. CONTRACTOR TO DISCUSS IRRIGATION DESIGN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR ALL IRRIGATION EQUIPMENT INCLUDING VALVES, FILTERS, PRESSURE REGULATORS, DRIP EMITTERS, VALVE BOXES, SHUT OFF VALVES, LINE TYPES AND CONTROLLER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
28. CONTRACTOR TO INSTALL TWO MAINLINES, ONE FOR THE IRRIGATION SYSTEM AND ONE FOR THE HOSE BIBS. THE IRRIGATION SYSTEM TO BE ON THE FLOW SENSOR AND MASTER VALVE AND THE HOSE BIBS SYSTEM TO BE CONNECTED UPSTREAM OF THE FLOW SENSOR AND MASTER VALVE
29. TEMPORARY IRRIGATION INSTALLED FOR HYDROSEED AREAS TO BE REMOVED AFTER PLANT ESTABLISHMENT OR 2 YEARS FROM DATE OF INSTALLATION. IRRIGATION TO BE INSTALLED ABOVE GROUND. IRRIGATION HEADS TO BE SECURED TO STAKES ABOVE GRADE. INSTALL DEDICATED VALVES FOR THE HYRDOSEED SYSTEMS WITH SHUT OFF VALVES UPSTREAM OF SOLENOID VALVE. CAP MAIN LINE ONCE VALVES ARE REMOVED. ADJUST SPRAY AS NEEDED TO AVOID OVER SPRAY ONTO EXISTING OAK TREES.
30. IRRIGATION SYSTEM TO BE SET UP USING TWO MAINLINES. SECOND MAINLINE TO BE CONNECTED UP STREAM OF THE FLOW SENSOR AND MASTER VALVE AND SERVE ALL HOSE BIBS.

## PLANT LEGEND

| *WUC | CODE | BOTANICAL NAME | COMMON NAME | SIZE | CHARACTER |
|---|---|---|---|---|---|
| | | TREE | | | |
| M | Ap | ACER PALMATUM | JAPANESE MAPLE | 15 GAL. | |
| M | Cm | CUPRESSUS MACROCARPA | MONTEREY CYPRESS | 5 GAL. | |
| | | SHRUBS | | | |
| L | Aa | AGAVE ATTENUATA | FOXTAIL AGAVE | 1 GAL. | |
| VL | As | ALLIUM SCHOENOPRASUM | CHIVES | 4" POT | |
| L | Ac | ALOE STRIATA | CORAL ALOE | 1 GAL. | |
| L | Cd | CAREX DIVULSA | BERKELEY SEDGE | 1 GAL. | |
| L | Cc | CEANOTHUS 'CENTENNIAL' | CEANTENNIAL CEANOTHUS | 5 GAL. | |
| L | Cs | CALANDRINIA SPECTABILIIS | ROCK PURSLANE | 1 GAL. | |
| L | Ee | ECHEVERIA ELEGANS | HENS & CHICKS | 1 GAL. | |
| L | Lr | LEPTOSPERMUM 'RUBY GLOW' | RUBY GLOW TEA TREE | 5 GAL. | |
| L | Ls | LEPTOPSERMUM SCOPARIUM | TEA TREE | 5 GAL. | |
| L | Ob | OCIMUM BASILICUM | SWEET BASIL | 4" POT | |
| M | Ps | PENNISETUM SPATHIOLATUM | SLENDER VELDT GRASS | 1 GAL. | |
| M | Pt | PITTOSPORUM 'SILVER SHEEN' | SILVER SHEEN PITTOSPORUM | 15 GAL. | |
| M | Ro | ROSA 'KOKO LOCO' | KOKO LOCO ROSE | 5 GAL. | TREE FORM |
| L | Rf | ROSEMARINUS O. 'FOXTAIL' | FOXTAIL ROSEMARY | 1 GAL. | |
| M | Sn | SALVIA NEMOROSA | WOODLAND SAGE | 1 GAL. | |
| L | So | SALVIA OFFICINALIS | COMMON SAGE | 4" POT | |
| L | Sd | SEDUM 'BLUE SPRUCE' | BLUE SPRUCE SEDUM | 1 GAL. | |
| L | Tv | THYMUS VULGARIS | COMMON THYME | 4" POT | |
| L | Vb | VERBENA BONARIENSIS | TALL VERBENA | 1 GAL. | |
| | | VINES | | | |
| M | Fp | FICUS PUMILA | CREEPING FIG | 1 GAL. | |
| M | Rs | ROSA 'SALLY HOLMES' | SALLY HOLMES ROSE | 5 GAL. | |
| | | GROUNDCOVER | | | |
| | | DYMONDIA MARGARETAE | SILVER CARPET | 4" POT | |
| | | THYMUS PRAECOX | CREEPING THMYE | 4" POT | PLANT TOUCHING |
| | | MISCELLANEOUS | | | |
| | | CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE. | | | |
| | | MULCH | | | |
| | HDR | METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED. | | | |

## REFERENCE NOTES

(1) EXISTING TREE ROSES: TO REMAIN, PRESERVE AND PROTECT

(2) FINAL PLACEMENT OF MITIGATION TREES TO BE DETERMINED IN FIELD. TOTAL MITIGATION TREES TO BE PLANTED - 3.

## TREE REQUIREMENT

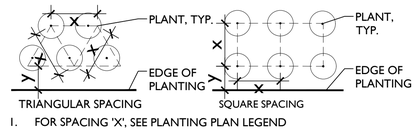
LOT SIZE 3,000 SF

| | REQUIRED | EXISTING | PROPOSED | TOTAL |
|---|---|---|---|---|
| UPPER CANOPY TREES | 3 | 0 | 2 | 2 |
| LOWER CANOPY TREE | 1 | 1 | 2 | 3 |

## * WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

## PLANT SPACING AND PLANTING SETBACK DIAGRAM




1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

## MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

| SIGNED | SIMON PHILLIPS | 4532 | 06-16-2025 |
|---|---|---|---|
| | NAME | CLA# | DATE |


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617


LICENSED LANDSCAPE ARCHITECT SIMON PHILLIPS NO. 4532 Signature 11-30-27 Renewal Date 12-24-27 Date STATE OF CALIFORNIA

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| 12/23/2025 | CITY RESUBMITTAL |

SHEET NAME:
PLANTING NOTES

SHEET NO:
10b

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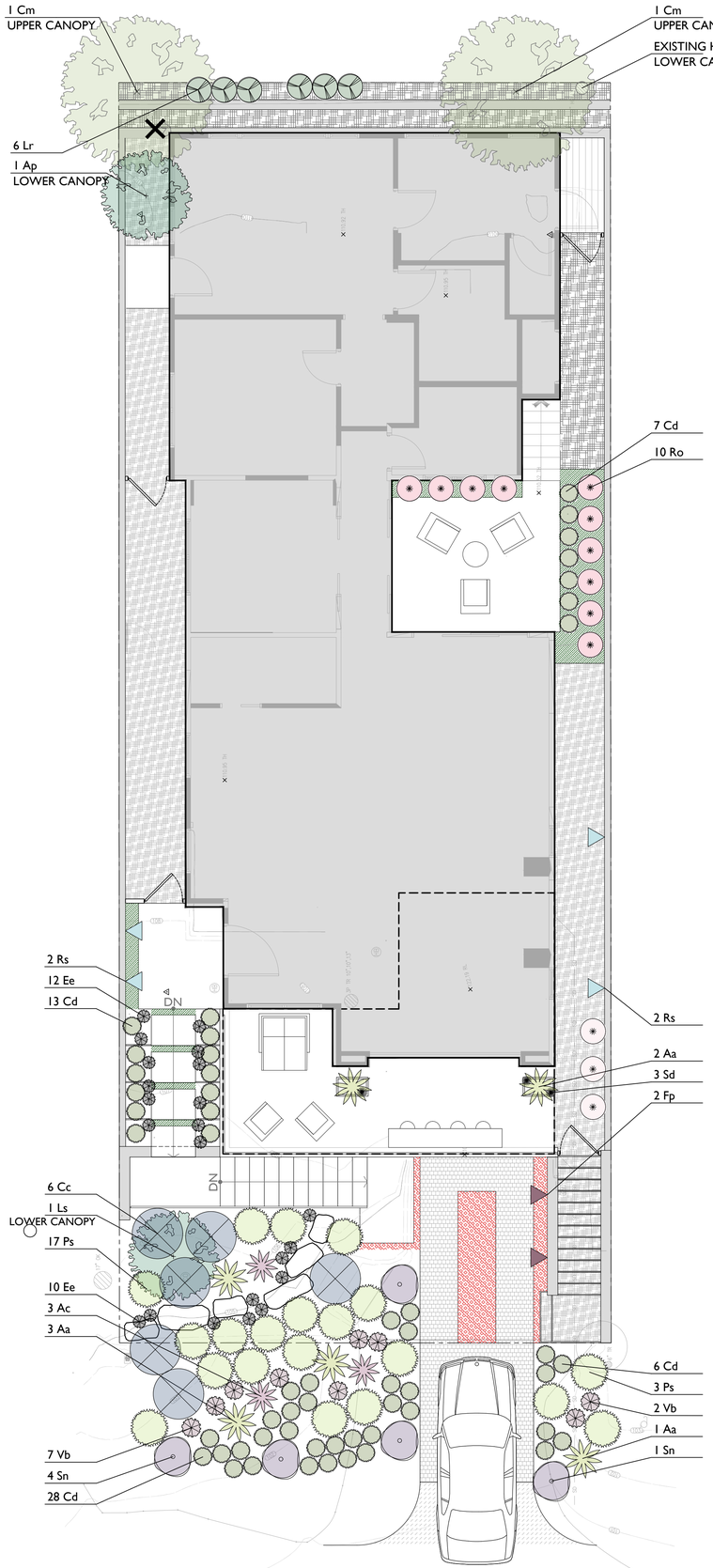


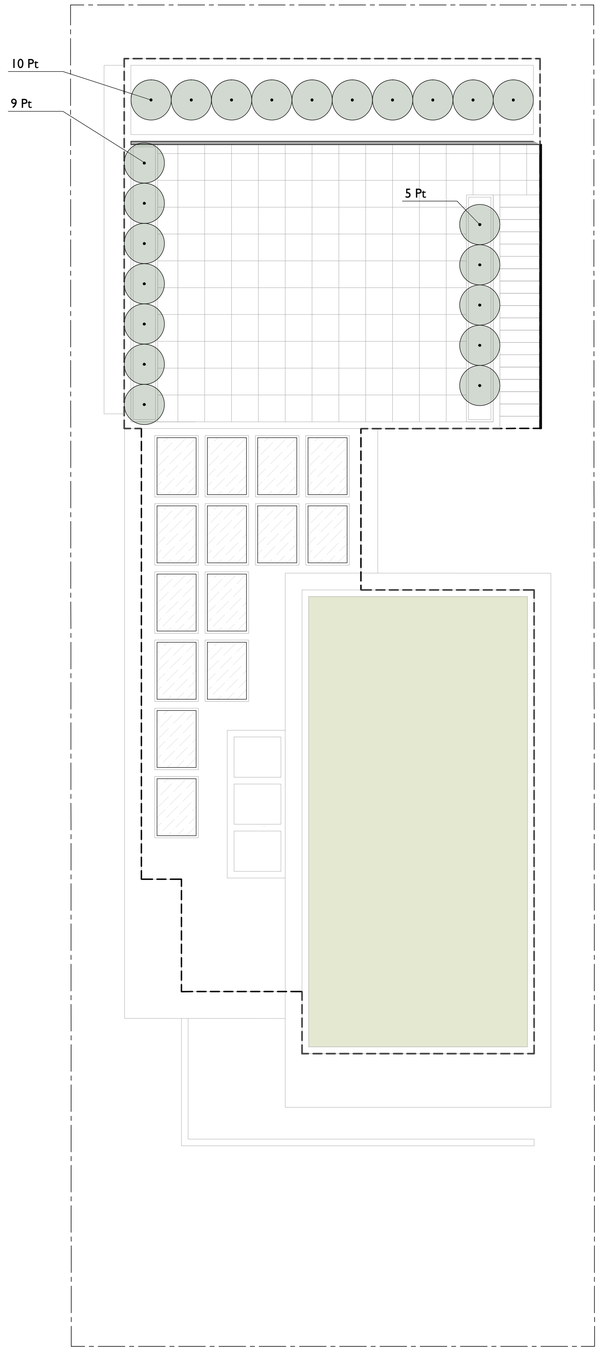


## PLANT LEGEND

| *WUC | CODE | BOTANICAL NAME | COMMON NAME | SIZE | CHARACTER |
|---|---|---|---|---|---|
| | | TREE | | | |
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| M | Cm | CUPRESSUS MACROCARPA | MONTEREY CYPRESS | 5 GAL. | |
| | | SHRUBS | | | |
| L | Aa | AGAVE ATTENUATA | FOXTAIL AGAVE | 1 GAL. | |
| VL | As | ALLIUM SCHOENOPRASUM | CHIVES | 4" POT | |
| L | Ac | ALOE STRIATA | CORAL ALOE | 1 GAL. | |
| L | Cd | CAREX DIVULSA | BERKELEY SEDGE | 1 GAL. | |
| L | Cc | CEANOTHUS 'CENTENNIAL' | CEANTENNIAL CEANOTHUS | 5 GAL. | |
| L | Cs | CALANDRINIA SPECTABILIIS | ROCK PURSLANE | 1 GAL. | |
| L | Ee | ECHEVERIA ELEGANS | HENS & CHICKS | 1 GAL. | |
| L | Lr | LEPTOSPERMUM 'RUBY GLOW' | RUBY GLOW TEA TREE | 5 GAL. | |
| L | Ls | LEPTOPSERMUM SCOPARIUM | TEA TREE | 5 GAL. | |
| L | Ob | OCIMUM BASILICUM | SWEET BASIL | 4" POT | |
| M | Ps | PENNISETUM SPATHIOLATUM | SLENDER VELDT GRASS | 1 GAL. | |
| M | Pt | PITTOSPORUM 'SILVER SHEEN' | SILVER SHEEN PITTOSPORUM | 15 GAL. | |
| M | Ro | ROSA 'KOKO LOCO' | KOKO LOCO ROSE | 5 GAL. | TREE FORM |
| L | Rf | ROSEMARINUS O. 'FOXTAIL' | FOXTAIL ROSEMARY | 1 GAL. | |
| M | Sn | SALVIA NEMOROSA | WOODLAND SAGE | 1 GAL. | |
| L | So | SALVIA OFFICINALIS | COMMON SAGE | 4" POT | |
| L | Sd | SEDUM 'BLUE SPRUCE' | BLUE SPRUCE SEDUM | 1 GAL. | |
| L | Tv | THYMUS VULGARIS | COMMON THYME | 4" POT | |
| L | Vb | VERBENA BONARIENSIS | TALL VERBENA | 1 GAL. | |
| | | VINES | | | |
| M | Fp | FICUS PUMILA | CREEPING FIG | 1 GAL. | |
| M | Rs | ROSA 'SALLY HOLMES' | SALLY HOLMES ROSE | 5 GAL. | |
| | | GROUNDCOVER | | | |
| | | DYMONDIA MARGARETAE | SILVER CARPET | 4" POT | |
| | | THYMUS PRAECOX | CREEPING THMYE | 4" POT | PLANT TOUCHING |
| | | MISCELLANEOUS | | | |
| | | CRUSHED GRAVEL: FOR PEDESTRIAN AREAS 2" OVER 4" COMPACTED CLASS II BASE. | | | |
| | | MULCH | | | |
| | HDR | METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED. | | | |

## REFERENCE NOTES

1. EXISTING TREE ROSES: TO REMAIN, PRESERVE AND PROTECT
2. FINAL PLACEMENT OF MITIGATION TREES TO BE DETERMINED IN FIELD. TOTAL MITIGATION TREES TO BE PLANTED - 3.

## TREE REQUIREMENT

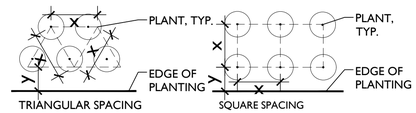
LOT SIZE 3,000 SF

| | REQUIRED | EXISTING | PROPOSED | TOTAL |
|---|---|---|---|---|
| UPPER CANOPY TREES | 3 | 0 | 2 | 2 |
| LOWER CANOPY TREE | 1 | 1 | 2 | 3 |

## * WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

## PLANT SPACING AND PLANTING SETBACK DIAGRAM




1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

## MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

| SIGNED | NAME | CLA# | DATE |
|---|---|---|---|
| | SIMON PHILLIPS | 4532 | 06-16-2025 |

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

0 4 8 16 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SIMON PHILLIPS
NO. 4532
Signature
11-30-27
Renewal Date
12-24-27
Date
STATE OF CALIFORNIA

PROJECT NAME:

# McWHORTER RESIDENCE

PROJECT ADDRESS:

CARMELO 2 NE OF SCENIC
CARMEL-BY-THE-SEA, CA 93921

APN: 010-252-013-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2024-35
DATE: 06/16/2025

REVISIONS:

| DATE | DESCRIPTION |
|---|---|
| 11/06/2025 | PLANNING RESUBMITTAL |
| 12/23/2025 | CITY RESUBMITTAL |

SHEET NAME:
PLANTING PLAN

SHEET NO:
10c

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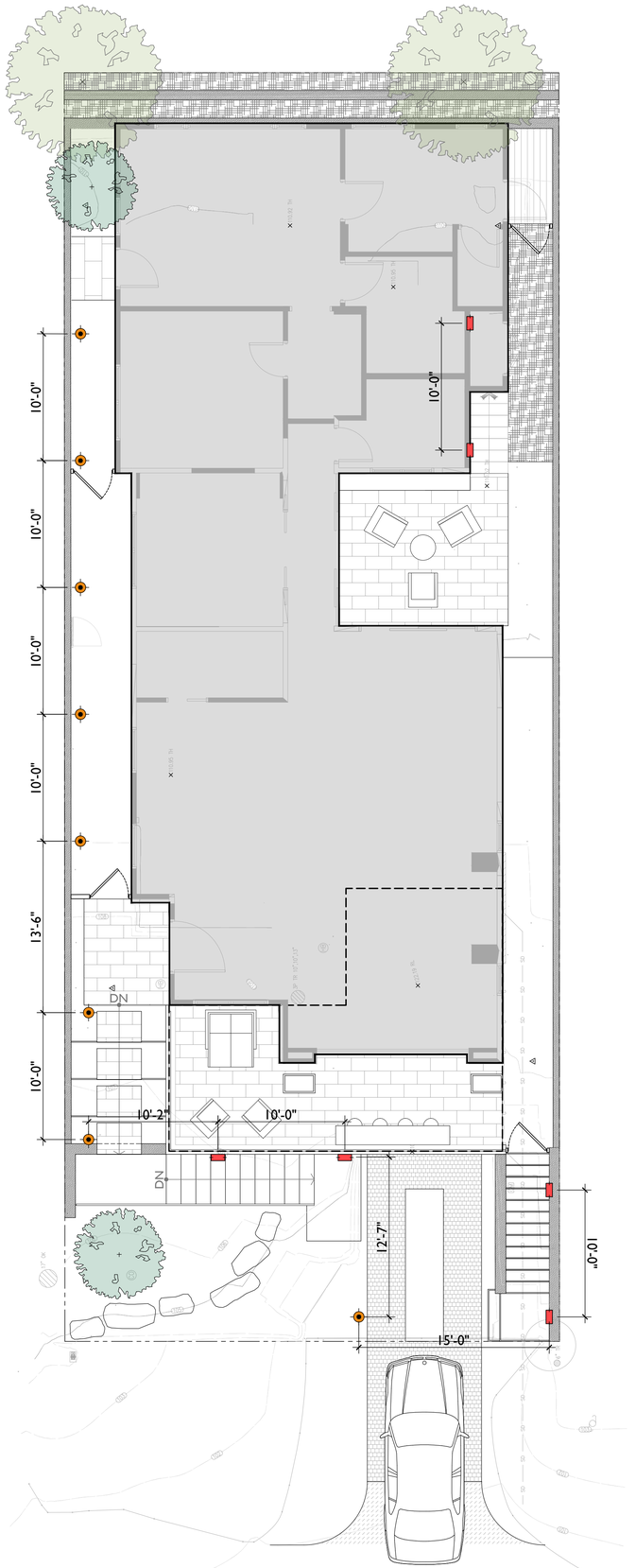



## FIXTURE LEGEND

| SYM | TYPE | MANUFACTURER | LAMP | COMMENTS |
|---|---|---|---|---|
| ▭ | RECESSED WALL LIGHT | SPJ-MRL2-MBR-2W-2700K-12V | 2W LED 2700K | SEE 1/10d |
| ◉ | PATH LIGHT | SPJ-PTL-72-MBR-2W-2700K-12V | 2W LED 2700K | SEE 2/10d |
| ⊖ | GFCI OUTLET | IN WEATHERPROOF HOUSING | | |

## GENERAL NOTES

1. SYSTEM SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. VERIFY ALL LIGHT LOCATIONS AND CABLE RUNS IN FIELD WITH LANDSCAPE ARCHITECT. CABLING TO BE SIZED TO PROVIDE A MINIMUM 10.5 VOLTS AND A MAX OF 11.5 VOLTS TO ALL FIXTURES. MINIMUM CABLE SIZE IS 12 GAUGE MULTI STRAND DIRECT BURIAL CABLE.
2. ALLOW 30% OF TRANSFORMER CAPACITY FOR FUTURE ADDITIONAL SITE LIGHTING.
3. COORDINATE SWITCHING ZONES FOR SITE LIGHTING WITH OWNER.
4. PROVIDE GFCI ELECTRICAL OUTLETS AS SHOWN ON DRAWINGS.
5. RUN MAXIMUM OF 10 LIGHTS IN DAISY CHAIN.
6. RUN ADDITIONAL 2" SLEEVES UNDER ALL PAVING AREAS FOR POSSIBLE FUTURE SITE LIGHTING- REVIEW LOCATIONS IN FIELD WITH LANDSCAPE ARCHITECT.
7. 8" DEPTH MINIMUM CABLE BURIAL.
8. ALL WIRE CONNECTIONS SHALL BE WATER-PROOFED USING FULLY ENCAPSULATED, DIRECT BURIAL WATERPROOF CONNECTORS.
9. SPACE LIGHTS EVENLY.
10. TRANSFORMER LOCATIONS AND SWITCHING TO BE DETERMINED.
11. ALL SITE LIGHTS TO BE ON DIMMERS.

## REFERENCE NOTES

1. INSTALL SWITCHED OUTLET IN FIRE PIT FOR AUTO-IGNITER.
2. INSTALL ELECTRICAL OUTLETS AT BBQ AREA WITH WEATHERPROOF COVERS

RECESSED WALL LIGHT

PATH LIGHTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Contemporary Path Lights

SPJ-PTL-72

MODEL: SPJ-PTL-72
MATERIAL: Solid Brass
FINISH: Matte Bronze
ELECTRICAL: 12V
ENGINE: FB-LS4-350
LUMENS: 350
COLOR TEMP: 2700K
MOUNTING: Deck Mount (shown) 1/2" NPT, Dual Fin Spike Included
LED: Nichia

**FINISHES**
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

**PVD PREMIUM**
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL))

| WATTAGE | LUMENS |
|---|---|
| ☐ 2W | 150 |
| ☐ 3W | 350 |

Custom lumen packages are available upon request

**COLOR TEMPERATURE**
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ Amber (TF)
- ☐ 4000K ☐ RGBW

Custom options are available

**ELECTRICAL**
- ☐ 12V ☐ 120V

cULus LISTED
Wet Listed

| Ordering Example | Customer Approval | Date |
|---|---|---|
| SPJ-PTL-72-MBR-3W-27K-12V | | |

2 PATH LIGHT
NTS

SPJ LIGHTING Inc.
ARCHITECTURAL LANDSCAPE & OUTDOOR LIGHTING

SPECIFICATION SHEET

Recessed

SPJ-MRL2

MODEL: SPJ-MRL2
MATERIAL: Solid Brass
FINISH SHOWN: Matte Bronze
ELECTRICAL: 12V, 120V
WATTAGE: 2W
ENGINE: FB-LS2
LUMENS: 150
MOUNTING: Recessed

**FINISHES**
- ☐ Matte Bronze (MBR)
- ☐ Verde (V)
- ☐ Moss (M)
- ☐ Black (B)
- ☐ Rusty (R)
- ☐ Satin Brass (SB)
- ☐ Aged Brass (AG)
- ☐ Raw Copper (RC)
- ☐ Natural Copper (NC)

**PVD PREMIUM**
- ☐ PVD Polished (PVDP)
- ☐ PVD Satin (PVDS)
- ☐ PVD Graphite (PVDG)
- ☐ PVD Bronze (PVDBZ)
- ☐ PVD Black (PVDBL))

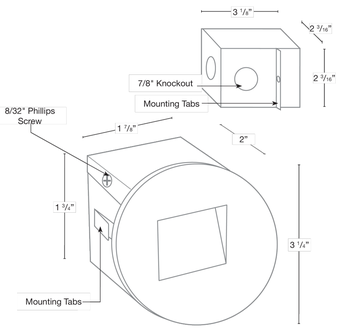
| WATTAGE | LUMENS |
|---|---|
| ☐ 2W | 150 |

Custom lumen packages are available upon request

**COLOR TEMPERATURE**
- ☐ 2200K ☐ 5000K
- ☐ 2700K ☐ 6500K
- ☐ 3000K ☐ RGBW
- ☐ 4000K

Custom options are available

**ELECTRICAL**
- ☐ 12V ☐ 120V




cULus LISTED
Wet Listed

| Ordering Example | Customer Approval | Date |
|---|---|---|
| SPJ-MRL2-MBR-2W-27K-12V | | |

1 RECESSED WALL LIGHT
NTS

SCALE: 3/16"= 1'-0"
0 4 8 16 N


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617


LICENSED LANDSCAPE ARCHITECT
SPENCER PHILLIPS NO. 6525
Signature
11-30-27
Renewal Date
12-24-27
Date
STATE OF CALIFORNIA

PROJECT NAME:

McWHORTER RESIDENCE

PROJECT ADDRESS:

CARMELO 2 NE OF SCENIC
CARMEL-BY-THE-SEA, CA 93921

APN: 010-252-013-000

ISSUANCE:
PLANNING SUBMITTAL

PROJECT NO: 2024-35
DATE: 06/16/2025

REVISIONS:

| DATE | DESCRIPTION |
|---|---|
| 11/06/2025 | PLANNING RESUBMITTAL |
| 12/23/2025 | CITY RESUBMITTAL |

SHEET NAME:

LIGHTING PLAN

SHEET NO:

10d

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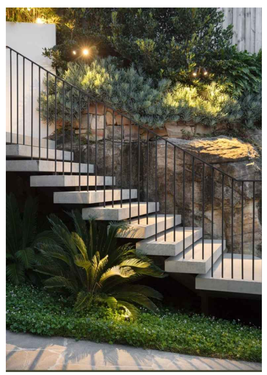
TRENCH GRATES - URBAN ACCESSORIES
"JAMISON" IN BRUSHED ALUMINUM

DRAIN COVER - URBAN ACCESSORIES
"JAMISON" IN BRUSHED ALUMINUM

## 10 DRAIN COVERS

RECLAIMED WOOD BEAMS, SOFFIT, AND EAVES
STAINED

## 11 WOOD CEILING



CUSTOM BLACKENED STAINLESS STEEL RAILING
W/ FLOATING STONE TREADS

## 12 ENTRY STAIR & RAILING

PRODUCT: FRONT DOOR
MATERIAL: TEAK, STAINED
GLASS: FROSTED
STYLE: TM4100
MANUFACTURER: TRUSTILE



PRODUCT: DUTCH DOOR
MATERIAL: TEAK, STAINED
GLASS: CLEAR
STYLE: TM1321O
MANUFACTURER: TRUSTILE

## 7 FRONT DOOR & DUTCH DOOR

STONE PATIO PAVERS
COLOR: AVORIO
MANUFACTURER: DEKTON

PERMEABLE QUARRY STONE
COLOR: SIERRA GRANITE
MANUFACTURER: BELGARD

## 8 PAVING

Deck-Mounted - FS
Mounts directly to the roof deck

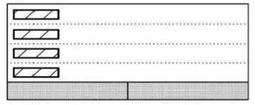
STYLE: FIXED FLAT ROOF
MANUFACTURER: VELUX

## 9 SKYLIGHT

AB8 Black Finish

COLOR: MEDIUM BRONZE FINISH
STYLE: MARINE GRADE ALUMINUM W/ LOW IRON GLASS
MANUFACTURER: ARCADIA

## 4 DOORS & WINDOWS



STAINED TEAK

PRODUCT: OVERHEAD GARAGE DOOR
STYLE: SONOMA
MATERIALS: TEAK & STEEL
MANUF.: CARRIAGE HOUSE DOOR

BLACKENED STAINLESS
STEEL AWNING

## 5 GARAGE DOOR & AWNING

PRODUCT: OVERHEAD DOOR
COLOR: BLACK
STYLE: CANOPY TILT UP
MANUFACTURER: FULL VIEW DOOR CO.

## 6 TILT-UP DOOR

RUBBER MEMBRANE
FLAT ROOF SYSTEM

BUILT-UP GREEN
ROOF SYSTEM
SEDUM MAT
PLANTING

## 1 FLAT & GREEN ROOF

FON-DU-LAC WEB WALL, MOSAIC

## 2 STONE VENEER

RECLAIMED CEDAR BARN WOOD SIDING
MANUF.: MONTANA TIMBER PRODUCTS
STYLE: RANCHWOOD ARTISAN GLACIER GREY

## 3 WOOD SIDING

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

CONSULTANT:

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

MATERIAL SAMPLES

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 2/26/2026 |
| SCALE: | N.T.S. |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

11a
SHEET OF

_DD
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# 4 REPLACEMENT BULB

FEIT ELECTRIC

## 3.8W (40W Equivalent) Soft White (2700K) G16 1/2 Globe Shape (E26 Base) Exposed White Filament LED Bulb (2-Pack)

### Features

- Exposed white filament blends into the aesthetic of any room for maximum versatility
- High 90+ CRI bulbs bring out more natural skin tones and vibrant, true-to-life colors
- Looks as beautiful off as it does on
- **Ideal usage:** Exposed-bulb Lighting Applications

### Specifications

| Item Number | Item Length (In) | Item Width (In) | Bulb Shape |
|---|---|---|---|
| BPGM40927CAWFIL/2 | 3 | 2 | G16 1/2 |
| **Bulb Type** | **Bulb Base** | **Bulb Finish** | **Fixture Lens Material** |
| Globe | E26 | Clear | Glass |
| **Lens Finish** | **Technology** | **Brightness (LUMENS)** | **Lumen Efficiency (LPW)** |
| Clear | LED - FILAMENT | 350 | 92.11 |
| **Beam Angle** | **Color Accuracy (CRI)** | **Color Temperature (CCT)** | **Life Hours** |
| 310° | 90 | 2700 | 15000 |
| **Life Years** | **Voltage (V)** | **Replacement (Wattage)** | **Annual Energy Cost ($)** |
| 13.7 | 120 | 40 | 0.46 |
| **Energy Efficiency** | **Energy Used (Wattage)** | **Battery Operated** | **Pack Quantity** |
| 90.5% | 3.8 | No | 2 |
| **Smart** | **Portable** | **Dimmable** | **Hardwire** |
| No | No | Yes | No |
| **Enclosed Fixture Rated** | **Safety Location** | **CEC Compliant** | **Warranty Years** |
| Yes | Damp | Title 20 | 3 |



# 3 RECESSED CAN LIGHT

## SQUARE VERSA STAR LED (JUNCTION BOX) IP65 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

*Requires magnetic low voltage dimmer.

**Please see Adjust-a-Lume photometry to determine desired intensity.

| CATALOG NUMBER LOGIC |
|---|
| Example: B - VQ - LED - e102 - SP - A6 - VER - 13 - 11 |
| **MATERIAL** |
| (Blank) - Aluminum B - Brass S - Stainless Steel |
| **INSTALLATION** |
| (Blank) - Back Box |
| **SERIES** |
| VQ - Square Versa Star |
| **SOURCE** |
| LED - with Integral Dimming Driver (25W min. load when dimmed)* |
| **LED TYPE** |
| e100 - 5W LED 2700K e104 - 5W LED/2700K 90CRI |
| e101 - 5W LED 3000K e105 - 5W LED/3000K 90CRI |
| e102 - 5W LED 4000K e106 - 5W LED/3500K 80CRI |
| e103 - 5W LED Amber |
| **OPTICS** |
| NSP - Narrow Spot (13°) MFL - Medium Flood (23°) |
| SP - Spot (16°) WFL - Wide Flood (31°) |
| **ADJUST-E-LUME OUTPUT INTENSITY** |
| A9 (Standard), A8, A7, A6, A5, A4, A3, A2, A1 |
| **FINISH (See page 2 for full-color swatches)** |
| Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER) |
| Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR) |
| Also available in RAL Finishes |
| Brass Finishes (MAC, POL, MIT) |
| Stainless Steel Finishes (MAC, POL) |
| **LENS TYPE** |
| 12 - Soft Focus 13 - Rectilinear |
| **SHIELDING** |
| 11 - Honeycomb Baffle |

**B-K LIGHTING** | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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12/06/2022 SKU-773 SUB001018

## LAMP & DRIVER DATA (e100, e101, e102, e103)

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

| DRIVER DATA | Input Volts | InRush Current | Operating | Dimmable | Operation Ambient Temperature |
|---|---|---|---|---|---|
| | 12VAC/DC 50/60Hz | <250mA (non-dimmed) | 500mA | Magnetic Low Voltage Dimmer | -22°F-194°F (-30°C - 90°C) |

| | BK No. | CCT (Typ.) | CRI (Typ.) | Input Watts (Typ.) | Minimum Rated Life (hrs.) 70% of initial lumens ($L_{70}$) | Angle | CBCP | Delivered Lumens |
|---|---|---|---|---|---|---|---|---|
| LM79 DATA / L70 DATA / OPTICAL DATA | e100 | 2700K | 80 | 5 | 50,000 | 13° | 3938 | 309 |
| | | 2700K | 80 | 5 | 50,000 | 16° | 2988 | 301 |
| | | 2700K | 80 | 5 | 50,000 | 23° | 1134 | 269 |
| | | 2700K | ~ | 5 | 50,000 | 31° | 743 | 271 |
| | e101 | 3000K | 80 | 5 | 50,000 | 13° | 4029 | 316 |
| | | 3000K | 80 | 5 | 50,000 | 16° | 3056 | 308 |
| | | 3000K | 80 | 5 | 50,000 | 23° | 1161 | 275 |
| | | 3000K | ~ | 5 | 50,000 | 31° | 760 | 277 |
| | e102 | 4000K | 80 | 5 | 50,000 | 13° | 4527 | 355 |
| | | 4000K | 80 | 5 | 50,000 | 16° | 3434 | 346 |
| | | 4000K | 80 | 5 | 50,000 | 23° | 1304 | 309 |
| | | 4000K | ~ | 5 | 50,000 | 31° | 854 | 311 |
| | e103 | Amber (590nm) | ~ | 5 | 50,000 | ~ | ~ | ~ |

### OPTICS

| Optic | Angle |
|---|---|
| NSP - Narrow Spot | 13° |
| SP - Spot | 16° |
| MFL - Medium Flood | 23° |
| WFL - Wide Flood | 31° |

**B-K LIGHTING** | MADE IN THE USA | 559.438.5800 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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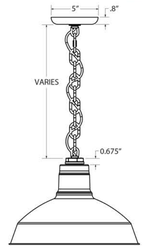
# 2 HANGING PENDANT

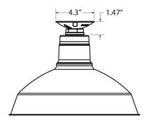
BARN LIGHT ELECTRIC CO. DINO SERIES SPS-0153 REV C

### MOUNTING STYLE

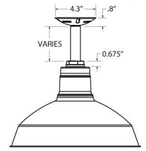
**CHAIN HUNG PENDANT (CN)**



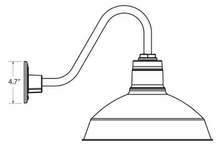

**FLUSH MOUNT (F)**




**STEM MOUNT PENDANT (S)**

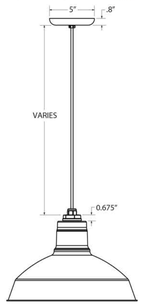



**GOOSENECK (G)**

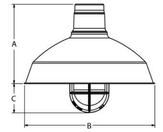



SHOWN WITH: G26 GOOSENECK ARM

**CORD HUNG PENDANT (C)**




### LUMINAIRE DIMENSIONS




SHOWN WITH: OPTIONAL GUARD & GLASS ACCESSORY

| SHADE CODE | HEIGHT (A) | DIAMETER (B) | EXTENSION (C) |
|---|---|---|---|
| WHD12 | 7.75" | 12" | 3.8" |
| WHD14 | 8.50" | 14" | 3.1" |

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com



BARN LIGHT ELECTRIC CO. DINO SERIES SPS-0153 REV C

### SPECIFICATIONS

**CERTIFICATIONS, LISTINGS & WARRANTY**

MADE IN THE USA
Manufactured and Hand-Crafted in Our 60,000 Square Foot Facility Located in Titusville, FL

CSA LISTED FOR WET LOCATIONS
Includes All Gooseneck, Stem and Flush Mounting Styles
ACR UL Listed for Damp Locations for Gooseneck and Stem Mounting Styles

CSA LISTED FOR DAMP LOCATIONS
Includes All Chain and Select Cord Hung Mounting Styles
ACR UL Listed for Damp Locations

LIMITED WARRANTY
For Additional Information on Our Limited Warranty, Please See Our Terms & Conditions

UL CERTIFICATION
UL Listed Fixtures Available upon Request. Please Consult Factory for Additonal Information.

**CONSTRUCTION & FINISH**

POWDER COAT SHADE
Hand-Spun from High Purity 3003-O Temper Aluminum

PORCELAIN SHADE
Hand-Spun from 20 Gauge Porcelain Steel

GALVANIZED SHADE
Hand Spun from High Quality Galvanized Steel

COPPER
Hand-Spun from High Purity C11000-O60 ETP Copper

BRASS
Hand-Spun from High Purity C2600-O60 Brass

POWDER COAT FINISHES
Polyester Powder Coat Finishes Are Electro-Statically Applied and Thermocured

PORCELAIN FINISHES
Applied by Hand and Fired in a High Temperature Oven

STEM
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Mounting Stem. Custom Lengths Available upon Request.

GOOSENECK
1/2" Nominal (0.84" Actual) or 3/4" Nominal (1.05" Actual) Sch 40, 6063 Aluminum Gooseneck

CORD
Cord Hung Pendants Include 7', 12' or 20' of Cord, Max Cord Length for GU24 is 12FT (Overall Cord Length is Measured from Base of Socket and Varies Based on Fixture)

CHAIN
4-Gauge Chain Complete with Quick Link for On-Site Adjustments to Chain's Length

**LIGHT SOURCE**

INCANDESCENT
Medium Base E26 Socket, 120 VAC, 200 Watt Max

COMPACT FLUORESCENT
Bi-Pin Base GU24 Socket, 120 VAC, 23 Watt Max

Address: 320 Knox McRae Drive Titusville, FL 32780 Phone: (800) 407-8784 Email: sales@barnlight.com Website: www.barnlight.com



NOTE: SEE REPLACEMENT BULB (4) FOR LUMENS & WATTS.

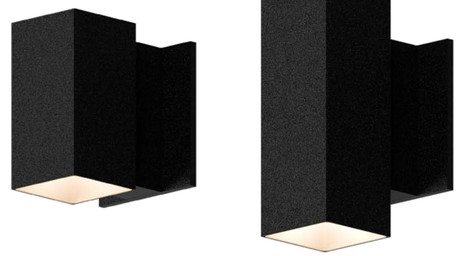
# 1 WALL SCONCE

## LED PIPE™

### 3" Square Wall | Premium LED

Our LED Pipe™ family of cylinders provide architects and lighting designers with almost limitless design possibilities. Whether you need to light a space with inaccessible ceilings, disappear among the pipes and ducts of an open-ceiling design, focus attention on a specific architectural detail or make a dramatic statement, you can solve almost any lighting problem with a LED Pipe™.

Downlight ~~Uplight~~ ~~Uplight - Downlight~~



**LED Pipe 3in Square Wall Premium LED Specs** p. 1/5
Product specifications and dimensions are subject to change without notice
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info@lightheadedlighting.com **P.** 604.464.5644 **T.** 1.800.464.9544

LIGHTHEADED™

## LED PIPE™

### 3" Square Wall | Premium LED

**RATINGS**

Damp Location | Wet Location

**CERTIFICATIONS**

Intertek | 5 YEAR Syr. Warranty

**FEATURES**

- Utilizes 97 CRI, 2-step Ellipse, R9 ≥ 80 LED
- 3" [77mm] aperture
- Single media ready
- Clear media lens (damp location)
- Clear flush mounted lens (wet location)
- Field interchangeable beam spreads (damp location)
- Extruded aluminum cylinder body
- Machine aluminum components
- Powder coated finishes
- Mounts to 4" octagonal junction box (by others)

**FINISHES**

Anthracite Metallic | Chocolate Metallic | Glimmer Gold | Ink Black Metallic | Moroccan Metallic
Nano White | Sienna Metallic | Slate Grey Metallic

**BEAM SPREADS**

20° | 30° | 40° | 60° | 70° | 80°

**COLOR TEMPERATURES**

2700K | 3000K | 3500K

**PERFORMANCE SUMMARY** Bulb to be replaced

| | |
|---|---|
| Color Accuracy (SDCM) | <2 |
| L70 Estimate (h) | 50,000 |
| Color Rendering (CRI) | 97 |
| Lumen Series | 9708 |
| Source Lumens | 1000 |
| Delivered Lumens | 800 |
| LED Wattage | 9 |
| Lumen Series | 9710 |
| Source Lumens | 1350 |
| Delivered Lumens | 1070 |
| LED Wattage | 13 |
| Lumen Series | 9711 |
| Source Lumens | 1850 |
| Delivered Lumens | 1490 |
| LED Wattage | 18 |

- Source lumens are based on 3000K color temperature.
- Delivered lumens are based on 3000K color temperature, 40° beam angle and clear lens.
- Refer to IES files for individual product information.Consult factory for additional lower lumen options.

**LED Pipe 3in Square Wall Premium LED Specs** p. 2/5
Product specifications and dimensions are subject to change without notice
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info@lightheadedlighting.com **P.** 604.464.5644 **T.** 1.800.464.9544

LIGHTHEADED™

NOTE: SEE REPLACEMENT BULB (4) FOR LUMENS & WATTS.

| REVISION | No. |
|---|---|
| | |
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| | |
| | |

CONSULTANT:

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

SPECIFICATIONS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

DATE: 2/26/2026
SCALE: N.T.S.
DRAWN: HRM
JOB NUMBER: 24.08

11b
SHEET OF

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

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FRONT PERSPECTIVE 1

FRONT PERSPECTIVE 2

**FOR REFERENCE ONLY**

| REVISION | No. |
|---|---|
| | |
| | |
| | |
| | |
| | |

CONSULTANT:

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

RENDERING

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 2/26/2026 |
| SCALE: | N.T.S. |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

SHEET 12 OF

Krista M. Ostoich

ATTORNEY AT LAW

April 1, 2026

**Via Email**

Chairman Michael LePage
Planning Commissioners
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, California 93921
mlepage@ci.carmel.ca.us
nromero@ci.carmel.ca.us

**RE: DS 25019 (McWhorter)**

Dear Chairman LePage and Planning Commissioners:

I have been retained to represent Bruce and Linda Taylor, owners of the "Taylor Residence," the property located directly east of the McWhorter Project, DS 25019 (the "McWhorter Project"). The Taylor Residence is known as the "Alfred P. Fraser House," was built in the craftsman style in 1913, and is listed on the Carmel Inventory of Historic Resources Database (See Attachment "A").

The McWhorter Project is in close proximity to the Taylor Residence and as such, my clients are concerned that the proposed design, ***specifically the rooftop deck***, will negatively impact the privacy and views enjoyed by the historic Taylor Residence.

In reviewing the design proposed, the McWhorter Project does not meet the City of Carmel-by the-Sea (the "City") Residential Design Guidelines ("Design Guidelines"), specifically related to the inclusion of the rooftop deck which impedes on both the privacy and the views of the Taylor Residence. It is my understanding that the Planning Commission has not previously made any decisions on the rooftop deck pending further review of the Taylor's concerns. My clients invite all Planning Commissioners to the Taylor Residence during the upcoming Tour of Inspection so that the Commissioners can view the impacts that the Taylor's will be forced to live with if the McWhorter Project is approved with the proposed rooftop deck.

## I. The Proposed Design of the McWhorter Project does not Meet the City's Design Guidelines

The McWhorter Project design proposes a flat roof over the entire main residence and attached accessory dwelling unit ("ADU"). On top of the flat roof is a proposed 477 square foot (sf) rooftop deck located over the eastern portion of the main residence and ADU, in close proximity to the Taylor Residence. Since the last Planning Commission hearing, the applicant has changed the design to include a six-foot high screen and landscape buffer zone. While the screen and landscaping will assist in blocking some of the privacy impacts from the proposed rooftop deck, it now severely impedes the Taylor Residence's views and light.

a. The Flat Roof Design Violates Residential Design Guideline 8.3.

Residential Design Guideline 8.3 states, in part:

> 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***. [emphasis added].

The McWhorter Project is located on a 3,900 sf lot. Based on the City's Municipal Code, maximum floor area is ***1,755*** sf. The McWhorter Project consists of a total of ***2,305*** sf because the design also includes the attached ADU (Main house 1,555 sf, ADU 750 sf). Since this is an "attached ADU," there is only one, large structure on the property. The size of the building is significantly larger than would typically be allowed on this site, and thus should be considered a large building. Furthermore, the City has classified the structure as a two-story residence due to the garage.

Based on the fact that it is a large structure and has a two-story element, approval of the flat roof is a deviation from Residential Design Guideline 8.3. If there is a deviation from the Residential Design Guidelines, the Planning Commission ***must*** adopt findings under Code Section 17.58.060.D or the application cannot be approved.

*i. The Planning Commission is unable to Adopt the Required Findings for a Deviation due to the Rooftop Deck*

City Code Section 17.58.060.D states:

> ...before approving any project in the single-family residential (R-1) district that deviates from the City's applicable design guidelines, the ...Planning Commission shall adopt specific findings based on information in the record to show ***how the proposed deviation from the design guidelines achieves all of the application design guidelines of CMC Section 17.58.010 as well as or better than*** would be achieved by adherence to the adopted design guidelines. [Emphasis added].

The rooftop deck itself prevents the Planning Commission from making the necessary findings justifying the flat roof. Specifically, the proposed rooftop deck fails to achieve the following design guidelines found in Code Section 17.58.010:

- **A.2** Ensure that the design of new homes, residential additions, and exterior alterations preserve the traditional characteristics of scale, good site design, and ***sensitivity to neighboring properties***.

The inclusion of a large, 477 sf rooftop deck in such close proximity to the historic Taylor Residence is not a design that is sensitive to the Taylor Residence. The primary views from the majority of the living space and master bedroom suite of the Taylor Residence all face to the west. The afternoon light comes from the west and breezes come predominantly from the west. With the current design, there will now be a 23-foot-long screen blocking the views, light and air coming from the west. The plans for the McWhorter Project do not include any sort of detail for the screen, thus it is unclear what exactly the screen will look like.

The McWhorter Project already includes another view deck on the western most side of the house. That view deck totals 217 sf and includes an exterior tilt overhead door which will open up the "Great Room" to the view deck. As such, the McWhorter Project will have significant outdoor west facing space, thus there is no need for the rooftop deck.

The design of the McWhorter Project is not sensitive to the neighboring property, thus this finding cannot be made.

- **A.4** Promote residential design that respects the ***privacy***, solar, access, and ***private views of neighboring properties***.

As discussed above, the private views of the Taylor Residence will be significantly impacted if the McWhorter Project is approved as proposed. In addition to the views, the rooftop deck impedes on my clients' privacy.

The Taylor Residence is located at a higher elevation than the McWhorter Project and looks down upon it. Since the rooftop deck is so large, it will be used as an active living space, which will likely result in a significant increase in noise. Due to the topography and the prevailing winds in the area, the noise from the McWhorter Project will travel uphill towards the Taylor Residence. Therefore, even with the privacy screen, there will still be impacts to my clients' privacy because of the size of the deck, this area has the potential to be a very active and loud living area.

The Planning Commission cannot meet finding A.4 because the proposed McWhorter Project design does not respect the privacy and private views of the neighboring properties

- **A.6** Encourage originality and invention so long as the results encompass the unifying values of human scale and the use of natural materials and their role in preserving village character and avoid out-of-scale or bizarre building forms or ***incompatible design***.

In analyzing whether the proposed rooftop deck is consistent with the "village character" and is a "compatible design," I conducted research to determine whether similar rooftop decks have been permitted by the City. I was unable to locate any approvals for any true rooftop decks outside of the Commercial District. I reached out to the City, and Planner Jacob Olander identified a recent project involving a deck and an ADU which had been appealed: the Gaya Project.

i. **The Gaya Appeal** (APP 23-368)

The Gaya Project involved a neighbor appeal of a Track 1 Design Study Approval of an approximately 200 sf deck. The proposed deck covered a portion of a new ADU, but is a traditional second floor deck for the main residence and is not actually a rooftop deck (See Attachment "B"). The appeal in APP 23-368 was based on privacy intrusions due to the proposed deck overlooking the neighbors' front door and kitchen.

In discussing whether to grant the appeal, the Planning Commission commented that the 200 sf deck was a "very big space" and there was concern that it would create a "very active space that isn't there today." Ultimately, in order to address the privacy concerns and ensure that this was "not a deck that becomes an outdoor room," the neighbor's appeal was granted and the Commission gave direction that the deck was to be brought four (4) feet further south and the

entire width of the allowed deck was limited to only (4) four feet. The result was that the deck size was significantly reduced.

Just like the Gaya Project, my clients have concerns over the potential for an intrusion of privacy, as well as protection of their views. The rooftop deck is proposed to be over 477 sf, which is a large enough space for this rooftop deck to become a very active, and noisy, living space.

As shown in the Gaya Project Appeal, the Planning Commission has a history of respecting the privacy of existing residences when approving decks and patios. The Commission has shown concern about creating large active outdoor living spaces that could impede on the privacy of neighboring parcels and erodes the village character. The McWhorter Project, as proposed, is an incompatible design and the Planning Commission will not be able to make findings A.6.

In sum, the Planning Commission will not be able to make the required findings for deviation from the Residential Design Guidelines based on 17.58.010A.2, A.2, and A.6 unless the rooftop deck is eliminated. In addition to the rooftop deck, the McWhorter Project design also includes a 217 sf view deck that abuts a 12-foot-wide exterior tilt overhead door. That view deck does not impede on the neighbors' views and privacy and will allow the residents of the McWhorter Project to enjoy views from an outdoor space. Since the findings cannot be made and the McWhorter Project has another view deck, there is no need to impact the historic Taylor Residence, which has existed in that site since 1913, by approving the rooftop deck.

b. <u>The Location Of The Roof Top Deck Violates Residential Design Guidelines 5.0.</u>

Residential Design Guideline 5.1 dictates that a site is to be organized to preserve reasonable privacy for adjacent properties. The large size of the proposed rooftop deck means it is more likely to be an actively used living area than a smaller sized deck would be. That, combined with its close proximity to the shared property line with the Taylor Residence, contribute to the potential privacy impacts on the Taylor Residence.

While my clients acknowledge that the newest design includes landscaping and a permanent screen to minimize privacy impacts, those measures are not effective to minimize potential noise and light impacts. Above all, while the proposed screen may lessen some privacy impacts, it causes significant impacts to the private views, light and air from the west that the Taylor Residence has always enjoyed.

Residential Design Guideline 5.2 dictates that view opportunities to natural features should be maintained. It further states that buildings should be located so they will "not substantially block views enjoyed by others." As discussed above, the 23-foot-wide screen that will be 6-feet tall will substantially block the views from the Tayor Residence. As such, the approval of the rooftop deck as proposed is a deviation from Residential Design Guideline 5.2.

As discussed above, any deviation from the Residential Design Guidelines must meet the findings of Section 17.58.060.D. For the reasons set forth in Section 1.a.i. above, the Planning Commission is unable to make the findings as required. As such, the McWhorter Project, as proposed with the rooftop deck cannot be approved.

## II. The City is Not Required to Approve Even More Usable Space in Addition to the ADU

Based on the City's Municipal Code, maximum floor area for the McWhorter Project should be 1,755 s.f. Due to the inclusion of the attached ADU, the McWhorter Project greatly exceeds the maximum floor area and has a total of 2,305 s.f. (Main house 1,555 sf, ADU 750 sf).

The interior design of the "main house" and "attached ADU" show a clear intent for both "units" to be used jointly as one residence. This is evidenced by the small bedroom and bathroom in the "main house" compared with the large master suite and double sink bathroom of the "ADU." My clients understand that due to State law, the City has no discretion regarding approval of the ADU.

While the Planning Commission has no discretion regarding approval of the ADU, the City is not required to also approve an additional 477 sf of living space through the approval of the rooftop deck. Due to the large size of the proposed rooftop deck, it has the potential to become a very active area and, in essence, an outdoor living room.

If the Planning Commission were to approve the McWhorter Project as proposed, between the square footage of the main residence, ADU, rooftop deck and westside view deck, there would be approximately 2999 sf of active living space on a 3900 s.f. parcel. This size and use of a residence is not compatible with surrounding residential properties and degrades the village character of the City. While the Planning Commission has no discretion regarding the ADU, the Planning Commission does have discretion to deny the rooftop deck.

As discussed above, the Taylors only concern is the rooftop deck as it impedes on the Taylor Residence's privacy, views and light. If the State ADU law was not in place, this proposed Project would not have a rooftop deck in such close proximity to the Taylor Residence. Please consider the precedent you will be setting in allowing the State ADU law to be utilized to wrest even more usable space for the McWhorter Project.

## III. The McWhorter Project does not Meet the Composite Setback Requirement

The McWhorter Project, as proposed, does not meet the composite setback for the main residence. The City's R-1 zoning dictates a minimum side yard setback of three feet, and a composite setback of twenty-five percent of the width of the parcel. For the McWhorter Project, the composite setback is 9'9".

As can be seen on the Proposed Site Plan, the stairwell adjacent to the main residence bathroom is only 3'7" feet from the Project East property line. (See Attachment "C"). In order to meet the composite setback found in the Code, the opposite side of the structure would need to be at least 6'2" away from the Project West property line, for a total composite setback of 9'9"[1]. The structure is a maximum of 5'3" from the property line.

While the City's Code permits setback exceptions in the R-1 District, there is no setback exception for stairs leading to a "second" or "upper" level as proposed in the McWhorter Project. (See Code Section 17.10.030.A.2). As such, the McWhorter Project does not meet the City's

[1] The ADU is not subject to the City's composite setback requirement.

composite setback requirement, which prevent the City from making the required Design Review Findings (See Code Section 17.58.060).

## IV. Conclusion

In conclusion, it is difficult to locate examples of residential rooftop decks because this type of deck requires a flat roof, which the Residential Guidelines do not favor. A large rooftop deck like the deck proposed here has the potential to become a very active living space. It also increases the height of a structure, in this case with the addition of a screen to attempt to lessen the impact of the privacy concerns. These characteristics conflict with the intent of and letter of the Residential Design Guidelines, which is to retain a sense of privacy and promote the village character.

Furthermore, because of the City's limited discretion regarding ADUs, ADUs can be located closer to property lines and increase the total maximum floor area of a project more than is allowable under the City's Code. This means that if rooftop decks are allowed on top of ADUs, they will be closer to neighboring structures as well. This can lead to the very type of conflicts outlined in this letter regarding privacy, air and views as well as the degradation of the village character.

The McWhorter Project already has a large view deck on the westside. That view deck will be augmented further by the approval of an overhead tilt door, thus blurring the boundary between the view deck and the great room. If the Planning Commission approves the rooftop deck, it will clearly impede on the views, privacy, light and air enjoyed by the historic Taylor Residence since 1913.

The Taylors request that you consider these concerns in reviewing the McWhorter Project, and specifically the rooftop deck, at the upcoming hearing. My clients appreciate the opportunity to show the Commissioners the potential impacts from their residence at the Tour of Inspection.

Very Truly Yours,

Krista M. Ostoich, Esq.

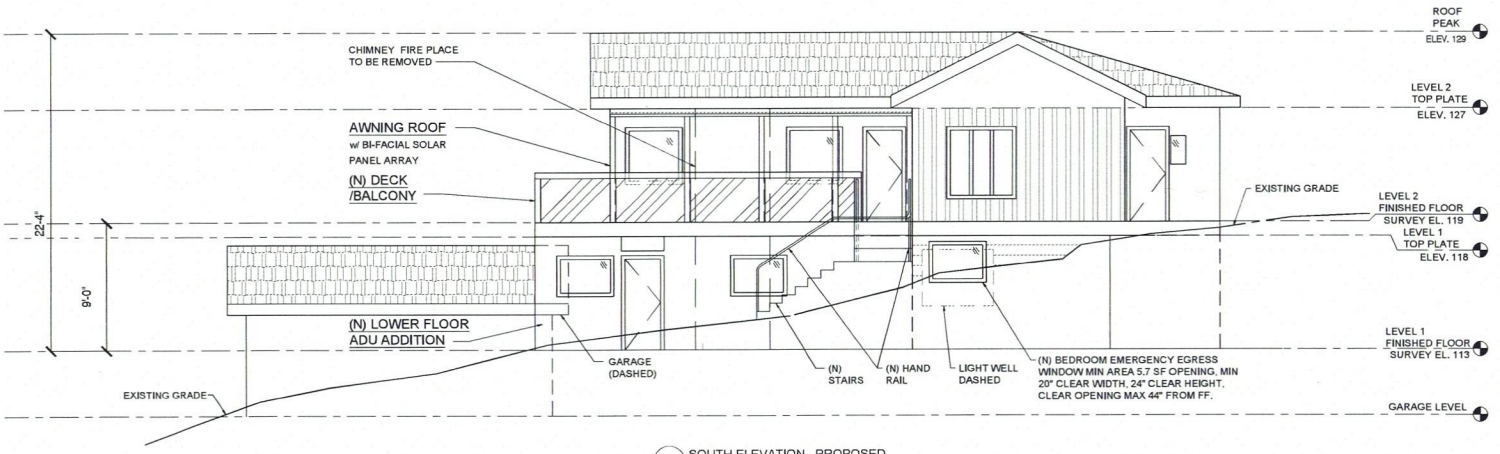
Encls: Attachments A-C

# Attachment "A"

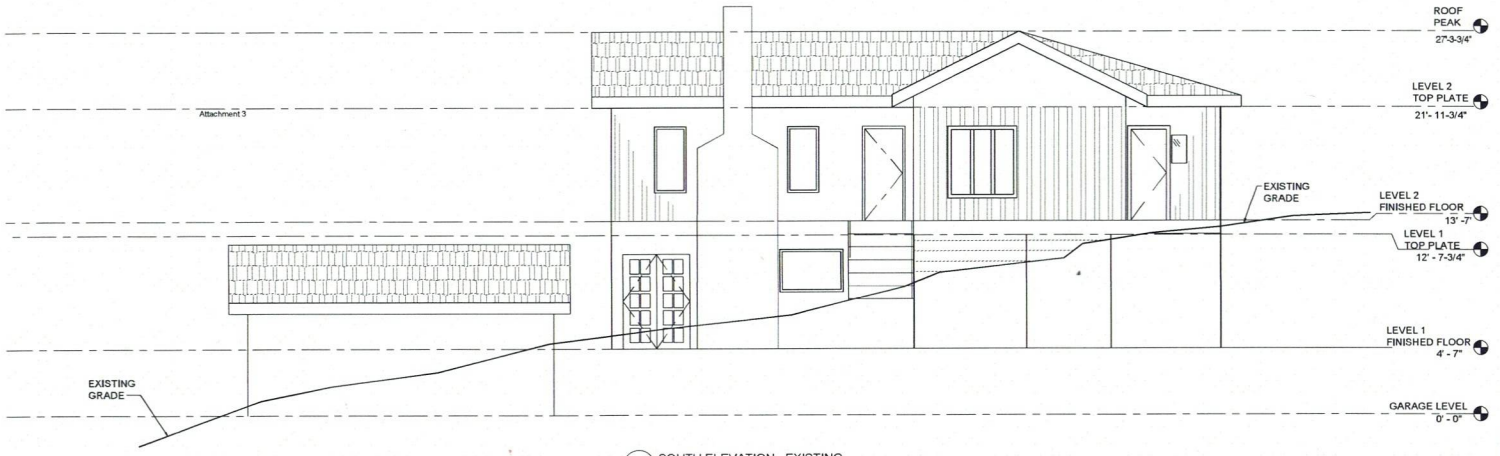
CARMEL INVENTORY OF HISTORIC RESOURCES DATABASE

| | Block | Lot | APN | Resource Name | Criteria | Designer | Style | Year | Conservation District |
|---|---|---|---|---|---|---|---|---|---|
| 1 | A | 1 | 010196001000 | Normandy Inn | 3 | Stanton | French | 1925 | No |
| 2 | A | 1/2 of 7 & 9 | 010196003000 | Woodside Library | 2,3 | | Vernacular | 1909 | No |
| 3 | A | 18, 20 | 010196009000 | D.W.W. Johnson Hse. | 2,3 | Murphy | Colonial | 1903 | No |
| 4 | A-1 | W 145' of 9 | 010301010000 | E.H. Cox Hse. | 3 | Koepp | Spanish | 1930 | No |
| 5 | A-1 | 4, 5 | 010301025000 | George Graft Hse | 3 | Murphy | Spanish | 1929 | No |
| 6 | A-1 | E 110' of 10 | 010301020000 | Casa Laiolo | 2 | Bigland | Spanish Eclectic | 1929 | No |
| 7 | A-2 | E pts 7, 8, 9 | 010302013000 | Philip & Marie Gordon Hse. | 2,3 | Ashley | Spanish | 1921 | No |
| 8 | A-3 | S.W. Part 5, W Part 6 | 010303011000 | Nelson Nowell House | 3 | Wurster | Bay Area | 1948 | No |
| 9 | A-3 | S.W. Part 10, West part 11 | 010303017000 | Merchant House | 3 | Wurster | Bay Area | 1961 | No |
| 10 | A-4 | S1/2 8 | 010291005000 | Shellooe Hse | 3 | | Mediterranean | 1915 | No |
| 11 | A-5 | S part of Lot 5 | 010292008000 | Helen I. Proctor House | 3 | Mayhew | Bay Area | 1953 | No |
| 12 | A-6 | Spt 3, Ept 5, Npt 7 | 010293003000 | Agnes C. Montgomery Hse. | 3 | Gottfried | Tudor | 1926 | No |
| 13 | A-6 | Wpts. Lots 12 & 14 | 010293014000 | Esther M. Hill House | 3 | Sedlesky | Bay Area | 1964 | No |
| 14 | AA | 19 | 010281009000 | Ethel England Hse. | 3 | Koepp | French | 1931 | No |
| 15 | AA | 6 | 010281018000 | Leroy Babcock Hse. | 3 | Babcock | Craftsman | 1918 | No |
| 16 | B | 18 | 009423001000 | Mrs.Clinton Walker House | 2,3 | Lloyd Wright | Modern | 1951 | No |
| 17 | B | 5 | 010195002000 | Effa Spencer House | 3 | | Craftsman | 1922 | No |
| 18 | B | 14 | 010195010000 | Daniel T. Fisk House | 3 | Williams | Minimal Traditional | 1939 | No |
| 19 | B | SWpt. 15 | 010195016000 | George Seideneck Studio Building | 3 | Seideneck | Craftsman | 1915 | No |
| 20 | BB | 18 & 20 | 010282014000 | Laura Fenner Hse | 3 | | Spanish | 1923 | No |
| 21 | C | 17 | 010194007000 | Sinclair Lewis Hse. | 2,3 | Goldsmith | Vernacular | 1905 | No |
| 22 | C | S 7-8 through 14 | 010194016000 | Golden Bough Theater | 1 | Pruitt | Theater | 1951 | No |
| 23 | C | W 50' of 1, 3 N 20' of 5 | 010194018000 | Stonehouse | 2,3 | Turner | Craftsman | 1906 | No |
| 24 | C-1 | 7 & 8 | 010311009000 | Chazen Residence | 3 | Hill | Bay Area | 1948 | No |
| 25 | C-1 | E 1/2 11 | 010311013000 | Alfred Matthews Hse. | 3 | Comstock | Tudor | 1935 | No |
| 26 | C-1 | Wpt. 11 | 010311014000 | "Lanakai" | 3 | Bixler | Spanish | 1933 | No |
| 27 | C-2 | NW pt 10 | 010312018000 | Henry L. Tusler Cottage | 3 | Ryland | English Cotswald | 1934 | No |
| 28 | D | 19 | 010186008000 | Guest house | 3 | Bain | Craftsman | 1938 | No |
| 29 | D | 12 | 010186013000 | Artie Bowen Hse. | 3 | Bowen | Craftsman | 1906 | No |
| 30 | D | 4, 6 | 010186021000 | Clara Kellogg Hse. | 2,3 | McCrea | English Medieval | 1928 | No |
| 31 | DD | 9 | 010284004000 | L.A. Williams Cottage | 3 | Bixler | Vernacular | 1932 | No |
| 32 | EE | 27 | 010214006000 | Meade Hse. | 3 | | Craftsman | 1923 | No |
| 33 | EE | 15 | 010214010000 | Abbie McDow Hse. | 3 | | Craftsman | 1923 | No |
| 34 | EE | 13 | 010214011000 | Anson Hse. | 3 | | Vernacular | 1920 | No |
| 35 | F | 7 &9 north part 11 | 010184004000 | Hinds Cottage | 3 | | Craftsman | 1913 | No |
| 36 | FF | 1& 2 | 010251009000 | C. Halstead Yates Cottages | 3 | Murphy | Vernacular | 1925 | No |
| 37 | FF | 12, S14 | 010251022000 | J. Kluegel Hse. | 3 | Murphy | Monterey | 1922 | No |
| 38 | FF | 29 | 010251024000 | Collis Hse. | 3 | Murphy | Craftsman | 1913 | No |
| 39 | FF | 20, 22 | 010251027000 | Prof. Karl Rendorff Hse. | 3 | Murphy | Craftsman | 1913 | No |
| 40 | G | 19 | 010261006000 | Emma Williams Hse. | 2 | Murphy | Craftsman | 1921 | No |
| 41 | G | 2 & 4 | 010261014000 | Peter Pan Court | 1, 3 | Murphy | Tudor | 1923 | No |
| 42 | GG | 1, 3, 5 | 010252011000 | Alfred P. Fraser Hse. | 2,3 | | Craftsman | 1913 | No |
| 43 | H | 8 | 010262010000 | Dr. Kellogg Hse. & E. Wright Cottage | 2,3 | | Craftsman | 1910 | No |
| 44 | HH | N 1/2 9, 11, E pts 10, 12 | 010253021000 | William Posey Silva House | 2, 3 | | Craftsman | 1914 | No |

# Attachment "B"




2 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"




1 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

APPROVED
11/21/2023
City of Carmel-by-the-Sea
Planning & Building Dept.

NOTE:
PROPOSED WILL MATCH
EXISTING COLOR AND MATERIAL

⚠ 8/16/23 PLANNING COMMENTS
⚠ 1/11/23 PLANNING COMMENTS

STATE OF CALIFORNIA — THOMAS H. RETTENWENDER — No. C31723 — Exp. 9/30/23 — LICENSED ARCHITECT

DATE: May 3, 2023
SCALE: 1/4"=1'0"
DRAWN BY: BX
JOB NUMBER: # 2219

TITLE: EXISTING & PROPOSED ELEVATION

# Bruce Gaya Residence Remodel

SANTA RITA STREET 4 SE OF OCEAN, CARMEL-BY-THE-SEA CA 93923

Ecologic Architects
Thomas Retterwender, Architect
PO Box 6451 Carmel-by-the-Sea CA 93921 USA
Cell : (831) 920 8333
thomas@ecologicarc.com

SHEET
A-9

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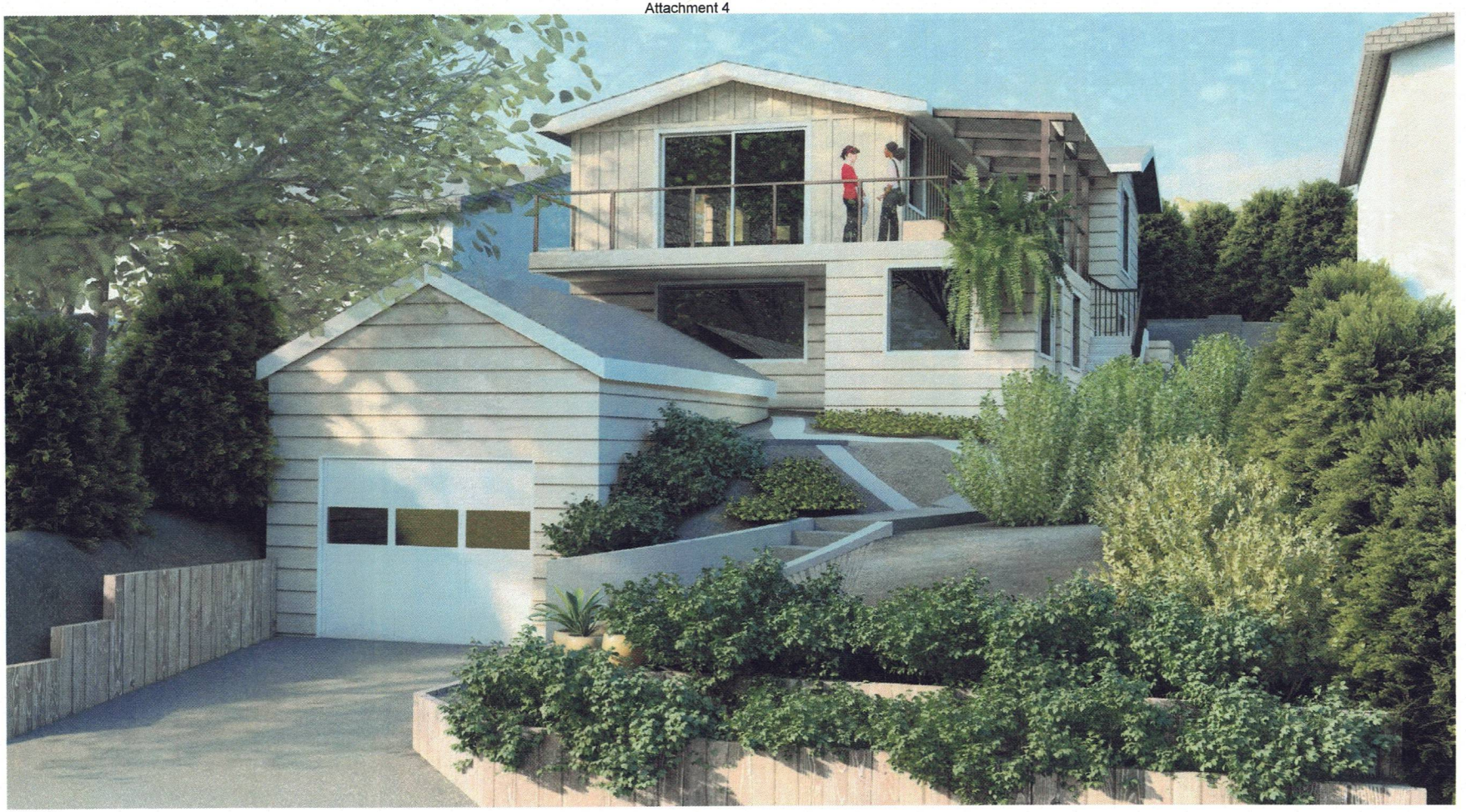
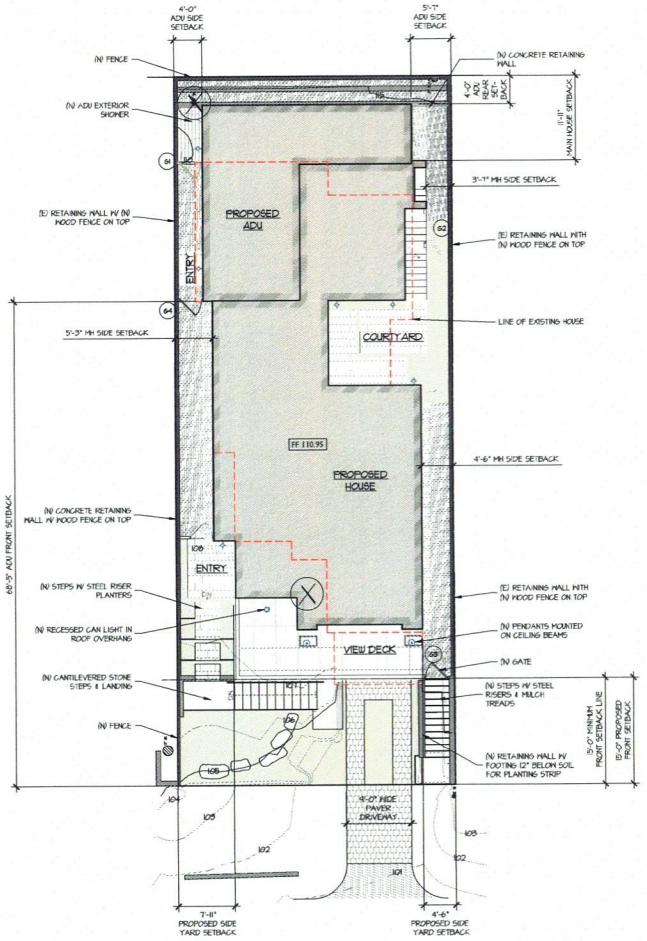
# FACADE CONCEPT PROPOSAL

Attachment 4

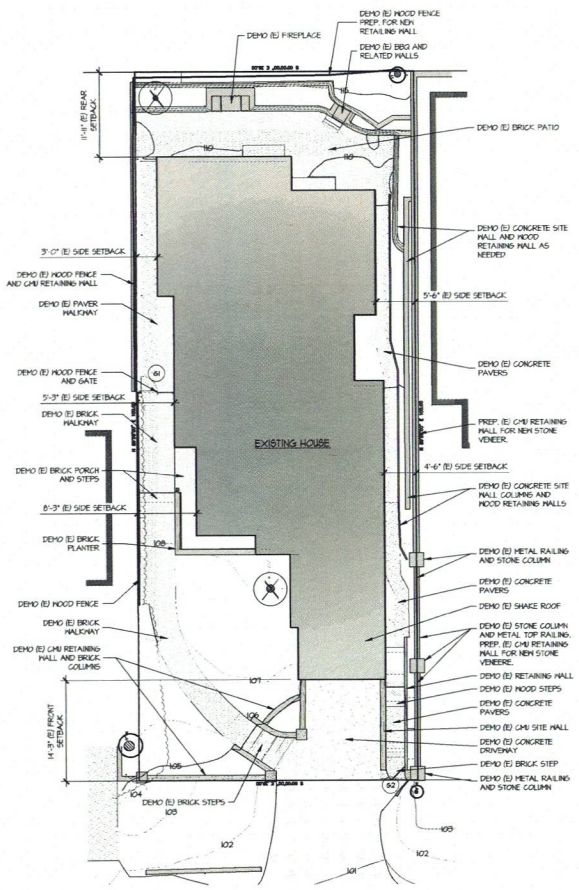


EcoLogic Architects

# Attachment "C"




**PROPOSED SITE PLAN**




**EXISTING SITE PLAN**

| ARCHITECTURAL LIGHT FIXTURES | |
|---|---|
| | WALL SCONCE, WATERPROOF (SEE 1/11B) |
| | PENDANT, WATERPROOF (SEE 2/11B) |
| | RECESSED CAN LIGHT, WATERPROOF (SEE 3/11B) |

NOTE: SEE SHEET 10d FOR LANDSCAPE LIGHTING LOCATIONS.

**(N) MATERIAL INDEX**

- STONE DECKING
- STONE PAVING
- PERMEABLE PAVERS
- ASPHALT
- MULCH TREAD
- MULCH WALKWAY
- WOOD DECKING
- PLANTING

**(E) MATERIAL INDEX**

- CONCRETE DRIVEWAY
- BRICK
- WOOD STEPS
- CONC. PAVERS

⊗ = TREE TO BE REMOVED

○ = TREE PROTECTION

PROJECT NORTH

N

**SITE PLANS**

0 4' 8' 16'

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

| REVISION | No. |
|---|---|
| | |

CONSULTANT:

ARCHITECT

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

SITE PLANS

JOB NAME: McWHORTER RESIDENCE
Carmelo 2 NE of Ocean
Carmel, California 93921
A.P.N. 010-252-013-000

| | |
|---|---|
| DATE: | 12/30/2025 |
| SCALE: | 1/8" = 1'-0" |
| DRAWN: | HRM |
| JOB NUMBER: | 24.08 |

SHEET 3 OF

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

**April 8, 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 24046 (Teresi):** Consideration of a Final Design Study, DS 24046, (Teresi) and Coastal Development Permit for the demolition of an existing 1,818-square-foot, two-story single-family residence inclusive of an attached garage, 414-square-foot accessory dwelling unit, and 61-square-foot shed, and the construction of a 2,798-square-foot, two-story single-family residence inclusive of a 313-square-foot attached garage located on Carmelo Street 5 northeast of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-252-016-000. The project additionally includes an attached 800 square-foot accessory dwelling unit.

**STAFF RECOMMENDS THE PLANNING COMMISSION CONTINUE THE ITEM TO A DATE UNCERTAIN.**

| | | |
|---|---|---|
| **Application:** | DS 24046 (Teresi) | **Applicant:** |
| **APN:** | 010-252-016-000 | **Owner:** |
| **Block & Lot:** | | |
| **Location:** | | |

## Recommendation:

Staff recommends the Planning Commission continue the item to a date uncertain.

## Summary, Background, and Project Description:

Prior to preparation of the staff report, but following partial publication of the public notice of the hearing, the applicant requested a continuance of the item to study the potential for additional modification(s) to the project.

The item remains on the agenda as the project was noticed in the Carmel Pine Cone, and notification was mailed to property owners within 300-feet of the project site,

however, posting requirements by the applicant were not completed.  Staff recommends a continuance to a date uncertain.

## Staff Analysis:

## Other Project Components:

## Attachments:

None

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

**April 8, 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 25206 (Diamond):** Consideration of a Track 1 Design Study Referral, DS 25206 (Diamond), and Coastal Development Permit for the construction of a new roof deck associated with the construction of a new 800-square-foot accessory dwelling unit located at Scenic Road 5 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay. APN: 010-312-012-000

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

| | | | |
|---|---|---|---|
| **Application:** | DS 25206 (Diamond) | **Applicant:** | International Design Group |
| **APN:** | 010-312-012-000 | **Owner:** | DIAMOND STEPHEN P TR |
| **Block & Lot:** | C2; 8 | | |
| **Location:** | Scenic Road 5 northwest of 8th Avenue | | |

## Recommendation:

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

1. Finding the project qualifies as a Class 1 Categorical Exemption 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;
2. Denying a Design Study Referral for the construction of a new roof deck above a proposed 800-square-foot accessory dwelling unit (under a separate ministerial permit);
3. Approving a Coastal Development Permit to allow non-excluded development (ground disturbance for an 800 square accessory dwelling unit attached to an

existing rear terrace, landscaping, drainage improvements and associated site work) located west of Carmelo Street. The property is located at Scenic Road 5 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay. APN: 010-312-012-000; and

4. Approving a Design Study Referral for the installation landscaping consistent with the proposed landscaping plan as authorized by the Coastal Development Permit.

## Summary, Background, and Project Description:

### EXECUTIVE SUMMARY

The applicant is requesting approval of a Design Study and Coastal Development Permit for the addition of an 800 square foot accessory dwelling unit (ADU). The project includes a proposed deck which would be accessed via an existing rear patio and located on the roof of the ADU -labeled in plans as, “roof view terrace.” Site improvements include landscaping, drainage improvements, and site work associated with the associated improvements.

Carmel-by-the-Sea Municipal Code provides that certain projects can be excluded from a Coastal Development Permit requirement. However, it also finds that development in specific locations does not qualify for exclusion due to potential impacts to coastal resources. The subject property is located west of Carmelo Street and improvements on properties within this area do not qualify for exclusion.

Although state law mandates that ADUs be approved ministerially, the “Coastal Savings Clause” (Government Code Section 66329) and the California Coastal Act requires discretionary review of development which has the potential to impact coastal resources. As such, the decision before the Planning Commission does not include the establishment of the ADU. It does, however, include the proposed development (e.g. land disturbance) within a sensitive coastal resource area.

### BACKGROUND AND PROJECT DESCRIPTION

The project site is a 16,000 square foot parcel located at Scenic Road 5 NW of 8$^{th}$ Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay District. According to the associated historic evaluation for the site (HE 25324), the residence was originally constructed in 1925 and work on the site took place in 1931, 1955, 1942, and 1985. However, major remodels in 1987 and 1997 resulted in significant changes to the house.

The property is located in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay District, and is located immediately adjacent to the Del Mar Dunes, an Environmentally Sensitive Habitat Area (ESHA).

Due to the site's location within the Beach and Riparian west of Carmelo Street, all proposed development on site is subject a Coastal Development Permit pursuant to Carmel-by-the-Sea Municipal Code (CMC) sections 17.52.090.A; 17.52.100.D.2.

CMC section 17.08.050.G.2.c also states: Except as modified by this subsection (G), the accessory dwelling unit shall conform to all requirements of the underlying residential zoning district, any applicable overlay district, and all other applicable provisions of this chapter, including but not limited to height, setback, lot coverage, floor area ratio, landscape, and historic preservation requirements, cumulatively with the primary residence; unless the unit is contained in a nonconforming structure and does not expand the nonconformity.

Although CMC section 17.08.050.G.2.c requires ADUs to comply with the development standards of the underlying zoning district, the City has, for the past five years (or so), allowed exceptions to floor area ratio in accordance with Government Code section 66321(b)(3).

Government Code section 66321(b)(3) states: a local agency shall not establish by ordinance any of the following: Any requirement for a zoning clearance or separate zoning review or any other minimum or maximum size for an accessory dwelling unit... for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit..." Notwithstanding this allowance, but the Coastal Act is still enforceable and the ADU statute does not alter or lessen the effect or application of Coastal Act resource protection policies (Government Code Section 66329).

The purpose of this hearing is not to consider the consider the individual Coastal Development Permit (CDP) for the proposed ADU, but rather to consider the whole of the proposed development for the site. Should the CDP be approved, this would then allow for the proposed construction of the ADU consistent within the limitations of the authorization. The analysis herein pertains to coastal resource protection for the site and development, as a whole, and design review for design elements and site features not associated with an ADU application.

## Staff Analysis:

**Roof Deck:**

A staff report dated June 24, 1998 (UP 98-16) describes that:

> *On 30 January 1997, staff administratively approved an application for a minor interior remodel and alterations to a rear terrace on a parcel located in the R-1 District. A building permit was issued shortly thereafter on 3 March 1997. Over the course of construction, the project has expanded to include a significant remodel. Since the existing residence is nonconforming and alterations now exceed 25% of the total value of the structure, work on the project was stopped and the applicant has been required to submit a use permit application authorizing the proposed changes.*
>
> *…*

*Nonconformities on the project site include excess floor area, land coverage* (site coverage) *and front and north side yard setback encroachments. As proposed, the rear yard terrace will be replaced with a new elevated structure allowing for improved views from within the spa.*

The use permit that was considered in 1998 was approved with conditions. Staff also notes that based on plans in the record, the residence also currently exceeds the 18-foot height limit for the BR overlay, which would also be recognized as non-conforming for exceeding height limits. It is unclear based on the record whether the height limit was an issue at the time of the report, or if zoning standards have simply changed. Staff also notes that standards for alternations to non-conforming building have since changed and the code does not authorize additional modification to a site through a use permit unless the non-conforming structure is damaged or destroyed by fire, explosion, acts of God, or acts of the public enemy (CMC section 17.36.040.B).

Use Permit UP 96-16 Condition of Approval #1 and #2 state:

*1. Approval of this Use Permit authorizes improvements to the nonconforming structure in excess of 25% of the total value of the structure. No existing nonconformities be increased, nor shall any new nonconformities created by approving this permit.*
*2. This permit is valid only for the life of the structure. Any subsequent changes to this residence including reconstruction, relocation, enlargement, or demolition without conforming to the floor area, land coverage, and number of story regulations shall require separate review by the Planning Commission.*

That said, based on the existing non-conformities for the site, the primary dwelling could not be expanded further, and re-organization of site coverage, such as a deck expansion, would not be feasible as the site currently exceeds site coverage limitations.

Use Permit UP 96-16 Condition of Approval #7 and #8 state:

*7. Approval of this permit does not authorize the construction of a wall, fence, privacy screen or similar structure which projects westward from the residence that would block existing coastal views from the adjoining property to the north of the project site.*
*8. The height of the spa located in the rear yard shall be limited to the existing finished elevation of the lower terrace to retain privacy for the adjoining neighbors to the north and south of the project site and to reduce visibility of the structure from the public beach.*

From 1998 staff report: …*As proposed, the rear yard terrace will be substantially reconfigured to create a more formal area and improve the function of this outdoor space. In addition, the existing spa will be replaced with a new elevated structure allowing for improved views from within the spa...*

In 1998, the rear deck and spa area was conditioned such that spa was listed to height of the lower terrace to minimize views from the public beach, and to minimize privacy impacts to adjoining neighbors. Currently, the height of the proposed roof deck is located above that of the proposed lower terrace. Construction of a new deck westward and higher than the metric indicated in 1998 is contrary to the subject use permit condition and prior finding.

The fact that an accessory dwelling unit is located below the proposed deck does not negate or lessen the proposed impacts of the proposed roof deck, visual impacts, or privacy impacts raised in previously or as part of this consideration, and is contrary to code requirements for design compatibility (CMC section 17.20.160.A.3), as there are no residences in the vicinity or otherwise that maintain elevated decks and terraces in excess of 1,500 square feet (includes proposed roof deck, spa, lower terrace, upper terrace).

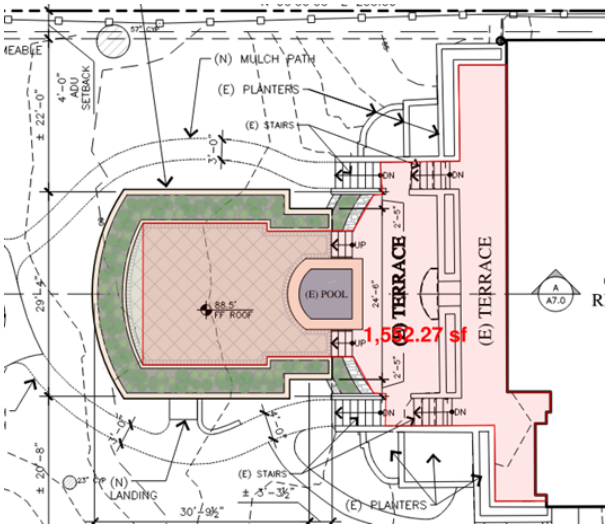


**Figure 1.** Proposed area (square footage) of existing terraces with new proposed roof terrace. Total area is approximately 1,500+ square feet.

The design features does not maintain the appropriate scale to maintain the intimate, rural charm and village character of Carmel-by-the-Sea nor, is the appropriate scale to be considered similar to improvements on neighboring properties that would allow for reasonable privacy.

> ***CMC section 17.10.010.E. Scale.*** *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 shall be avoided.*
>
> ***CMC section 17.10.010.G. Privacy****. Designs should respect the privacy of*

*neighbors. The placement of windows, doors, balconies and decks should be sensitive to similar improvements on neighboring properties.*

Based on evidence in the record, staff recommends the Planning Commission deny the roof deck and inclusion of Condition of Approval #27 which prohibits the roof of the proposed ADU as a roof deck, access to the roof, and use of the roof except for the incidental maintenance of roof top planting.

**Site Coverage:**

Sites not in compliance with site coverage limits shall not be authorized to increase site coverage (CMC 17.10.030.C.2). Site coverage that was lawfully established but not in compliance with current zoning regulations may be maintained in its current state, however, shall be considered non-conforming. If a non-conforming element is removed, or substantially altered, it shall not be permitted to be rebuilt or re-established in the same location or elsewhere on the site (CMC 17.36.040.E)

A 16,000 square foot site is permitted 911 square feet of coverage, or 1,551 square feet if 50% of the improvements are permeable or semi-permeable. The applicant is removing areas of site coverage to accommodate the proposed development. The applicant has indicated the existing site coverage is 3,386 square feet, and the proposed coverage is 3,040 square feet. The site remains non-conforming. Condition of Approval #28 and #29 requires areas of removed coverage, such as the walkways, be replaced with mulch, as represented on the plans as to not re-establish a non-conformity, and also includes that if non-conformities are removed during construction, they may not be replaced.

**Archaeological Significance (AS) Overlay:**

The subject site is located in the Archaeological Significance (AS) Overlay District. The purposes of the AS archaeological significance Overlay District are to implement the General Plan/Coastal Plan Land Use Plan and to:

A. Protect archaeological sites in Carmel that can provide evidence of the area's earliest human habitation, help to document the cultural history of the City, and are often highly significant to Native American descendants as burial grounds or because of their connection to sacred traditions.
B. Provide for the designation of archeological resources and establish explicit guidance for the protection of archeological resources, especially when they are subterranean.
C. Create a clear process and standards for evaluating projects that may affect archaeological resources, and for identifying appropriate measures to mitigate the effects of such projects.

An Archaeological Resource Management Report (ARMR) dated October 2025 was prepared for the site by Achasta Archaeological Services, Marina, California. The result of the report was negative; however, the authors did recommend standard language pertaining to protection of Archaeological Resources. The City maintains substantially

similar language to the recommended language which is required for all projects (Condition of Approval #13) which requires:

> *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.*

**Park Overlay:**

The subject site is located in the Park (P) Overlay District. The specific purposes of the park overlay district are to implement the General Plan/Coastal Plan Land Use Plan and to ensure that development of private property adjacent to parks and open spaces is compatible with their continued enjoyment. It is the intent of these regulations to protect park resources from the visual and physical impacts that may be associated with development of private property near designated parklands, to enhance the public enjoyment of parks and to preserve the habitat values of parks (CMC section 17.20.070).

The rear yard between the existing residence and the adjoining park (beach) is heavily landscaped and there is an existing clear and obvious distinction between the adjoining Del Mar Dunes area and the subject property. The record shows an approved landscaping plan for the rear of the residence from 1987 (BP 87-166). The record includes a revised landscaping plan dated August 1999 (not stamped approved) which appears to be associated with a project approved in 1997.

CMC section 17.20.090.D states, “When any construction activity is proposed on a site in the park overlay district, the site design shall include a landscaping plan in accordance with Chapter 17.34 CMC, Landscaping.”

The project includes a landscaping plan that would supplement the existing site’s landscaping, which is noted as proposed to remain and is shown on the periphery of the site. No tree removal is identified in the project plans. The supplemental landscaping would be in the vicinity of the proposed development, both at grade and on the roof of the proposed development in permanent planter installations. The proposed flora and general site work would match the existing condition.

The proposed plant material appears to be drought tolerant, and as conditioned, the City Forester shall verify the plant material prior to building permit issuance (CoA #17). A preliminary drainage plan has also been included on sheet C4 of the proposed

project plans (refer to Attachment 2). Condition of Approval #21 requires that a drainage plan consistent with SOG 17-07 be included in the building permit submittal. In addition, CoA #30 has been included which requires all drainage improvements be located at least 15 feet from the park boundary in accordance with CMC section 17.20.090.C.

While existing landscaping is noted as proposed to remain, the erosion and sediment control plan shows areas for stockpiles, washouts, and staging within existing landscaping areas. Either the civil drawing(s) have not been coordinated with the landscaping plan, or it is anticipated that there would be impacts to existing landscaping during construction. A condition of approval has been included requiring civil drawing be revised to protect existing landscaping that has been designated as proposed to remain throughout construction (CoA #31). If existing landscaping is proposed to be removed, or incidentally removed or damaged during construction, replacement/rehabilitated landscaping shall be designed and installed to establish a natural transition to the parkland vegetation pursuant to CMC section 17.34.090.A.2.

**Beach and Riparian (BR) Overlay District:**
The purpose of the Beach and Riparian overlay district is to provide review standards applicable to public and private property development located near public beach lands to ensure that proposed development is compatible with the public enjoyment of the City's coastal resources and with the California Coastal Act.

The Coastal Access and Recreation Element of the General Plan Land Use Plan states that, *"Carmel is among a limited number of California coastal communities where nearly the entire shoreline from the first public road to the sea is open to the public and easily accessible."*

Based on the assessment of story poles, staff has not identified that the proposed development would physically obstruct a portion of the ocean, sandy beach, or scenic area(s) beyond. However, as described above, staff has identified conflicts pertaining to CMC section 17.20.160.A.3, Design Compatibility, which requires, *"All development shall be compatible in design with existing buildings in the area for the purpose of protecting the neighborhood character and consistent with the R-1 design guidelines established in CMC section 17.10.010."*

*[emphasis added in underline]*
**CMC section 17.10.010.J. Public Views.** Buildings shall be located and designed to preserve significant coastal views from the public right-of-way in conformance with Section 30251 of the California Coastal Act. The protection of public views should not prevent reasonable development of the site, yet development shall not preclude reasonable protection of any significant coastal view.

**Section 30251 Scenic and visual qualities**. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the

ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

CMC section 17.10.010.J specifically addresses "public views" from the right-of-way. While there does not appear to be an impact related to public views, Design Compatibility and consistency with CMC 17.20.160.A.3 remains a concern.

The project does not propose the alteration of natural landforms. According to the preliminary grading and drainage plan, 170 net cubic yards of cut (175 cut; 5 fill) is anticipated to level the development area for the ADU and accommodate the building foundation(s).

The development permit has been appropriately conditioned to require the appropriate connections for the associated utilities.

Coastal Setbacks.
Staff has been contacted by individuals interested in the project who have inquired whether there is a prohibition regarding westward expansion. Staff has not identified any explicit prohibition on westward expansion, rather, the CMC provides the Planning Commission the authority to establish setbacks consistent with the purposes of the Beach and Riparian overlay district.

**CMC section 17.20.160.A.8, Projects on Irregularly Shaped Lots or Lots Larger Than 8,000 Square Feet**, states that: "*On those lots that are irregular in shape or that exceed 8,000 square feet in area, the Planning Commission shall establish setbacks that are appropriate for the property and that are consistent with the purposes of the beach and riparian overlay district. Where a large lot size creates an opportunity to establish significantly increased setbacks from adjoining beach lands, and the topography or shape of the site allow sufficient area to build away from the beach, the Planning Commission may designate larger setbacks for the property that preserve an open space buffer adjacent to the beach while providing a reasonable area to build elsewhere on the property.*"

The existing site is 16,000 square feet. Evidence in the record suggests that setbacks for the site have not been formally established pursuant to CMC section 17.20.160.A.8. The record does reflect previous approvals where approved plans do show setback lines. For example, a landscaping plan stamped approved September 10, 1987 (BP 87-166), identifies a rear setback of 15-feet, and a south side yard setback of 6-feet. A gazebo structure is shown at the edge of the 15-foot rear setback, however, there is no evidence in the record which indicates the Commission has established setbacks pursuant to CMC section 17.20.160.A.8.

**CMC section 17.20.160**, states, in part: *"The following standards shall be used by decision-making bodies in approving or denying a coastal development permit in the beach and riparian overlay district… No building permit for any development, as defined in Chapter 17.70 CMC, including but not limited to new construction, additions, exterior alterations or change in land use shall be approved unless a coastal development permit is approved taking into consideration all of the following as may be appropriate to the scope of the project."* Subsection A.8. requires a determination of appropriate setbacks.

**CMC section 17.02.050.G**, state: *"The provisions of this title supersede all prior zoning ordinances, as amended, of the City of Carmel-by-the-Sea. However, no provision of this title shall validate or legalize any use or structure established, constructed, or maintained in violation of the prior zoning ordinance, as amended, unless specifically authorized by this title."*

While setbacks may be shown in previous approvals, the Commission has yet to establish setbacks for the site. Based on the regulations above, appropriate setbacks must be assessed as part of the Coastal Development Permit as new development is any development after the effective date of these regulations (CMC section 17.70, "Development").

In designating setbacks for the site, the Commission should consider the following:

CMC section 17.20.160.B.4 establishes a minimum setback for property lines adjacent to park boundaries: "*On sites adjacent to the beach all buildings shall be located to preserve maximum open space on the site as viewed from the beach. Generally, a setback of at least 15 feet shall be maintained along any property line facing the beach. The Planning Commission may at its discretion reduce any required rear, side or front yard to not less than three feet so as to preserve maximum open space on the site adjacent to the beach for public benefit."*

CMC section 17.20.160.B.4 requires that, "Private development proposed on ocean-fronting parcels shall comply with the setback requirements of the applicable primary zoning district, except where a lot line is adjacent to a coastal bluff or sand dunes, or where public access and/or recreational areas are required in compliance with these regulations. Proposed private developments shall be set back from the top of the bluff or adjacent sand dunes as provided by this subsection.

1. **Bluff Retreat Setback Requirements**. New structures shall be set back a sufficient distance from any bluff top to be safe from bluff erosion for a minimum of 100 years as determined by a site-specific geology report, prepared in compliance with CMC § 17.20.170.B., Geology Report; provided, that in no case shall the minimum setback be less than 25 feet.

Analysis: As outlined in CMC section 17.20.170.B, Geology Report, the applicant has provided an analysis that illustrates the building site's location relative to the bluff face. While city planning documents identify the adjacent area as a dune (Del Mar Dunes), and there is no express reference to this feature as a bluff, this exhibit was prepared to determine whether a geology report would be required pursuant to CMC section 17.20.160.B.4.a in accordance with section 17.20.170.B. The analysis ("report") was prepared by Grice Engineers dated December 29, 2025 – Addendum No. 1 (refer to Attachment 3).

The report found that no development was proposed to be located between the bluff top, as identified in the subject report, and the ascending line beginning at the toe of the bluff, which is greater than 50-feet from the bluff face. The report states that the development is located 78± feet beyond the intersection between the 20% ascending slope and the existing grade. This critical point is located within the dunes area and is not located on the subject site -the corresponding property line is 56± feet from the proposed development. That said, it was determined that no structures are proposed to be located within a bluff retreat setback and a geology report was not required pursuant to CMC sections 17.20.160.B.4 and 17.20.170.B.

2. **Use of Bluff Retreat Setbacks**. No development except public access pathways, public restrooms, stairways and associated public recreational or infrastructure facilities shall be permitted within the bluff retreat setbacks identified in site-specific geologic reports.

   Analysis: As noted above, a geologic report was not required. Therefore, a bluff retreat setback was not identified.

3. **Dune, Access and Recreational Area Setbacks**. Additional bluff top and/or dune setbacks may be required in compliance with Local Coastal Plan policies to establish a buffer from natural sand dune areas, to reduce visual intrusion on adjacent recreational areas or to accommodate public access and enjoyment of adjacent recreational areas. (See also CMC § 17.20.180, Public Access).

   Analysis: CMC section 17.20.160.A.8, states: *"Where a large lot size creates an opportunity to establish significantly increased setbacks from adjoining beach lands, and the topography or shape of the site allow sufficient area to build away from the beach, the Planning Commission may designate larger setbacks for the property that preserve an open space buffer adjacent to the beach while providing a reasonable area to build elsewhere on the property."*

   The nearest above grade structural development is proposed to be located approximately 53'3" from the rear property line, which is immediately adjacent to the Del Mar Dunes -a designated environmentally sensitive habitat area (ESHA). As described in the shoreline management plan (SMP), "The Del Mar dunes are a thin stretch of disturbed coastal sand dunes, extending from the end of 8th

Avenue north to the foot of Ocean Avenue/Del Mar parking lot. The eastern boundary of these dunes is defined by the Ocean Avenue/Del Mar Parking lot and by a line of private homes."

The SMP further describes "Native plant- and wildlife habitats in the narrow Del Mar dunes have been described by occasional coastal erosion and by the grown of exotic, invasive ice plant and acacia. Jones and Stokes (1995) studied these fines and determined they represent potential habitat for native dune plants and animals. The Del Mar Dunes have been designated as an [ESHA]…".

A biological assessment for the site was prepared by Rob Thompson of Thompson Wildland Management, dated January 12, 2026 (refer to Attachment 4), and concluded, *"[the project will be] occurring in the previously disturbed and significantly landscaped backyard area of the subject parcel. Biological resources that are protected under federal and state laws (e.g., FESA, CESA and CEQA) were not observed or detected during this pre-construction assessment and are not known to occur on this developed and impacted property."*

Although the biological report found that impacts to ESHA were not anticipated, recommendations were provided which implement CMC sections 17.20.220.E and 17.48.110, as well as federal law. These recommendations have been included as Conditions of Approval #32a-e.

A soils report was also submitted as part of the associated application materials (refer to Attachment 4). The report was prepared by Grice Engineers and dated November 2025. The report states, in part, *"The terrain to the north and south of the property did have undulations as typical to active dune deposits forming a depression landward of the fronting dune. Envisioning the continuance of the depression onto this property suggests the fill may have been placed to raise and level the yard as well as reduce material off haul as indicated by the buried debris."*

The boring logs of the report, Appendix B, identifies native beach sand at varying depths, and fill materials located at depths ranging from 2.5 feet to 9.5 feet located above the native topsoil.

Neither of the technical reports mandate, suggest, or otherwise recommend any setback based on the recommendation of qualified professional. However, based on the proposed scope of work for this application, the Land Use Plan policies may support an additional setback.

- **Policy P4-1:** "Development shall not interfere with the public's right of access to the sea. (LUP)"
- **Policy P5-48:** "New development shall protect areas of unique scenic quality (e.g. Scenic Road, Junipero Ave, Torres & 3rd, etc.). Development in these areas shall be sited to protect public views to and along the

coast, minimize impacts via landform alteration, and be visually compatible with the character of surrounding areas. (LUP)"

- **Policy P5-182:** "Continue to ensure that development, whether commercial or residential, does not diminish the village character by excessively blocking important public views, private views or disturbing natural topography, significant trees, or native growth. (LUP)"
- **Policy P5-209:**"New development shall be sited and designed on the most suitable portion of the site while ensuring protection and preservation of natural and sensitive site resources by providing for the following:
  - Protecting areas that provide important water quality benefits, areas necessary to maintain riparian and aquatic biota and/or that are susceptible to erosion and sediment loss;
  - Analyzing the natural resources and hazardous constraints of planning areas and individual development site to determine locations most suitable for development;
  - Promoting clustering of development on the most suitable portions of a site taking into account geologic constraints, sensitive resources, and natural drainage features;
  - Preserving and protecting riparian corridors, wetlands, and buffer zones;
  - Minimizing disturbance of natural areas, including significant trees, native vegetation, and root structures;
  - Using natural drainage as a design element, maximizing the preservation of natural contours and native vegetation;
  - Limiting land disturbance activities such as clearing and grading, limiting cut and fill to reduce erosion and sediment loss, and avoiding steep slopes, unstable areas, and erosive soils. (LUP)"
- **Goal 5-1:** “New Development shall minimize risks to life and property, assure stability and structural integrity over the life of the development, and neither create nor constitute significantly to erosion, geological instability, or destruction of the site or surrounding area (Shoreline Management Plan).”

The Commission should consider the above goals and policies and determine whether additional setbacks are necessary, warranted, or needed.

Summary/Recommendation: Based on the information in the record, staff recommends the Planning Commission find the setbacks for the proposed development adequate and appropriate and the proposed development be constructed consistent with the proposed plans (Attachment 2). In lieu of determining setbacks for the site which would run with the property in perpetuity, staff recommends the Commission make a determination that the development proposed by the applicant is appropriate, except as modified by the Conditions of Approval, as discussed elsewhere in the report.

Staff's recommendation is predicated on the notion that, should the Commission establish a 20-foot rear setback, for example, future development on the site may be inconsistent. For example, if the primary dwelling were to be demolished and a new primary dwelling constructed 20-feet from the rear setback, that development could be found inconsistent with the policies described above.

Evaluating the setbacks on a project specific basis allows the Commission to address site specific conditions based on the context of the site, and changing environmental conditions which may require additional setbacks be applied in the future (e.g. sea level rise). The technical reports provide support for the development in the proposed location, however, future development located elsewhere on-site may require re-evaluation.

This finding/recommendation shall be made contemporaneous with the findings for CMC sections 17.20.110.C, 17.20.160.A.8, and 17.20.160.B.9.

## Other Project Components:

**Public Correspondence:**

At the time of writing this report, staff has received multiple correspondence regarding the project. All relevant public communications have been included as Attachment 5. Correspondence received either supports the proposed development or primarily raises questions and/or concern pertaining to development extending westward toward the dunes area and other scenic or visual quality issues.

***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. Pursuant to CEQA guideline section 15301, examples of Class 1 projects include, but are not limited to, *"(e) Additions to existing structures provided that the addition will not result in an increase of more than: 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less,"*and *"(h) Maintenance of existing landscaping…"*

As conditioned the project allows for the addition of new 800 square foot accessory dwelling to an existing 5,040 square foot single family dwelling, which is less than 50% of the floor area of the structure before the addition. The project also includes enhancement of existing on-site landscaping, and associated site work. Government Code Section 66319 finds that an accessory dwelling unit is an accessory use or building. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines as discussed below:

1. Location. The proposed project would not result in any significant impacts due to the project's location and remains in context and consistent with the existing

conditions of the single-family residential (R-1) zoning district, and applicable overlay districts. Recommendations within technical reports made by qualified professionals implement the requirements of the Carmel Municipal Code/Coastal Implementation Plan.

2. Cumulative Impact. No successive projects on the project site are proposed, known, or expected to occur over time that would result in cumulatively considerable impacts.

3. Significant Effect. The proposed project would not result in any significant impacts due to unusual circumstances and remains in context and consistent with the existing conditions of the single-family residential (R-1) zoning district, and applicable overlay districts. Recommendations within technical reports made by qualified professionals implement the requirements of the Carmel Municipal Code/Coastal Implementation Plan.

4. Scenic Highways. The proposed project is not located within, immediately adjacent to, or visible from, a highway officially designated as a state scenic highway.

5. Hazardous Waste Sites. The project site is not on the California Environmental Protection Agency Cortese List of Data Sources, or any other known list that reports hazardous waste sites.

6. Historical Resources. On November 11, 2025, Margret Clovis, a qualified professional in Architectural History, under contract to the city, concluded, “The house underwent major remodels in 1987 and 1997, and it has substantially lost its historic integrity. The property does not relate to historic themes or property types established in the Historic Context Statement. The property is not associated with important events, people, or architecture that are identified in the Historic Context Statement. An intensive survey is not recommended.” A determination of ineligibility was issued by the Department of Community Planning and Building on March 30, 2026.

   Pursuant to CMC section 17.32.060.E.1, a Phase I Archaeological Resource Management Report (ARMR) dated October 2025 was also prepared for the site by Achasta Archaeological Services, Marina, California. The results of the report were negative.

## Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Project Plans
3. Attachment 3 - Geotechnical and Geological Hazards Report
4. Attachment 4 - Biological Assessment
5. Attachment 5 - Public Correspondence

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

**PLANNING COMMISSION RESOLUTION NO. 2026-xx-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT QUALIFIES AS A CLASS 1 CATEGORICAL EXEMPTION 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; DENYING A DESIGN STUDY REFERRAL FOR THE CONSTRUCTION OF A NEW ROOF DECK ABOVE A PROPOSED 800-SQUARE-FOOT ACCESSORY DWELLING UNIT (UNDER A SEPARATE MINISTERIAL PERMIT); APPROVING A COASTAL DEVELOPMENT PERMIT TO ALLOW NON-EXCLUDED DEVELOPMENT (GROUND DISTURBANCE FOR AN 800 SQUARE ACCESSORY DWELLING UNIT ATTACHED TO AN EXISTING REAR TERRACE, LANDSCAPING, DRAINAGE IMPROVEMENTS AND ASSOCIATED SITE WORK) LOCATED WEST OF CARMELO STREET. THE PROPERTY IS LOCATED AT SCENIC ROAD 5 NORTHWEST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY DISTRICT, PARK (P) OVERLAY DISTRICT, AND BEACH AND RIPARIAN (BR) OVERLAY; AND APPROVING A DESIGN STUDY REFERRAL FOR THE INSTALLATION LANDSCAPING CONSISTENT WITH THE PROPOSED LANDSCAPING PLAN AS AUTHORIZED BY THE COASTAL DEVELOPMENT PERMIT. APN: 010-312-012-000.**

WHEREAS, on October, 7 2025, International Design Group, Architect ("Applicant") submitted an application on behalf of DIAMOND STEPHEN P TR ("Owner") requesting approval of Design Study and Coastal Development Permit application DS 25206 (Diamond) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 16,000-square-foot site located at Scenic Road 5 NW of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay District; and

WHEREAS, applicant is requesting approval of a Design Study and Coastal Development Permit for the addition of an 800 square foot accessory dwelling unit (ADU). The project includes a proposed deck which would be accessed via an existing rear patio and located on the roof of the ADU -labeled in plans as, "roof view terrace." Site improvements include landscaping, drainage improvements, and site work associated with the associated improvements; and

WHEREAS, Carmel-by-the-Sea Municipal Code provides that certain projects can be excluded from a Coastal Development Permit requirement. However, it also finds that development in specific locations does not qualify for exclusion due to potential impacts to coastal resources. The subject property is located west of Carmelo Street and improvements on properties within this area do not qualify for exclusion; and

WHERAS, Although state law mandates that ADUs be approved ministerially, the "Coastal Savings Clause" (Government Code Section 66329) and the California Coastal Act requires discretionary review of development which has the potential to impact coastal resources. As such, the decision before the Planning Commission does not include the establishment of the ADU. It does, however, include the proposed development (e.g. land disturbance) within a sensitive coastal resource area; and

WHEREAS, a Coastal Development Permit is required for the project in accordance with Carmel-by-the-Sea Municipal Code (CMC) Sections 17.52.090.A and 17.52.100.D.2; and

WHEREAS, on March 27, 2026, a notice of public hearing was published in the Carmel Pine Cone for the April 8, 2026, Planning Commission meeting 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 29, 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 April 5, 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 April 8, 2026, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; 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 Chapter 17.60) require the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission found 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 as discussed below:

a) Location. The proposed project would not result in any significant impacts due to the project's location and remains in context and consistent with the existing conditions of the single-family residential (R-1) zoning district, and applicable overlay districts. Recommendations within technical reports made by qualified professionals implement the requirements of the Carmel Municipal Code/Coastal Implementation Plan.

b) Cumulative Impact. No successive projects on the project site are proposed, known, or expected to occur over time that would result in cumulatively considerable impacts.

c) Significant Effect. The proposed project would not result in any significant impacts due to unusual circumstances and remains in context and consistent with the existing conditions of the single-family residential (R-1) zoning district, and applicable overlay districts. Recommendations within technical reports made by qualified professionals implement the requirements of the Carmel Municipal Code/Coastal Implementation Plan.

d) Scenic Highways. The proposed project is not located within, immediately adjacent to, or visible from, a highway officially designated as a state scenic highway.

e) Hazardous Waste Sites. The project site is not on the California Environmental Protection Agency Cortese List of Data Sources, or any other known list that reports hazardous waste sites.

f) Historical Resources. On November 11, 2025, Margret Clovis, a qualified professional in Architectural History, under contract to the city, concluded, "The house underwent major remodels in 1987 and 1997, and it has substantially lost its historic integrity. The property does not relate to historic themes or property types established in the Historic Context Statement. The property is not associated with important events, people, or architecture that are identified in the Historic Context Statement. An intensive survey is not recommended." A determination of ineligibility was issued by the Department of Community Planning and Building on March 30, 2026.

Pursuant to CMC section 17.32.060.E.1, a Phase I Archaeological Resource Management Report (ARMR) dated October 2025 was also prepared for the site by Achasta Archaeological Services, Marina, California. The result of the report was negative; 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, consistent with the requirements of CMC sections 17.20.110.C, 17.20.160.A.8, and 17.20.160.B.9, the Planning Commission of the City of Carmel-By-The-Sea does hereby find:

1. The setbacks for the proposed development to be consistent with the setbacks depicted in the proposed plans dated June 27, 2025 prepared by Internation Design Group, and accompanying application materials, approved by the Planning Commission on April 8, 2026 except as modified by the Conditions of Approval; and
2. That the setbacks described herein are adequate and appropriate for the proposed development of this subject application, and future development, or future applications, shall require a determination for setbacks based on factors including but not limited to changes in the context of the site, and/or changing environmental conditions.

**BE IT FURTHER RESOLVED,** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Denial** of the associated **Design Study** for the construction of a roof deck above a separately permitted accessory dwelling unit:

**FINDINGS REQUIRED FOR DESIGN STUDY ACCEPTANCE (CMC SECTION 17.58)**

For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, 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 17.58.060.B – Findings for Design Review Approval** | **YES** | **NO** |
|---|---|---|
| 1. Conform to the applicable policies of the General Plan and the Local Coastal Program | | ✓ |
| 2. Comply with all applicable provisions of this code; and | | ✓ |
| 3. Are consistent with applicable adopted design review guidelines. | | ✓ |

Evidence: Pursuant to CMC section 17.02.060.C.4.c, *A proposed use is consistent with all elements of the Carmel-by-the-Sea General Plan and Coastal Land Use Plan when [the] following conditions exist:*

*Ensuring that design considers such items as natural site features; architectural, environmental and cultural preservation; usable open space; and relationship to surrounding uses in terms of scale, siting, architectural features and neighborhood development patterns.*

As found in the staff report, inclusion of the proposed roof deck conflicts with CMC section 17.20.160.A.3 which requires, "All development shall be compatible in design with existing buildings in the area for the purpose of protecting the neighborhood character and consistent with the R-1 design guidelines established in CMC § 17.10.010."

The design features does not maintain the appropriate scale to maintain the intimate, rural charm and village character of Carmel-by-the-Sea nor, is the appropriate scale to be considered similar to improvements on neighboring properties that would allow for reasonable privacy.

> ***CMC section 17.10.010.E. Scale.*** *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 shall be avoided.*
>
> ***CMC section 17.10.010.G.*** *Privacy. Designs should respect the privacy of neighbors. The placement of windows, doors, balconies and decks should be sensitive to similar improvements on neighboring properties.*

The fact that an accessory dwelling unit is located below the proposed deck does not negate or lessen the proposed impacts of the proposed roof deck, visual impacts, or privacy impacts raised in previously or as part of this consideration, and is contrary to code requirements for design neighborhood compatibility (CMC section 17.20.160.A.3)

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-By-the-Sea does hereby make the following findings and determinations regarding the **Approval** of the Coastal Development Permit to allow non-excluded development (ground disturbance for an 800 square accessory dwelling unit attached to an existing rear terrace, landscaping, drainage improvements and associated site work):

**FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS**

For each of the required findings listed below, the staff has indicated whether the proposed project or the addition of conditions supports the adoption of the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

| **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). | ✓ | |
| Evidence #1: See Staff Report. | | |

Evidence #2: The proposed development is located between the first public road and the sea, as identified on the "Post-LCP Certification Permit and Appeal Jurisdiction" map dated October 18, 2004, prepared by the California Coastal Commission. In accordance with CMC 17.20.180.B, *"Proposed development and new land uses located between the ocean and the first public road may be required to provide vertical (perpendicular) access from the public road to bluff and beach areas, and lateral access along the beach, shoreline and bluff tops, where the review authority first makes specific findings documenting the need for additional public access on and/or through the site, and the relationship of the required dedication to the impacts on existing access, or needs for additional access created by the project."*

The Coastal Access and Recreation Element of the General Plan/Land Use Plan finds, "*Carmel is among a limited number of California coastal communities where nearly the entire shoreline from the first public road to the sea is open to the public and easily accessible. (LUP)"*

There is no existing access (either acquired through use or legislative authorization) on or through the site, and this site would not contribute to the enhancement, improvement, or other public benefit (i.e. there is no need) for new dedication at this time of an accessway based on the site's location and attributes. This requirement/finding may be reassessed in the future upon reconsideration of a new or amended Coastal Development Permit.

**BE IT FURTHER RESOLVED,** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Approval** of the associated **Design Study** for the installation landscaping consistent with the proposed landscaping plan as authorized by the Coastal Development Permit:

**FINDINGS REQUIRED FOR DESIGN STUDY ACCEPTANCE (CMC SECTION 17.58)**

For each of the required design study findings listed below, staff has indicated whether the plans submitted, and/or as conditioned, 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 17.58.060.B – Findings for Design Review Approval** | **YES** | **NO** |
|---|---|---|
| 1. Conform to the applicable policies of the General Plan and the Local Coastal Program | ✓ | |
| 2. Comply with all applicable provisions of this code; and | ✓ | |
| 3. Are consistent with applicable adopted design review guidelines. | ✓ | |
| Evidence: See Staff Report. | | |

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project qualifies for a Class 1 Categorical Exemption 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 **DENY** a Design Study Referral for the construction of a new roof deck above a proposed 800-square-foot accessory dwelling unit (under separate ministerial permit), **APPROVE** a Coastal Development Permit to allow non-excluded development consisting of ground disturbance for an 800 square accessory dwelling unit attached to an existing rear terrace, landscaping, drainage improvements and associated site work on a property west of Carmelo Street, and **APPROVE** a Design Study for the installation landscaping consistent with the proposed landscaping plan as authorized by the Coastal Development Permit. The property is located at Scenic Road 5 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and

Riparian (BR) Overlay, APN: 010-312-012-000.

The following Conditions apply for any development undertaken subject to this Coastal Development Permit:

| CONDITIONS OF APPROVAL | |
|---|---|
| **No.** | **Standard Conditions** |
| 1. | **Authorization.** This approval of Coastal Development Permit authorizes the non-excluded development (ground disturbance for an 800 square accessory dwelling unit attached to an existing rear terrace, landscaping, drainage improvements and associated site work) located at Scenic Road 5 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay District, Park (P) Overlay District, and Beach and Riparian (BR) Overlay, APN: 010-312-012-000, consistent with plans dated June 27, 2025 prepared by Internation Design Group, and approved by the Planning Commission on April 8, 2026, and associated application materials, unless modified by the Conditions of Approval, herein. |
| 2. | **Building Permit Required.** Any development undertaken subject to this Coastal Development Permit shall be subject to a building permit application prior to installation of such improvements. |
| 3. | **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, or the Community Planning and Building Department, as determined by the Director. |
| 4. | **Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), this Coastal Development Permit 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 17.52.170.C. |
| 5. | **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 or the Community Planning and Building Department, as determined by the Director. |
| 6. | **Setback and Height Certifications.** For any development undertaken subject to this Coastal Development Permit that includes building foundations, and/or building walls, as determined by the Building Official:<br><br>A State licensed surveyor shall survey and certify the following in writing:<br>• The footing locations are in conformance with the approved plans prior to footing/foundation inspection;<br>• 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 |

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| | points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness.<br>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. |
| 7. | **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. |
| 8. | **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. |
| 9. | **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.<br><br>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. |
| 10. | **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.<br><br>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.<br><br>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 |

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| | entrances to the subject property and outdoor living spaces. |
| 11. | **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. |
| 12. | **Hazardous Materials Waste Survey.** Prior to the issuance of a demolition or building 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. |
| 13. | **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. |
| 14. | **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. |
| 15. | **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) |
| 16. | **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. |
| 17. | **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:<br><br>1) All new landscaping shall be 75% drought-tolerant;<br>2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and |

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| | 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. |
| 18. | **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. |
| 19. | **Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.<br>• Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.<br>• Excavation within 6 feet of a tree trunk is not permitted.<br>• No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree.<br>• 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.<br>• 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.<br>• 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.<br>• 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.<br>• 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. |
| 20. | **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 |

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| | building permit. |
| 21. | **Drainage Plan.** Prior to the issuance of a building permit, 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 and Condition of Approval No. 30. 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. |
| 22. | **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. |
| 23. | **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, stabilized access and the requirements contained in Condition of Approval No. 31. |
| 24. | **Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, 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 prior to the issuance of a building permit. |
| 25. | **Copper Gutters & Downspouts.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division identifying alternative materials for exterior water conveying features, such as gutters and downspouts, which are not documented to release contaminants into Carmel Bay -copper may not be considered. All finishes shall be painted to match the existing water conveying features on-site or a similar matte and non-reflective finish. |
| 26. | **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. The construction management plan shall also be coordinated with the requirements of Condition of Approval No. 31. |
| | **Special Conditions** |
| 27. | **Plan Revision – Elimination of Roof Deck.** Prior to building permit issuance, the Applicant shall revise the plans to eliminate access to the roof of the Accessory Dwelling Unit (ADU). The plans shall be revised such that the area designated as “roof deck,” or “view deck,” or similar references to said features, as depicted in the plans dated June 27, 2025 prepared by Internation Design Group, and reviewed by the Planning Commission on April 8, 2026, is revised to designate the area as “ADU roof” or substantially similar designation. The subject area shall not be used, accessed, or maintained as an accessible, usable, or otherwise functional outdoor living space. Steps, stairs, or other means of access shall also be eliminated.<br><br>No changes to the existing terrace are approved as part of this approval. |
| 28. | **Site Coverage Limitation.** The existing site is not in compliance with site coverage limits and shall not be authorized to increase site coverage (CMC 17.10.030.C.2). Site coverage that was lawfully established but not in compliance with current zoning regulations may be maintained in its current state, however, shall be considered non-conforming. If a non-conforming element is removed, or substantially altered, it shall not be permitted to be rebuilt or re-established in the same location or elsewhere on the site (CMC 17.36.040.E). New or replaced coverage shall |

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| | require the non-conforming be brought into compliance with the requirements for the R-1 zoning district. |
| 29. | **Site Coverage Removal.** Unless otherwise expressly noted on the approved site plan, all areas where site coverage is proposed to be removed, or new pathways proposed, as depicted in the plans dated June 27, 2025, prepared by Internation Design Group, and reviewed by the Planning Commission on April 8, 2026, shall be replaced with woodchip or mulch. New or replacement improvements that would otherwise count as site coverage (gravel, decomposed granite, pavers, etc) shall not be authorized. All site coverage required to be removed shall be removed prior to final inspection. |
| 30. | **Setback.** Consistent with CMC section 17.20.090.C, all proposed construction, including drainage facilities, shall maintain a setback of at least 15 feet from any property line that also constitutes a park boundary. Prior to building permit issuance, the Applicant shall revise the plans to clearly demonstrate that all development, above and below ground, is located at least 15 feet from any property line that also constitutes a park boundary. |
| 31. | **Civil Plan Revision.** Prior to the issuance of a building permit, the Applicant shall submit revised civil drawings (including the erosion and sediment control plan) that are fully coordinated with the approved landscape plan. These revised plans shall relocate all proposed areas for stockpiles, washouts, staging area, etc, to avoid encroachment into existing landscaping areas designated to remain.<br><br>In the event that existing landscaping is removed or incidentally damaged during construction, the affected areas shall be rehabilitated. All replacement landscaping shall be designed to establish a natural transition to the adjacent parkland vegetation persuant to CMC section 17.34.090.A.2. |
| 32. | **CMC ESHA and Tree Protection.** The recommendations of the Biological Report prepared by Thompson Wildland Management (TWM), dated January 12, 2026, shall be incorporated herein by reference to implement CMC sections 17.20.220.D and E. The following recommendations from TWM shall be completed prior to building permit issuance:<br><br>a. Install resource protection measures to prevent unnecessary construction related impacts and disturbance to the surrounding areas in the backyard of the property. Resource protection BMP's include tree protection and erosion & sedimentation control measures, such as high visibility exclusionary fencing that clearly delineates the construction zone and protects the canopy dripline and critical root zone of a few nearby cypress trees, as well as erosion & sedimentation control measures, such as silt fence, straw wattles and soil stabilization measures, that may be necessary. For example and as previously stated, straw wattles or silt fencing shall be installed between the proposed construction footprint and the property fence to the west, as well as a heavy duty green mesh fabric barrier fencing installed and secured along the property fence. Resource protection BMP's shall be properly installed, monitored, maintained and, if necessary, modified and improved on a as needed basis for the duration of the project. (Also See CoAs #18-22)<br><br>b. Just before (i.e., within 5 days) and again during the initial clearing of landscaping vegetation for this ADU construction project, the project biologist should be present to inspect and observe for the black legless lizard (Anniella pulchra nigra) or any other potentially occurring listed species that have protection status. This reptile that |

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| | resembles a small snake has the potential of occurring in this coastal zone habitat under vegetation and in loose sandy soils. As a result, this backyard area where the ADU will be constructed should be inspected and monitored during initial clearing operations to make sure the black legless lizard is not present or harmed.<br><br>c. For any landscape improvements, consideration should be given to using plants that are native or naturalized to this region and are well-adapted to this mixed urban woodland and coastal environment. Plants selected for landscaping operations should be drought tolerant, less flammable and more fire resistant, non-invasive to habitat and open space areas, and suitable and appropriate to this coastal zone environment. (Also see CoA #17)<br><br>d. As previously stated, nesting birds were not observed during the assessment of this property. However, the nesting season in Monterey County may begin as early as February and continue through August. Consequently, if construction activities begin during this nesting period an additional nesting assessment should be conducted within two weeks of construction activities commencing.<br><br>e. The 3 mature and senescing Monterey cypress trees that are located in the vicinity of the proposed ADU will need to be adequately protected with tree protection fencing for the duration of the project. These native specie trees appear to be a safe and sufficient distance away from the proposed construction footprint, and given the proper installation, maintenance and monitoring of tree protection measures, construction related impacts are expected to be minimal, insignificant and not harmful to the health and wellbeing of the subject trees. (Also See CoAs #18-20) |

*Acknowledgement and acceptance of conditions of approval.

_____ _____ _____
Property Owner Signature Printed Name Date

_____ _____ _____
Applicant Signature Printed Name Date

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of April, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

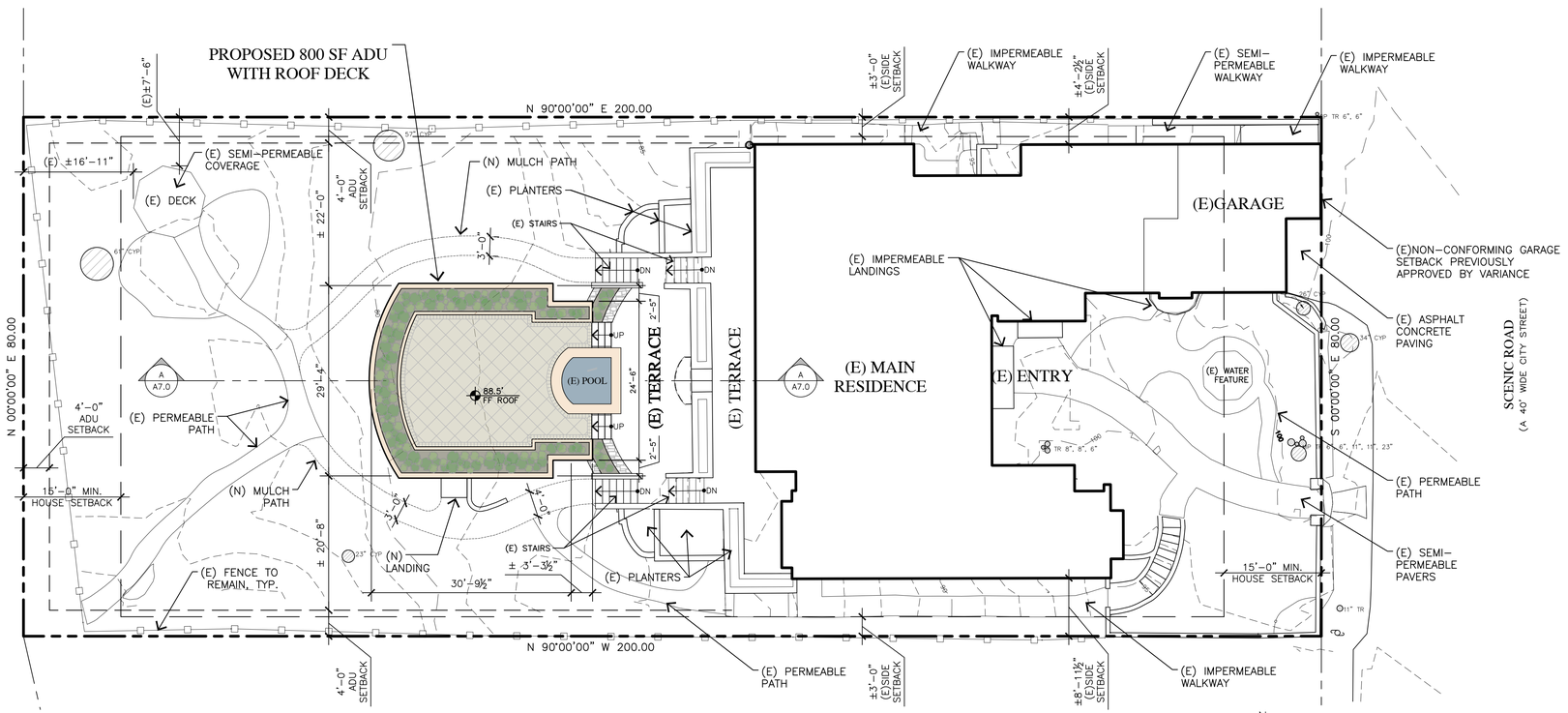
ATTEST:

_____

Michael LePage
Chair

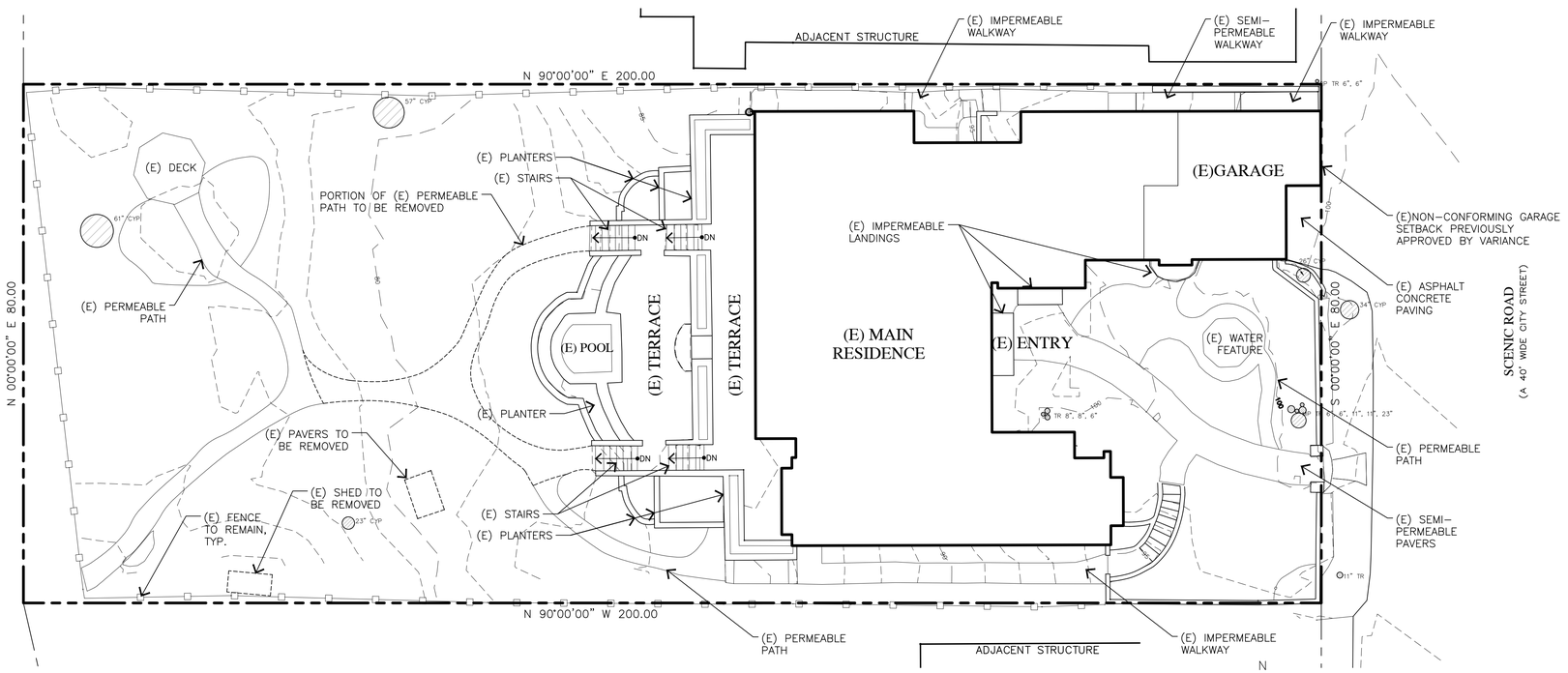
_____

Shelby Gorman
Planning Commission Secretary




## SITE PLAN - PROPOSED

3/32" = 1'-0"




0 3' 5' 10'

SCALE: 3/32" = 1'-0"

## SITE PLAN - EXISTING

3/32" = 1'-0"

## PLANNING INFO.

- PROPERTY OWNER:
  STEPHEN P. DIAMOND, TRUST
  P.O. BOX 7120
  CARMEL-BY-THE-SEA, CA 93921
- PROJECT ADDRESS:
  SCENIC ROAD, 5 NW OF 8TH AVE
  CARMEL-BY-THE-SEA, CA. 93921
- PROJECT SCOPE:
  - CONSTRUCTION OF AN 800 SF ACCESSORY DWELLING UNIT ON AN EXISTING LOT WITH AN EXISTING TWO-STORY SINGLE FAMILY DWELLING AND 2-CAR GARAGE
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N. 010-312-012
- LEGAL DESC.: LOT: 8 BLOCK: C2
- ZONE: R-1
- STORIES: 1
- MAX BLDG. HT: 16 FT
- GRADING: 145 CY
- TREE REMOVAL: 0
- TOPOGRAPHY: SLOPING
- LOT AREA: 16,000 S.F. (0.367 AC)
- F.A.R. 800 SF (ADU)
- PROJECT CODE COMPLIANCE:
  2022 CRC, CBC, CMC, CPC, CFC, CEC, CALIFORNIA GREEN BUILDING CODE & CALIFORNIA ENERGY CODE
- SITE COVERAGE CALCULATIONS:

| | EXISTING | PROPOSED REMOVAL | PROPOSED TOTAL |
|---|---|---|---|
| IMPERMEABLE * | 1,735 | 55 | 1,680 |
| SEMI-PERMEABLE | 487 | 27 | 460 |
| FULLY PERMEABLE | 1,164 | 264 | 900 |
| TOTAL | 3,386 | 346 | **3,040** |

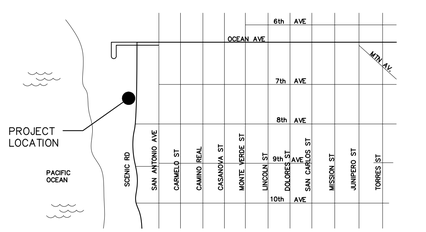
NOTE:
* ADU ALLOWED LANDING OF 12 SF IS NOT INCLUDED

- SITE COVERAGE EXISTING: 3,386 SF (21%)
- SITE COVERAGE PROPOSED: 3,040 SF (19%)
- FLOOR AREA SUMMARY

| EXISTING BUILDING | EXISTING | PROPOSED ADDITION | PROPOSED TOTAL |
|---|---|---|---|
| MAIN FLOOR | 2,950 | 0 | 2,950 |
| LOWER FLOOR | 1,633 | 0 | 1,633 |
| GARAGE | 457 | 0 | 457 |
| ADU | 0 | 800 | 800 |
| TOTAL | 5,040 | 800 | **5,840** |

- MIN. ADU PARKING REQUIRED: N/A WITHIN 0.5 MILES OF PUBLIC TRANSIT
- EXISTING PARKING: 2 SPACES

## VICINITY MAP





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IDG
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PACIFIC GROVE CA. 93950
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STAMPS:

PROJECT/CLIENT:

DIAMOND ADU

PROJECT ADDRESS:

SCENIC ROAD,
5 NW OF 8TH AVE
CARMEL, CA 93923

APN: 010-312-012

DATE: JUNE 27, 2025
PLANNING SUBMITTAL

REVISIONS:

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3.
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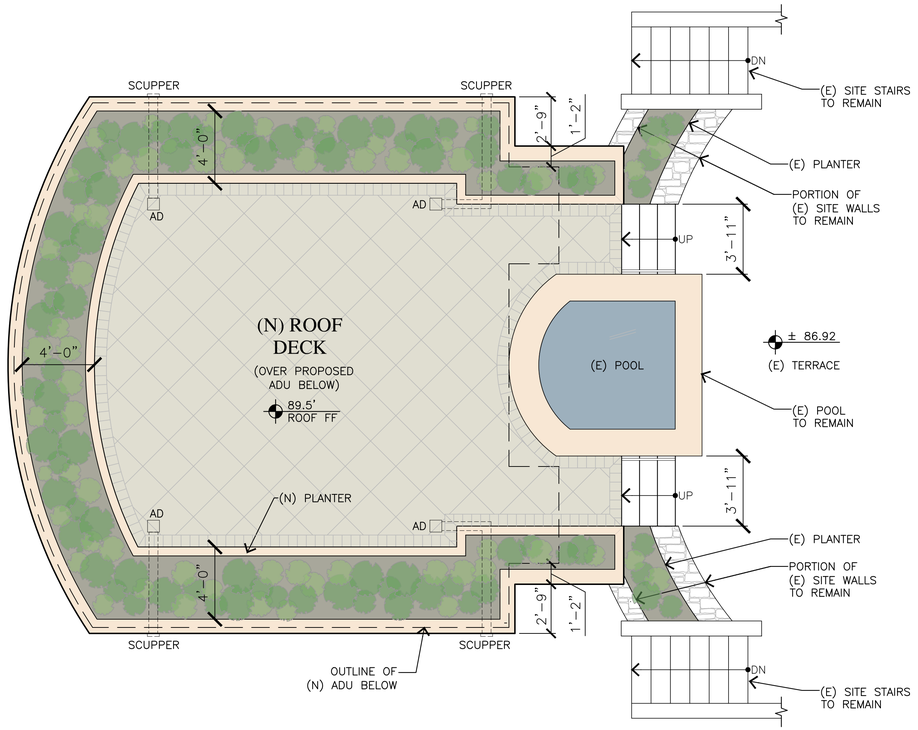
5.
6.

SITE PLAN

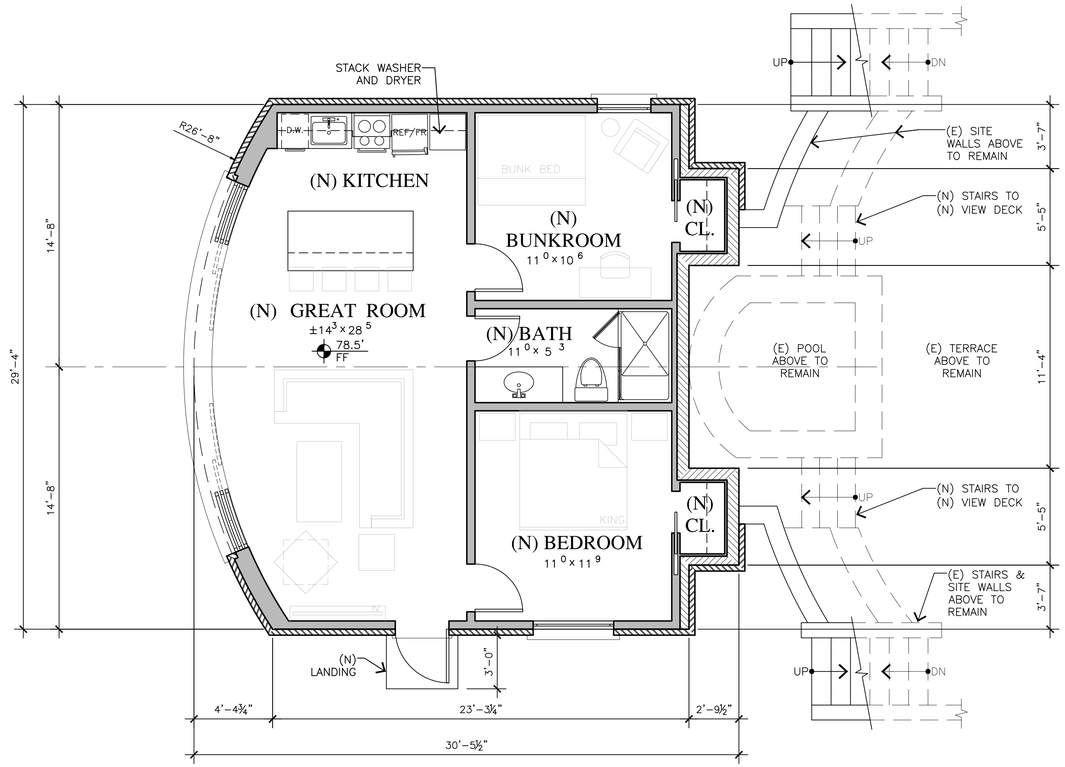
SHEET NO.

A1.0




ROOF PLAN - ADU

1/4"=1'-0"




0 2' 4' 8'

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

MAIN LEVEL PLAN - ADU

1/4"=1'-0"

N

WALL LEGEND

- (N) 2X STUD FRAMED WALL
- (N) STONE VENEER
- (N) CONCRETE OR CMU WALL


JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

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PACIFIC GROVE CA. 93950

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STAMPS:

PROJECT/CLIENT:

DIAMOND ADU

PROJECT ADDRESS:

SCENIC ROAD,
5 NW OF 8TH AVE
CARMEL, CA 93923

APN: 010-312-012

DATE: JUNE 27, 2025
PLANNING SUBMITTAL

REVISIONS:

1 _____
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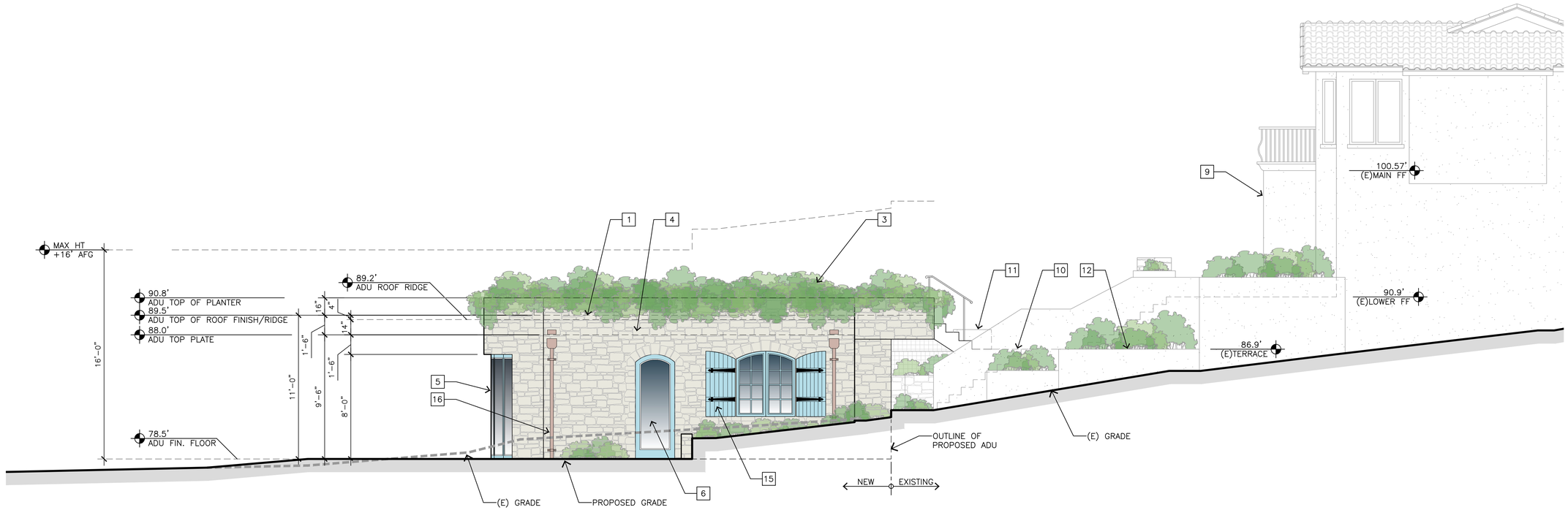
4 _____
5 _____
6 _____

MAIN LEVEL PLAN

SHEET NO.

A2.0

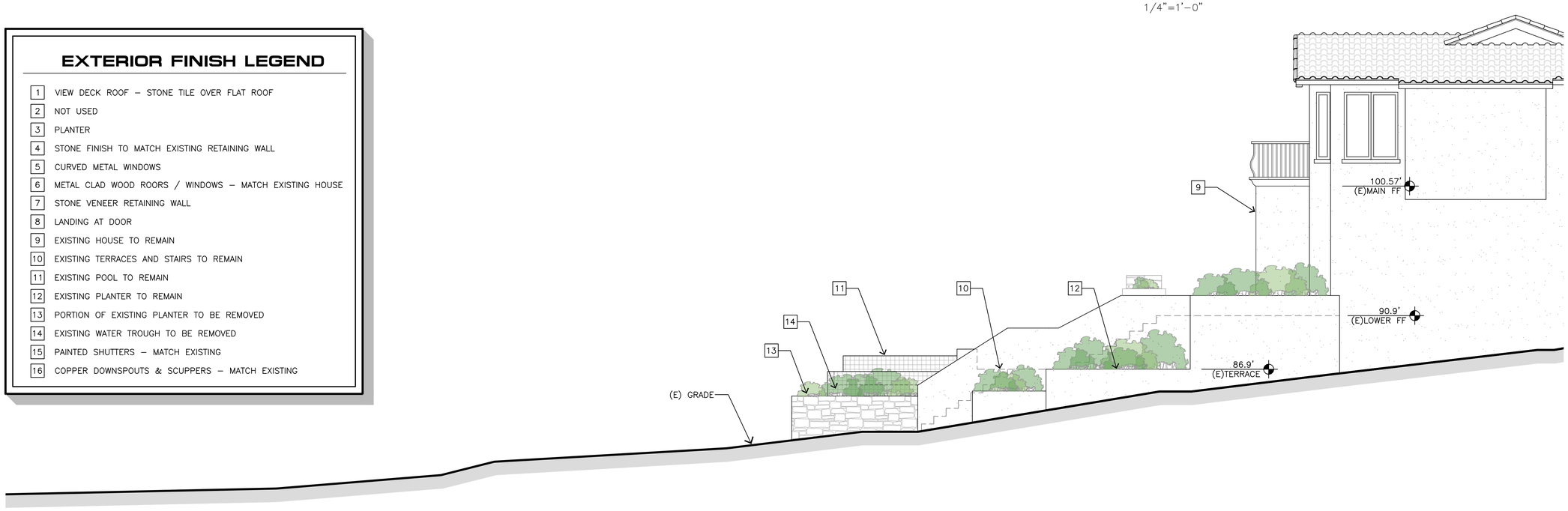



## SOUTH ELEVATION - PROPOSED

1/4"=1'-0"

### EXTERIOR FINISH LEGEND

| | |
|---|---|
| 1 | VIEW DECK ROOF – STONE TILE OVER FLAT ROOF |
| 2 | NOT USED |
| 3 | PLANTER |
| 4 | STONE FINISH TO MATCH EXISTING RETAINING WALL |
| 5 | CURVED METAL WINDOWS |
| 6 | METAL CLAD WOOD ROORS / WINDOWS – MATCH EXISTING HOUSE |
| 7 | STONE VENEER RETAINING WALL |
| 8 | LANDING AT DOOR |
| 9 | EXISTING HOUSE TO REMAIN |
| 10 | EXISTING TERRACES AND STAIRS TO REMAIN |
| 11 | EXISTING POOL TO REMAIN |
| 12 | EXISTING PLANTER TO REMAIN |
| 13 | PORTION OF EXISTING PLANTER TO BE REMOVED |
| 14 | EXISTING WATER TROUGH TO BE REMOVED |
| 15 | PAINTED SHUTTERS – MATCH EXISTING |
| 16 | COPPER DOWNSPOUTS & SCUPPERS – MATCH EXISTING |




## SOUTH ELEVATION - EXISTING

1/4"=1'-0"

0 2' 4' 8'

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


JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

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STAMPS:

PROJECT/CLIENT:

DIAMOND
ADU

PROJECT ADDRESS:

SCENIC ROAD,
5 NW OF 8TH AVE
CARMEL, CA 93923

APN: 010-312-012

DATE: JUNE 27, 2025
PLANNING SUBMITTAL

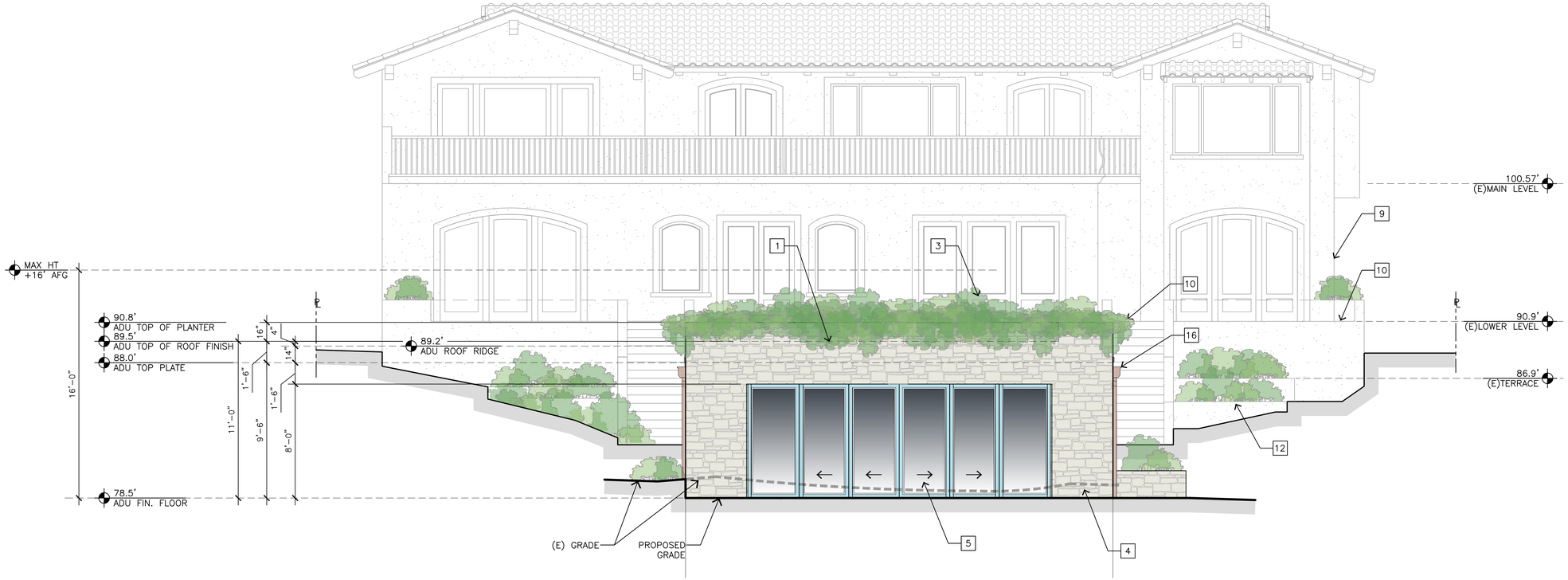
REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

ELEVATIONS
SOUTH

SHEET NO.

A6.0




WEST ELEVATION - PROPOSED

1/4"=1'-0"

## EXTERIOR FINISH LEGEND

| | |
|---|---|
| 1 | VIEW DECK ROOF – STONE TILE OVER FLAT ROOF |
| 2 | NOT USED |
| 3 | PLANTER |
| 4 | STONE FINISH TO MATCH EXISTING RETAINING WALL |
| 5 | CURVED METAL WINDOWS |
| 6 | METAL CLAD WOOD ROORS / WINDOWS – MATCH EXISTING HOUSE |
| 7 | STONE VENEER RETAINING WALL |
| 8 | LANDING AT DOOR |
| 9 | EXISTING HOUSE TO REMAIN |
| 10 | EXISTING TERRACES AND STAIRS TO REMAIN |
| 11 | EXISTING POOL TO REMAIN |
| 12 | EXISTING PLANTER TO REMAIN |
| 13 | PORTION OF EXISTING PLANTER TO BE REMOVED |
| 14 | EXISTING WATER TROUGH TO BE REMOVED |
| 15 | PAINTED SHUTTERS – MATCH EXISTING |
| 16 | COPPER DOWNSPOUTS & SCUPPERS – MATCH EXISTING |

WEST ELEVATION - EXISTING

1/4"=1'-0"

0 2' 4' 8'

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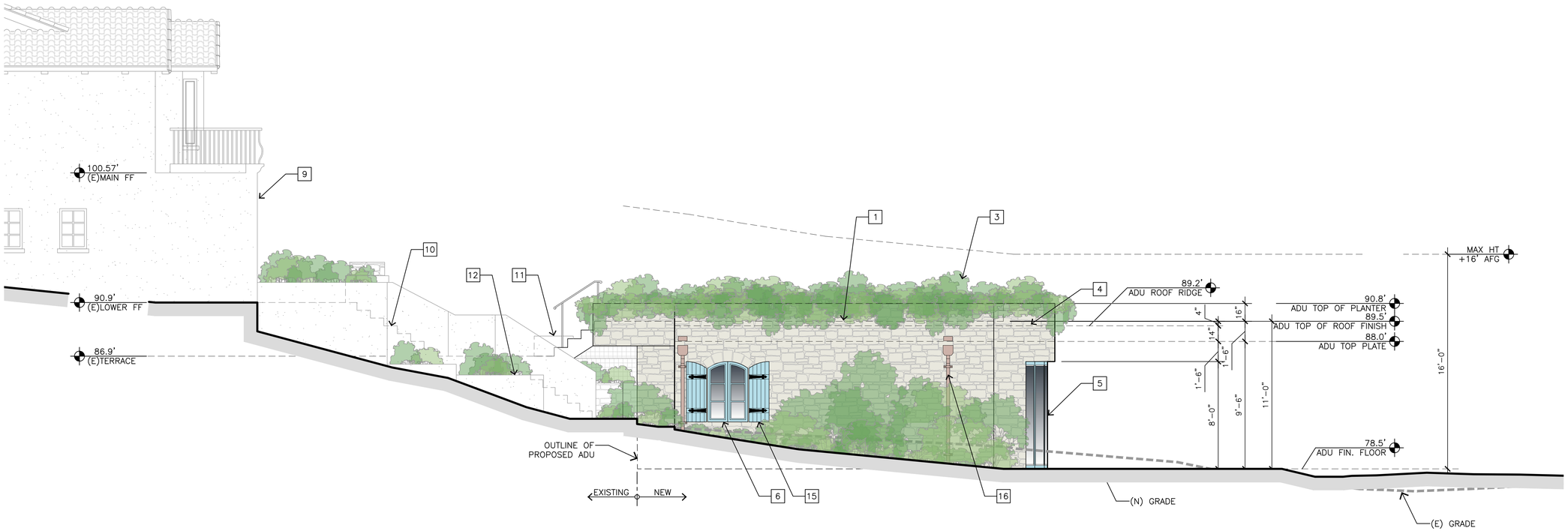
ELEVATIONS
WEST

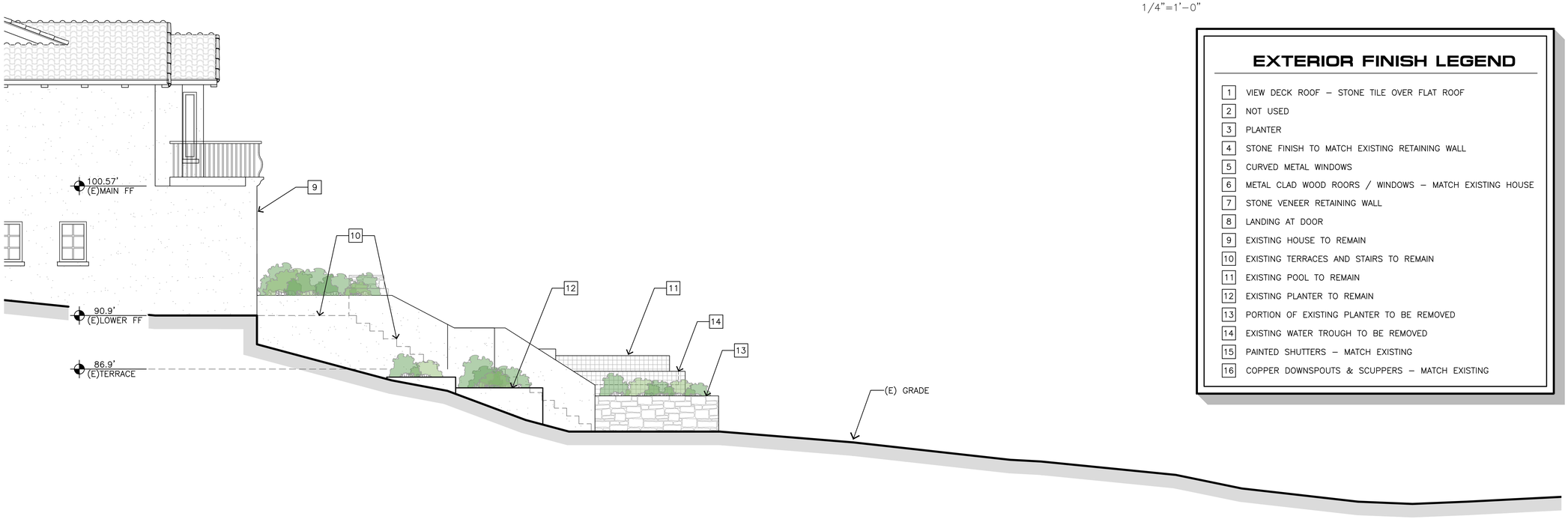
SHEET NO.

A6.1




NORTH ELEVATION - PROPOSED

1/4"=1'-0"




NORTH ELEVATION - EXISTING

1/4"=1'-0"

## EXTERIOR FINISH LEGEND

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|---|---|
| 1 | VIEW DECK ROOF – STONE TILE OVER FLAT ROOF |
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0 2' 4' 8'

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


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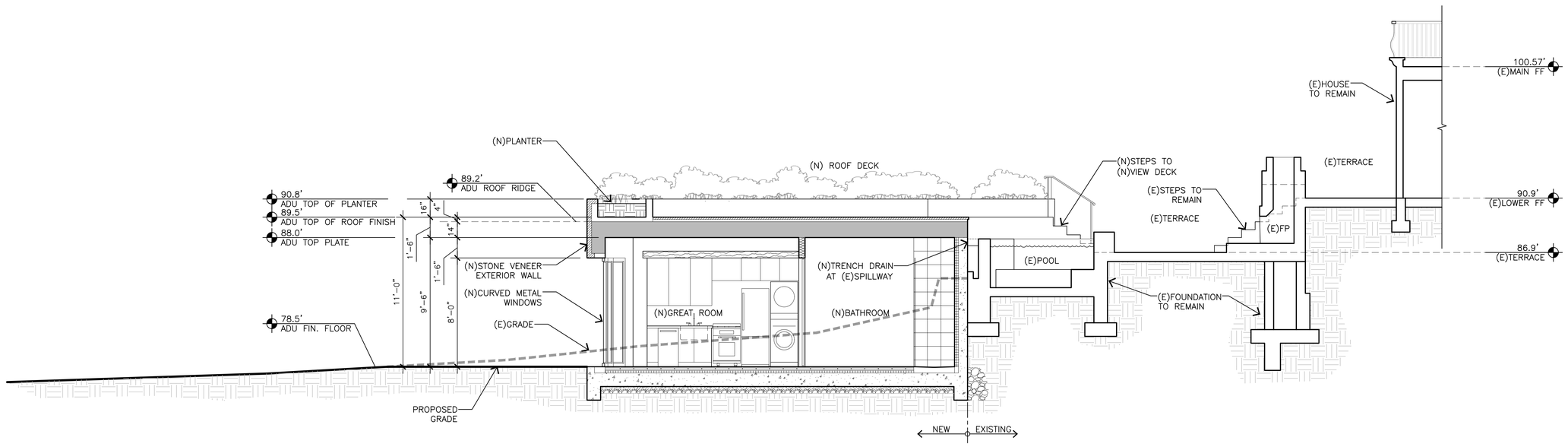
ELEVATIONS
NORTH

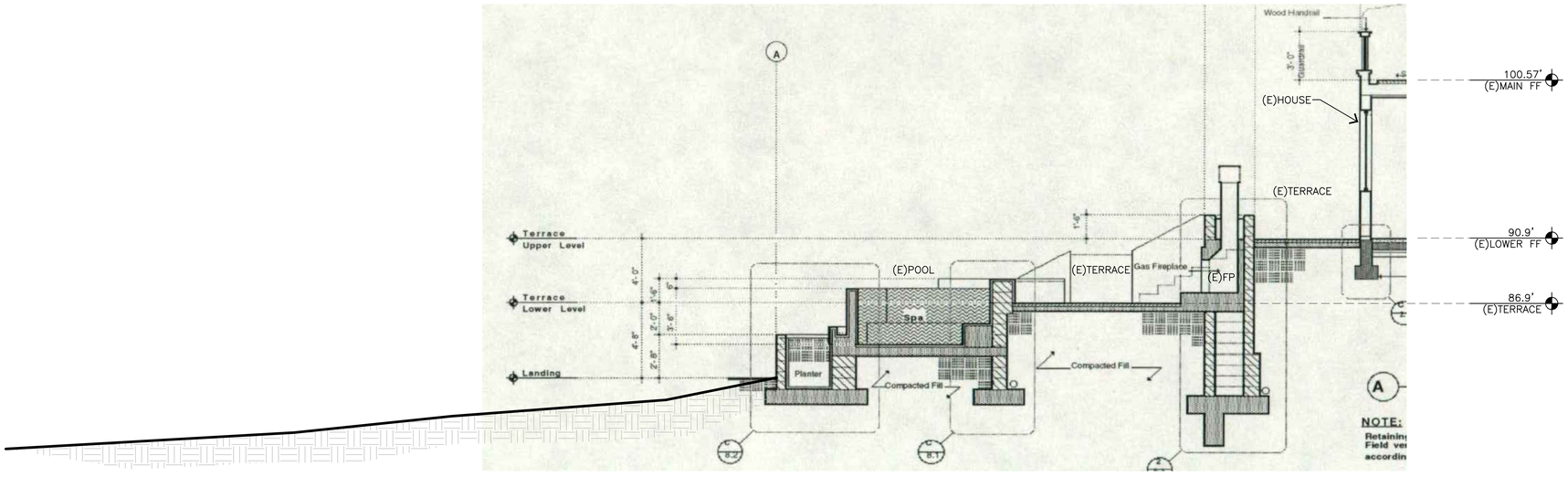
SHEET NO.

A6.2




## SECTION A-A - PROPOSED

1/4"=1'-0"




0 2' 4' 8'

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

## SECTION A-A - EXISTING (PER CITY'S RECORDS)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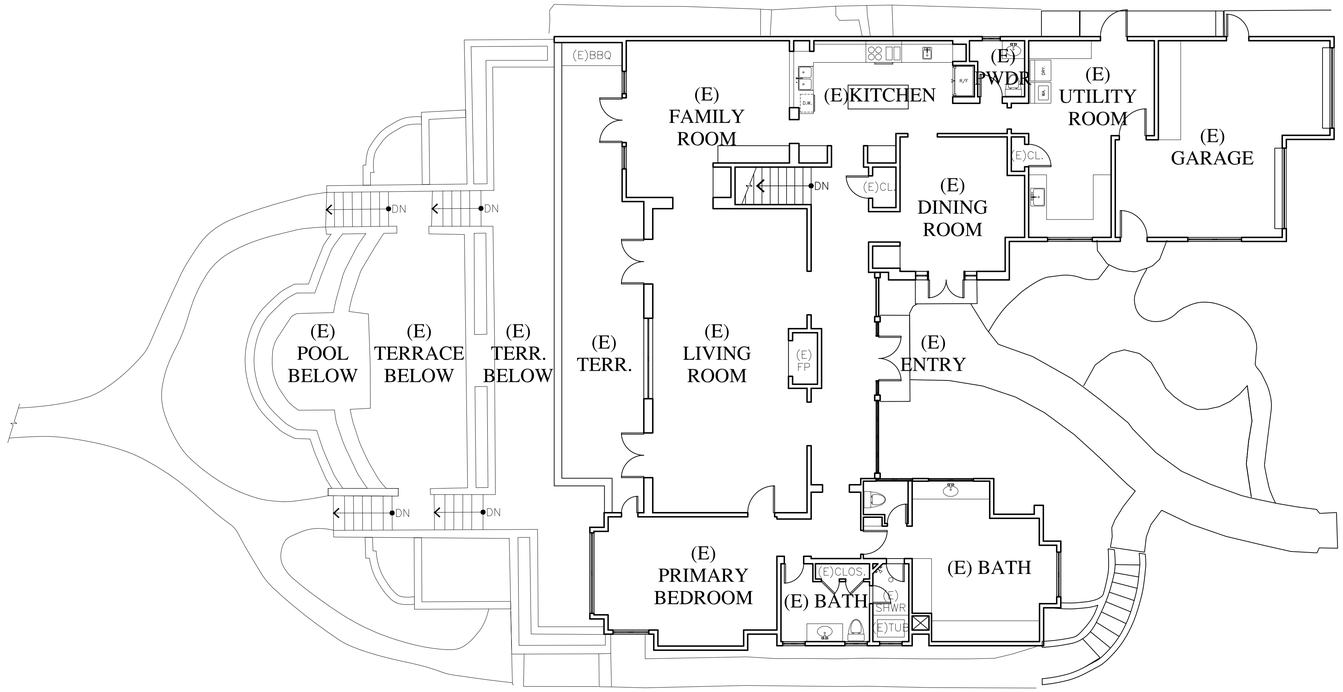
SECTIONS

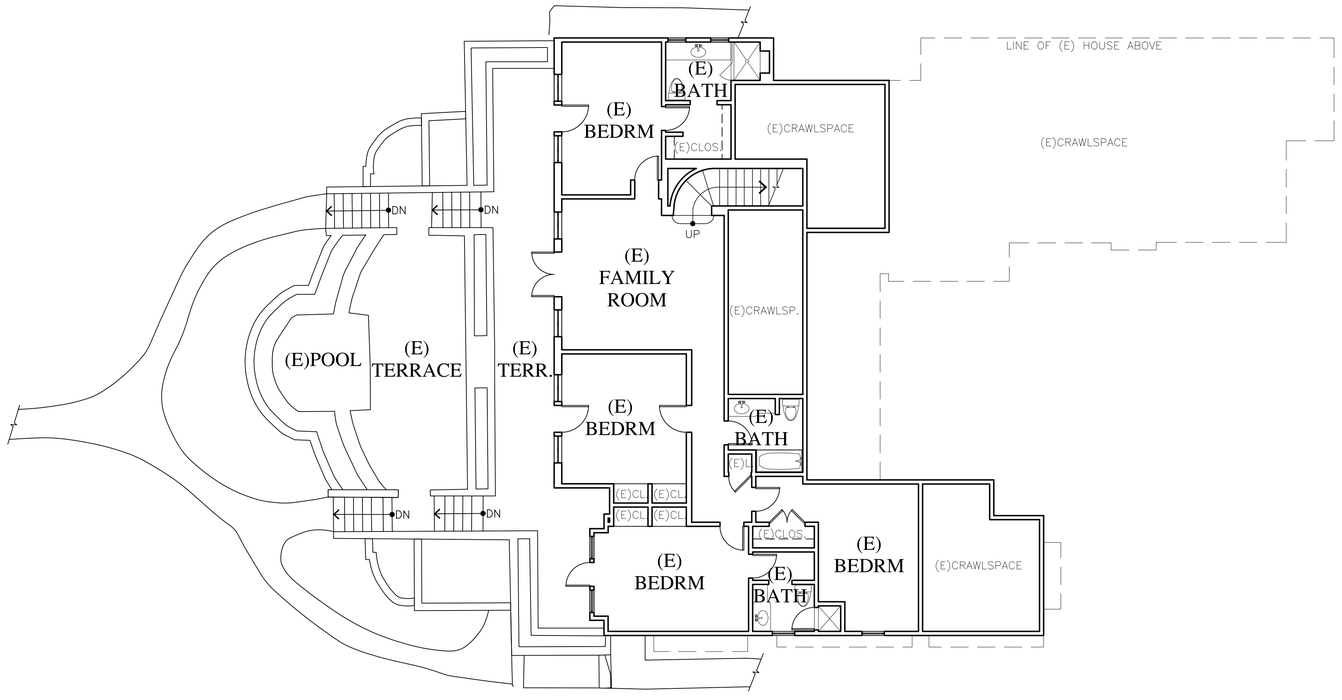
SHEET NO.

A7.0




EXISTING HOUSE - MAIN LEVEL FLOOR PLAN

1/8"=1'-0"




EXISTING HOUSE - LOWER LEVEL FLOOR PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL
- (E) WINDOW
- (E) DOOR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EXISTING HOUSE FLOOR PLANS

SHEET NO.

D2.0

# DIAMOND ADU
# GRADING, DRAINAGE, AND EROSION CONTROL PLAN
## APN: 010-312-012
### CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

## GENERAL NOTES:

1) PROJECT DESIGN IS BASED ON INFORMATION OBTAINED FROM THE ARCHITECTURAL PLANS FOR DIAMOND ADU PREPARED BY IDG, DATED 01/13/2026; AND THE TOPOGRAPHIC MAP FOR THE SITE PREPARED BY LANDSET ENGINEERS, DATED 09/16/2020.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

## GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE LATEST AUTHORITY HAVING JURISDICTION GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S GEOTECHNICAL REPORT PREPARED BY GRICE ENGINEERING, DATED 11/01/2025; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
4) THERE ARE APPROXIMATELY 175 CUBIC YARDS OF CUT AND 5 CUBIC YARDS OF FILL TOTAL WITH A NET EXCESS OF 170 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
9) A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
11) REFER TO ARCHITECTURAL PLANS FOR ROOF TERRACE/PLANTER DRAINAGE. SCUPPERS SHALL BE CONNECTED TO DOWNSPOUTS, AND THE DOWNSPOUTS IN TURN SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON THE SITE UTILITY PLAN. RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
12) SURFACE RUNOFF SHALL SHEET FLOW AWAY FROM THE PROPOSED FOUNDATIONS AND INFILTRATE INTO THE SANDY SOIL AS IT MOVES DOWNHILL. THE STORMWATER COLLECTED BY THE ADU ROOF DRAINS SHALL BE PIPED TO A DRY WELL AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET. WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZED AS INDICATED.
13) SUBSURFACE WATER BEHIND ANY RETAINING WALLS SHALL BE CONTROLLED BY THE INSTALLATION OF SUBDRAINS. SUBDRAIN LINES SHALL BE CONSTRUCTED WITH PERFORATED 4" SDR35 PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. COLLECTED WATER SHALL DRAIN TO DAYLIGHT AT A MINIMUM SLOPE OF 1% AS SHOWN ON THE SITE UTILITY PLAN. PIPES CARRYING SURFACE WATER OR ROOF WATER SHALL NOT UNDER ANY CIRCUMSTANCES OUTLET INTO A SUBDRAIN LINE. THE SYSTEM OF SUBDRAINS SHALL REMAIN INDEPENDENT OF THE SURFACE STORM DRAIN SYSTEM.
14) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
15) ALL WORK IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
16) SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
17) THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
18) STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE AUTHORITY HAVING JURISDICTION RMA – PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

## ABBREVIATIONS:

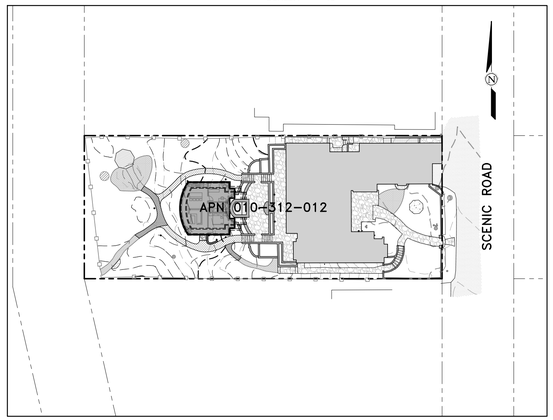
| | | | | | |
|---|---|---|---|---|---|
| ± | = | PLUS OR MINUS; APPROXIMATE | INV | = | PIPE INVERT |
| ø | = | DIAMETER | JB | = | JUNCTION BOX |
| AB | = | AGGREGATE BASE | JT | = | JOINT TRENCH |
| ABAN | = | ABANDON | LF | = | LINEAR FEET |
| AC | = | ASPHALT CONCRETE | LP | = | LOW POINT |
| AD | = | AREA DRAIN | MAX | = | MAXIMUM |
| ADD | = | ADDITION | MIN | = | MINIMUM |
| ADU | = | ACCESSORY DWELLING UNIT | OC | = | ON-CENTER |
| BC | = | BEGINNING OF CURVE | OUT | = | OUTLET |
| A.E. | = | BUILDING ENVELOPE | PCC | = | PORTLAND CEMENT CONCRETE |
| BLDG | = | BUILDING | PERF | = | PERFORATED |
| BOT | = | BOTTOM | PERM | = | PERMEABLE |
| BSMT | = | BASEMENT | PL | = | PROPERTY LINE |
| BVC | = | BEGINNING OF VERTICAL CURVE | POC | = | POINT OF CONNECTION |
| CB | = | CATCH BASIN | PVC | = | POLYVINYL CHLORIDE |
| CF | = | CUBIC FEET | RC | = | RELATIVE COMPACTION |
| CL | = | CENTERLINE | RES | = | RESIDENCE |
| CO | = | CLEANOUT | RM | = | ROOM |
| CONC | = | CONCRETE | RND | = | ROUND |
| CY | = | CUBIC YARDS | RW | = | RETAINING WALL |
| DG | = | DECOMPOSED GRANITE | RWL | = | RAINWATER LEADER |
| DK | = | DECK | SD | = | STORM DRAIN |
| DS | = | DOWNSPOUT | SF | = | SQUARE FEET |
| DWY | = | DRIVEWAY | SG | = | SUBGRADE |
| EC | = | END OF CURVE | SQ | = | SQUARE |
| EG | = | EXISTING GROUND | SS | = | SANITARY SEWER |
| ELEV | = | ELEVATION | STA | = | STATION |
| ESMT | = | EASEMENT | STN | = | STONE |
| EVC | = | END OF VERTICAL CURVE | STP | = | STEP |
| EW | = | EACH WAY | SUBD | = | SUBDRAIN |
| EX | = | EXISTING | TBR | = | TO BE REMOVED |
| FC | = | FLUSH CURB | TD | = | TRENCH DRAIN |
| FD | = | FIRE DEPARTMENT | TW | = | TOP OF WALL |
| FF | = | FINISHED FLOOR | TYP | = | TYPICAL |
| FG | = | FINISHED GRADE | U.N.O. | = | UNLESS NOTED OTHERWISE |
| FL | = | FLOWLINE | VC | = | VERTICAL CURB |
| FM | = | FORCE MAIN | VIF | = | VERIFY IN FIELD |
| FP | = | FINISHED PAD | W/ | = | WITH |
| GAR | = | GARAGE | W/O | = | WITHOUT |
| GB | = | GRADE BREAK | WD | = | WOOD |
| GR | = | GRATE | | | |
| HDPE | = | HIGH-DENSITY POLYETHYLENE | | | |
| HP | = | HIGH POINT | | | |
| HT | = | HEIGHT | | | |

## VICINITY MAP

NOT TO SCALE

## LOT OVERVIEW

SCALE:1" = 40'




## GEOTECHNICAL INSPECTION SCHEDULE:

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

| Inspection item: | Who will conduct the inspection: | When the Inspection is to be completed: | Inspection completed by: | Date completed: |
|---|---|---|---|---|
| Site stripping and clearing | GRICE ENGINEERING | Beginning of Project | | |
| Subexcavation, fill placement, and compaction | GRICE ENGINEERING | Throughout grading operations | | |
| Foundation Excavations | GRICE ENGINEERING | Prior to placement of forms and reinforcing steel | | |
| Surface and subsurface drainage improvements | GRICE ENGINEERING | Prior to trench backfill | | |
| Utility trench compaction | GRICE ENGINEERING | During backfill operations | | |
| Retaining wall backfill compaction | GRICE ENGINEERING | During backfill operations | | |
| Baserock subgrade compaction | GRICE ENGINEERING | Prior to pavement installation | | |

## STORMWATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
2) THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

## LEGEND:

- PROPERTY BOUNDARY
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- RETAINING WALL
- SD — SD — STORM DRAIN
- RWL — RWL — RAINWATER LEADER
- SUBDRAIN (PERFORATED)
- SUBD — SUBDRAIN (SOLID)
- CATCH BASIN
- AREA DRAIN
- DRY WELL
- TREE
- TREE TO BE REMOVED
- EXISTING RESIDENCE FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- ASPHALT CONCRETE
- CONCRETE
- GRAVEL
- STONE
- WATER
- WOOD

## PROJECT DATA:

**SITE LOCATION:**
SCENIC RD, 5 NW OF 8TH AVE
CARMEL-BY-THE-SEA, CA 93921

**GRADING VOLUMES:**

| | |
|---|---|
| CUT | 175 CY |
| FILL | 5 CY |
| NET | 170 CY CUT |

| | |
|---|---|
| **SITE AREA:** | 16,000 SF (0.367 AC) |
| **DISTURBED AREA:** | ±6,981 SF |
| **IMPERVIOUS LOT COVERAGE:** | |
| EXISTING | 6,581 SF |
| REMOVED | – 70 SF |
| NEW/REPLACED | + 914 SF |
| TOTAL | 7,425 SF |

## INDEX TO SHEETS:


| | |
|---|---|
| SHEET C1 | COVER SHEET |
| SHEET C2 | GRADING & DRAINAGE PLAN |
| SHEET C3 | GRADING SECTIONS & DETAILS |
| SHEET C4 | UTILITY PLAN |
| SHEET C5 | CONSTRUCTION DETAILS |
| SHEET C6 | EROSION & SEDIMENT CONTROL PLAN |
| SHEET C7 | CONSTRUCTION MANAGEMENT PLAN |


## CONTACT INFORMATION:

**PROPERTY OWNER:**
STEPHEN P. DIAMOND, TRUST
P.O. BOX 7120
CARMEL-BY-THE-SEA, CA 93921

**ARCHITECT:**
IDG
721 LIGHTHOUSE AVE
PACIFIC GROVE, CA 93950
CONTACT: JUN SILLANO

**CIVIL:**
LANDSET ENGINEERS
520-B CRAZY HORSE CANYON RD
SALINAS, CA 93907
CONTACT: GUY GIRAUDO

REGISTERED PROFESSIONAL ENGINEER – GUY R. GIRAUDO – No. 56569 – Exp. 06-30-27 – CIVIL – STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO 1/19/26


LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com


COVER SHEET

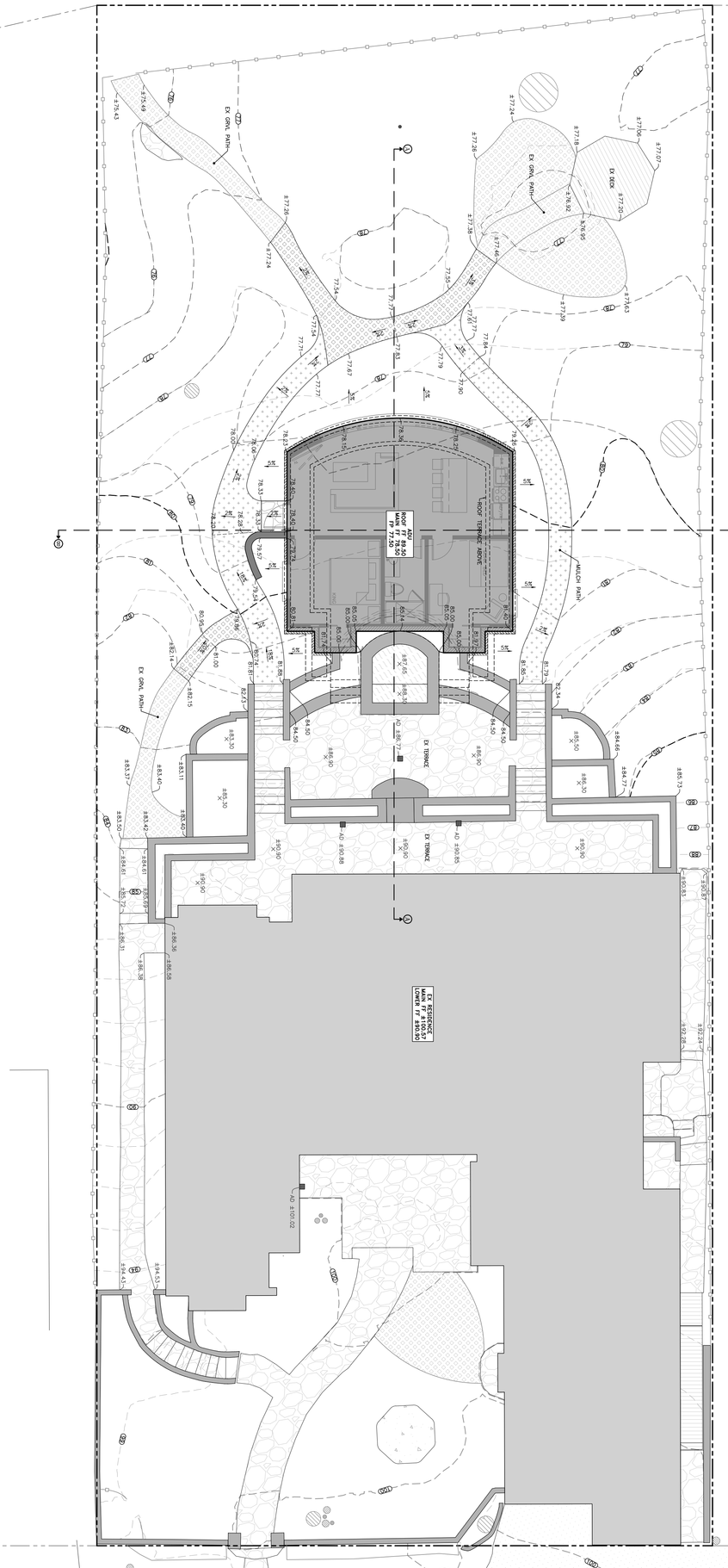
DIAMOND ADU
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 010-312-012
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
STEPHEN P. DIAMOND, TRUST

SCALE: AS SHOWN
DATE: JAN 2026
JOB No. 2092-02

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | | | |
| | | | |
| | 01/19/26 | JAN | SITE PLAN REVISIONS |
| | 11/13/25 | JAN | RELEASED TO CLIENT |

SHEET C1
OF 7 SHEETS

\\10.10.0.3\Landset_PROJECTS – LANDSET ENGINEERS\2092 – Diamond\2092-02 Civil ADU\DWG\Diamond_2092_CIVIL.dwg




GRADING & DRAINAGE PLAN

# DIAMOND ADU

## GRADING, DRAINAGE, AND EROSION CONTROL PLAN

A.P.N.: 010-312-012

CARMEL-BY-THE-SEA, CALIFORNIA

FOR

STEPHEN P. DIAMOND, TRUST

| No. | DATE | BY | REVISION |
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| | 01/19/26 | JAN | SITE PLAN REVISIONS |
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SCALE: 1" = 8'

DATE: JAN 2026

JOB No. 2092-02

SHEET C2 OF 7 SHEETS

LANDSET ENGINEERS, INC.
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APPROVED BY:

GUY R. GIRAUDO 1/19/26

REGISTERED PROFESSIONAL ENGINEER
Guy R. Giraudo
No. 56569
Exp. 06-30-27
CIVIL
STATE OF CALIFORNIA

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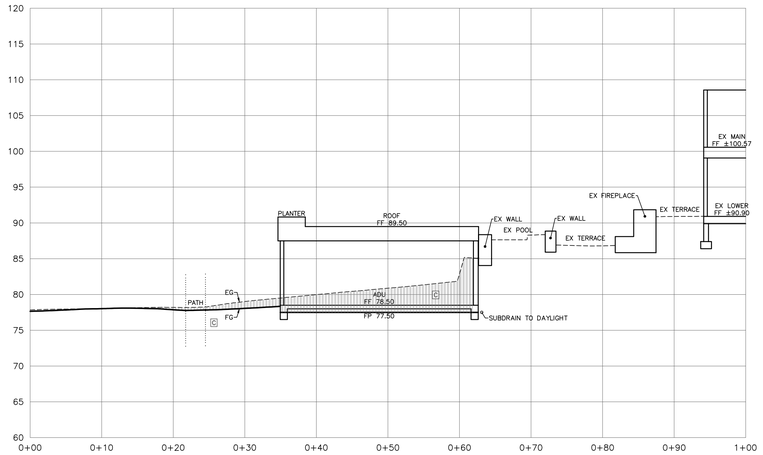


SECTION A-A

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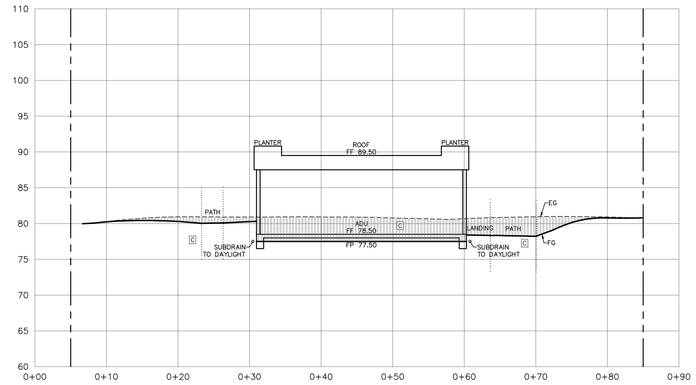


SECTION B-B

SCALE: 1"=10' H&V

APPROVED BY:

GUY R. GIRARDO

1/19/26

GRADING SECTIONS & DETAILS

# DIAMOND ADU

## GRADING, DRAINAGE, AND EROSION CONTROL PLAN

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CARMEL-BY-THE-SEA, CALIFORNIA

FOR

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SCALE: AS SHOWN

DATE: JAN 2026

JOB No. 2092-02

SHEET C3

OF 7 SHEETS

| No. | DATE | BY | REVISION |
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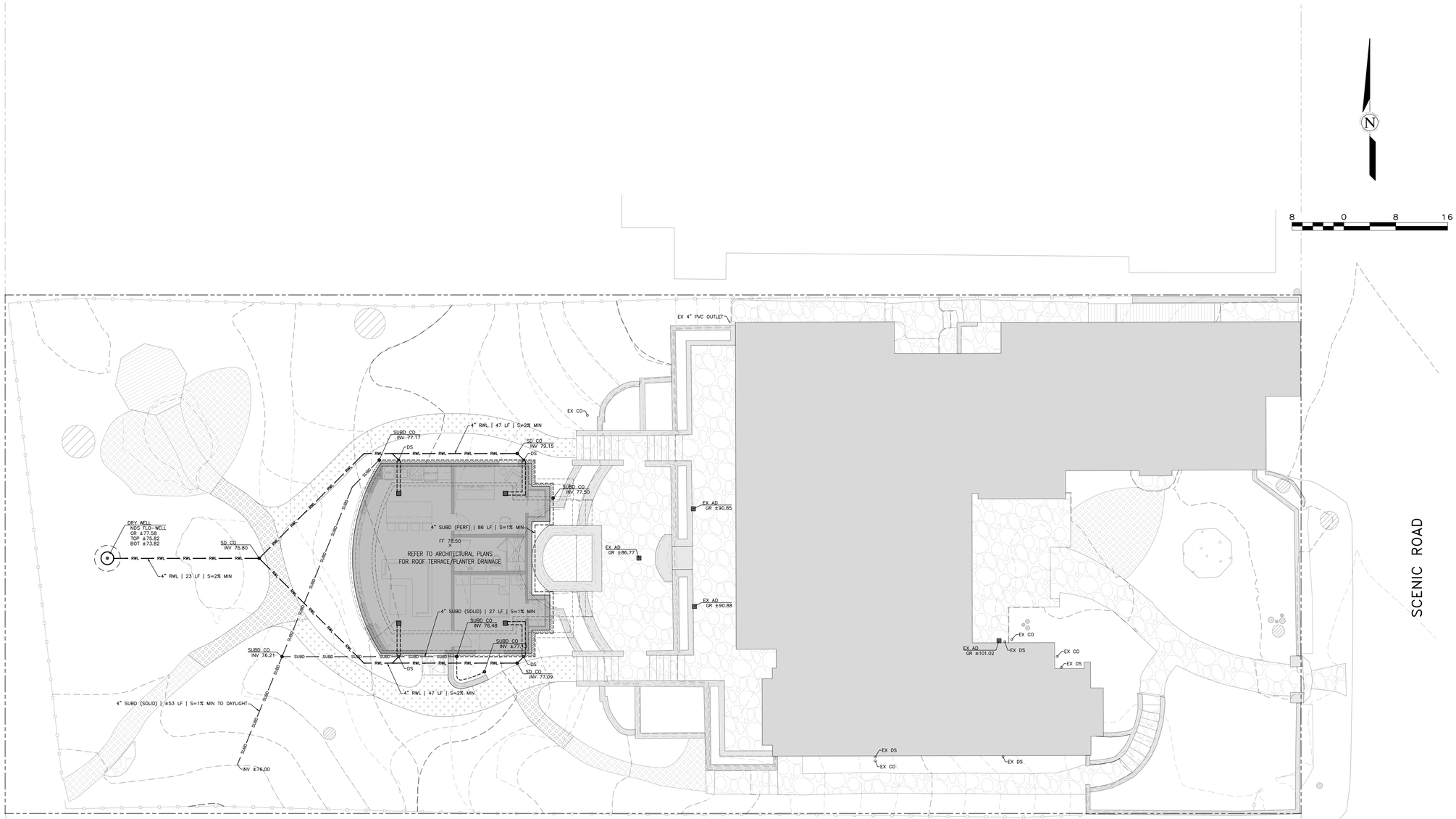


NOTES:

1) INFORMATION ABOUT EXISTING UTILITIES WAS COMPILED FROM THE SITE TOPOGRAPHIC MAP PREPARED BY LANDSET ENGINEERS, DATED 09/16/2020. THE LOCATIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
2) THE STORM DRAIN SYSTEM FOR THE EXISTING RESIDENCE SHALL REMAIN IN PLACE. THE CONTRACTOR SHALL TAKE STEPS TO CONFIRM THAT THE EXISTING SYSTEM IS IN GOOD WORKING ORDER, INCLUDING, BUT NOT LIMITED TO, REMOVING SILT/DEBRIS FROM ALL EXISTING INLETS, FLUSHING OUT EXISTING STORM DRAIN LINES, AND VERIFYING THE LOCATION OF THE OUTLET FOR THE SYSTEM. ANY ISSUES WITH THE EXISTING SYSTEM ENCOUNTERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF LANDSET ENGINEERS.
3) THE SUBDRAIN SYSTEM SHALL REMAIN INDEPENDENT OF THE SURFACE STORM DRAIN SYSTEM. UNDER NO CIRCUMSTANCES SHALL A DOWNSPOUT OR RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.

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REGISTERED PROFESSIONAL ENGINEER * VIRGINIA * STATE OF CALIFORNIA
11926

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UTILITY PLAN
DIAMOND ADU
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 010-312-012
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
STEPHEN P. DIAMOND, TRUST

SCALE: 1" = 8'
DATE: JAN 2026
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SHEET C4
OF 7 SHEETS

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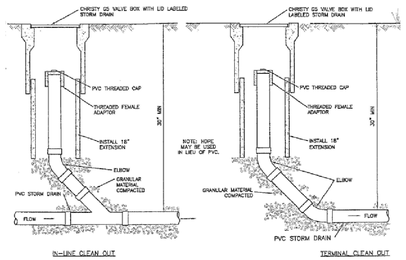
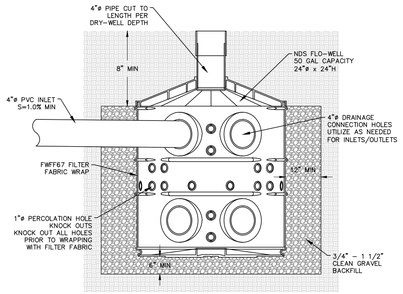
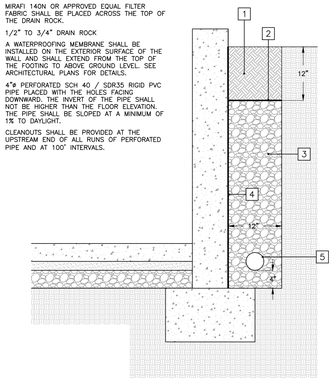



1 G5 STORM DRAIN CLEANOUT

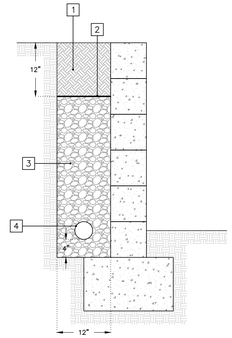



2 DRY WELL SYSTEM

1. 12" NATIVE CAP
2. MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
3. 1/2" TO 3/4" DRAIN ROCK
4. A WATERPROOFING MEMBRANE SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL. SEE ARCHITECTURAL PLANS FOR DETAILS.
5. 4"ø PERFORATED SCH 40 / SDR35 RIGID PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. THE INVERT OF THE PIPE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE PIPE SHALL BE SLOPED AT A MINIMUM OF 1% TO DAYLIGHT.
6. CLEANOUTS SHALL BE PROVIDED AT THE UPSTREAM END OF ALL RUNS OF PERFORATED PIPE AND AT 100' INTERVALS.




3 PERIMETER SUBDRAIN




1. 12" NATIVE CAP. TRENCH SURFACE SHALL BE RESTORED TO NATURAL/ORIGINAL CONDITION.
2. MIRAFI 140N OR APPROVED EQUAL FILTER FABRIC SHALL BE PLACED ACROSS THE TOP OF THE DRAIN ROCK.
3. 1/2" TO 3/4" DRAIN ROCK.
4. 4"ø PERFORATED SCH 40/SDR 35 RIGID PVC PIPE PLACED WITH THE HOLES FACING DOWNWARD. THE PIPE SHALL BE SLOPED AT A MINIMUM OF 1% TO DAYLIGHT.
5. CLEANOUTS SHALL BE PROVIDED AT THE UPSTREAM END OF ANY RUN OF PERFORATED PIPE, AT HORIZONTAL BENDS GREATER THAN 45°, AND AT A MAXIMUM SPACING OF 100'.

4 SUBDRAIN BEHIND RETAINING WALL

5

6

7

8

9

10

11

12

13

14

CONSTRUCTION DETAILS

# DIAMOND ADU

## GRADING, DRAINAGE, AND EROSION CONTROL PLAN

A.P.N.: 010-312-012

CARMEL-BY-THE-SEA, CALIFORNIA

FOR

STEPHEN P. DIAMOND, TRUST

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SHEET C5

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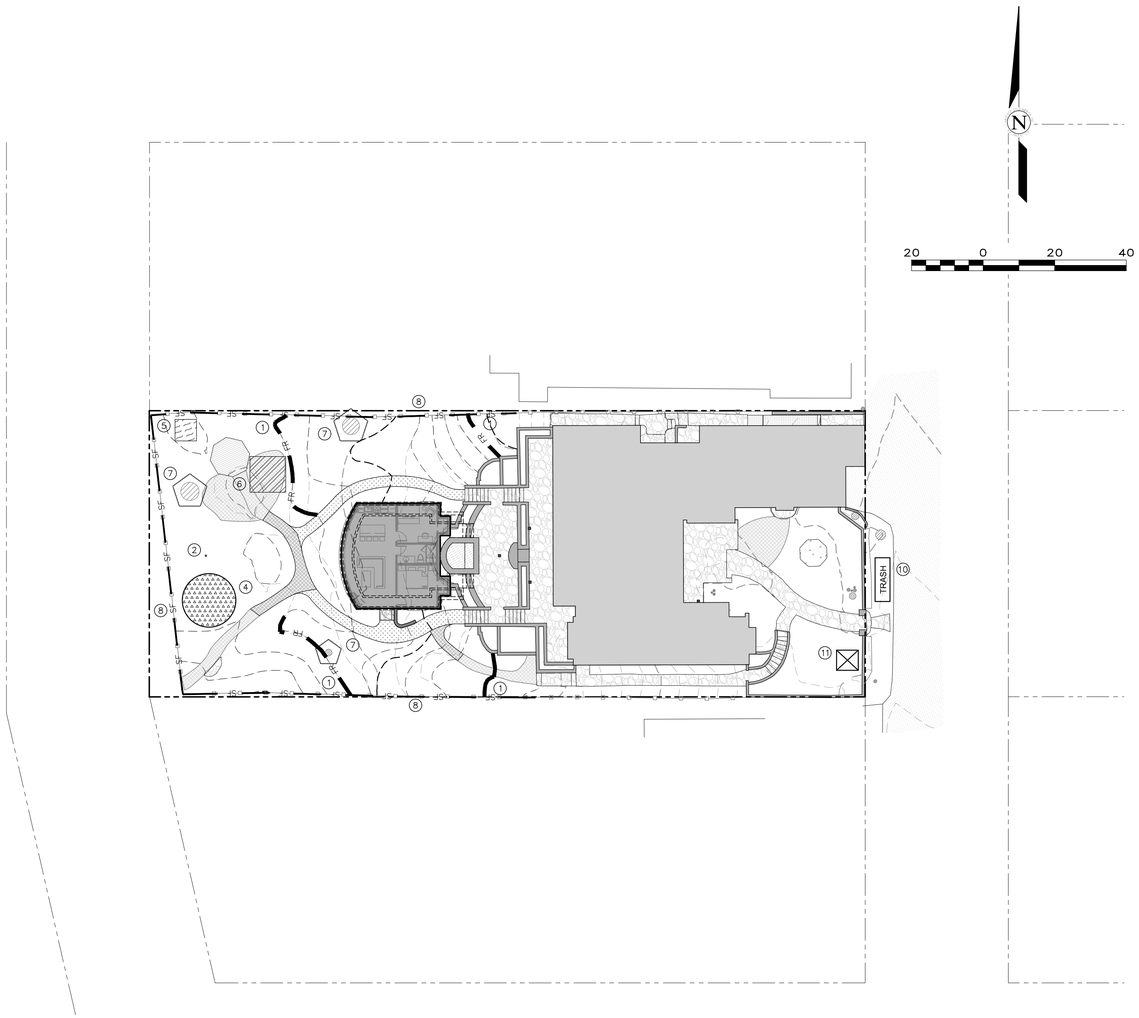
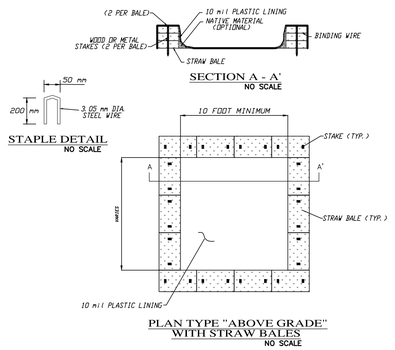
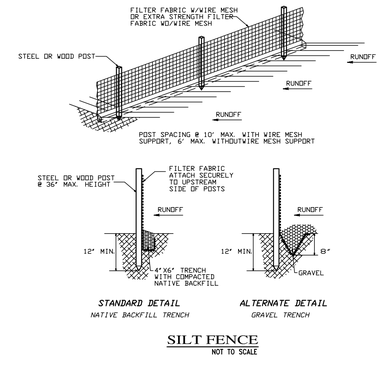
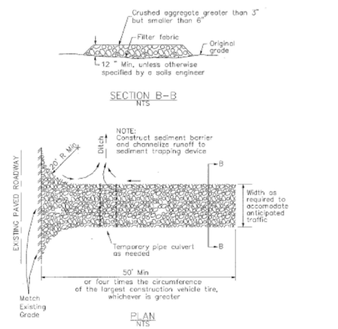



## CONCRETE WASHOUT
NOT TO SCALE




## SILT FENCE
NOT TO SCALE




## STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

## EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE AUTHORITY HAVING JURISDICTION EROSION CONTROL ORDINANCE.
2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
8) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
10) SEEDED AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATLEY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH AUTHORITY HAVING JURISDICTION GRADING AND EROSION CONTROL REGULATIONS.
12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

## BMP LEGEND:

① FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

② DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

③ STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

④ STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

⑤ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

⑥ CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

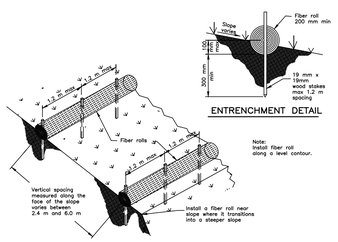
⑦ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

⑧ SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

⑨ N/A FOR INFORMATION ONLY — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

⑩ TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

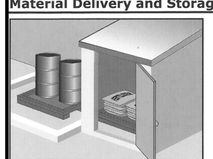
⑪ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.




## FIBER ROLL
NOT TO SCALE

## DETAILS
NOT TO SCALE

### Material Delivery and Storage WM-1



**Description and Purpose**
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMPs in this section.

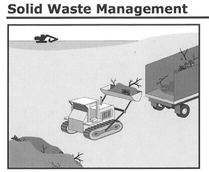
| Categories | |
|---|---|
| EC | Erosion Control |
| SE | Sediment Control |
| TC | Tracking Control |
| WE | Wind Erosion Control |
| NS | Non-Stormwater Management Control |
| WM | Waste Management and Materials Pollution Control ☑ |

Legend:
☑ Primary Category
☒ Secondary Category

| Targeted Constituents | |
|---|---|
| Sediment | ☐ |
| Nutrients | ☑ |
| Trash | ☑ |
| Metals | ☑ |
| Bacteria | ☐ |
| Oil and Grease | ☑ |
| Organics | ☑ |

**Potential Alternatives**
None

### Solid Waste Management WM-5



**Description and Purpose**
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

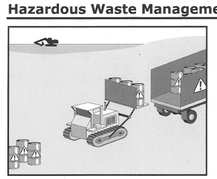
| Categories | |
|---|---|
| EC | Erosion Control |
| SE | Sediment Control |
| TC | Tracking Control |
| WE | Wind Erosion Control |
| NS | Non-Stormwater Management Control |
| WM | Waste Management and Materials Pollution Control ☑ |

Legend:
☑ Primary Objective
☒ Secondary Objective

| Targeted Constituents | |
|---|---|
| Sediment | ☑ |
| Nutrients | ☑ |
| Trash | ☑ |
| Metals | ☑ |
| Bacteria | ☐ |
| Oil and Grease | ☑ |
| Organics | ☑ |

**Potential Alternatives**
None

### Hazardous Waste Management WM-6



**Description and Purpose**
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

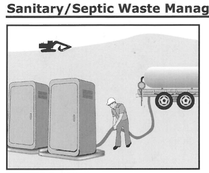
| Categories | |
|---|---|
| EC | Erosion Control |
| SE | Sediment Control |
| TC | Tracking Control |
| WE | Wind Erosion Control |
| NS | Non-Stormwater Management Control |
| WM | Waste Management and Materials Pollution Control ☑ |

Legend:
☑ Primary Objective
☒ Secondary Objective

| Targeted Constituents | |
|---|---|
| Sediment | ☐ |
| Nutrients | ☑ |
| Trash | ☑ |
| Metals | ☑ |
| Bacteria | ☑ |
| Oil and Grease | ☑ |
| Organics | ☑ |

**Potential Alternatives**
None

### Sanitary/Septic Waste Management WM-9



**Description and Purpose**
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

| Categories | |
|---|---|
| EC | Erosion Control |
| SE | Sediment Control |
| TC | Tracking Control |
| WE | Wind Erosion Control |
| NS | Non-Stormwater Management Control |
| WM | Waste Management and Materials Pollution Control ☑ |

Legend:
☑ Primary Category
☒ Secondary Category

| Targeted Constituents | |
|---|---|
| Sediment | ☐ |
| Nutrients | ☑ |
| Trash | ☑ |
| Metals | ☐ |
| Bacteria | ☑ |
| Oil and Grease | ☐ |
| Organics | ☑ |

**Potential Alternatives**
None

APPROVED BY:
GUY R. GIRARDO
No. 56569 Exp. 06-30-27 CIVIL
REGISTERED PROFESSIONAL ENGINEER * VIRGINIA * STATE OF CALIFORNIA
1/19/26

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Office (831) 443-9700 Fax (831) 443-3801
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EROSION & SEDIMENT CONTROL PLAN
DIAMOND ADU
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 010-312-012
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
STEPHEN P. DIAMOND, TRUST

SCALE: 1" = 20'
DATE: JAN 2026
JOB No. 2092-02

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | | | |
| | | | |
| | 01/19/26 | JAN | SITE PLAN REVISIONS |
| | 11/13/25 | JAN | RELEASED TO CLIENT |

SHEET C6
OF 7 SHEETS

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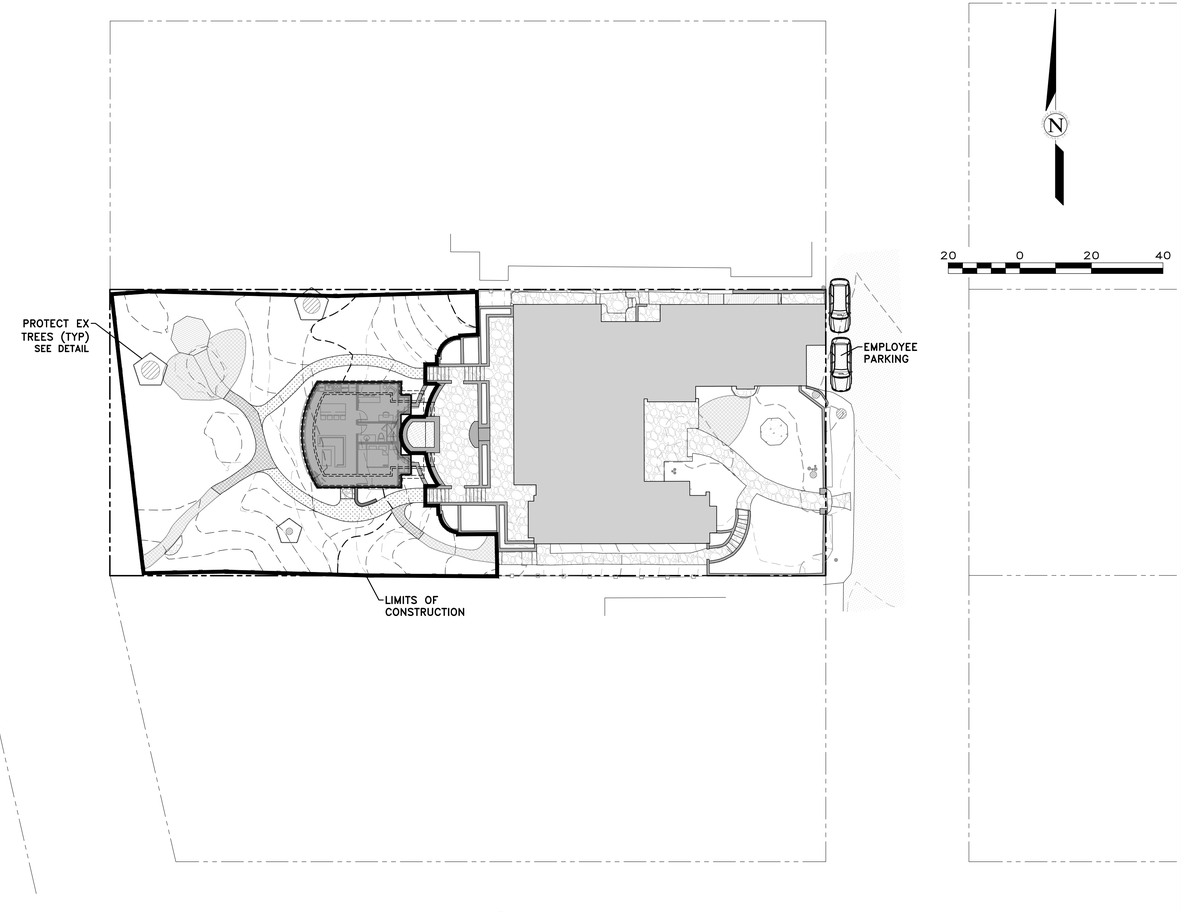



A PLAN
SCALE: 1" = 20'

SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 175 CY OF CUT & 5 CY OF FILL.

CONSTRUCTION STAGING:
A. MOBILIZE, CLEAR AND GRUB

B. SITE GRADING

C. UTILITY INSTALLATION

D. CONSTRUCT STRUCTURE

E. INSTALL PAVERS AND LANDSCAPING

F. SITE CLEANING, PUNCH LIST

MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY. SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTES:
HAUL TRUCKS SHALL BACK ONTO THE SITE FROM SCENIC RD. HAUL TRUCKS WILL EXIT THE SITE, HEADING NORTH ON SCENIC RD. THEY WILL THEN FOLLOW THE ROUTE SHOWN IN DETAIL B, FROM SCENIC RD TO OCEAN AVE TO CA HWY 1. FLAGGERS SHALL BE STATIONED ON SCENIC RD AS TRUCKS BACK FROM THE PUBLIC RIGHT-OF-WAY ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

TRUCK STAGING AREA:
VEHICLES OR TRUCKS SHALL NOT QUEUE ON SCENIC RD. TRUCKS SHALL QUEUE OFFSITE AND BE DIRECTED TO APPROACH THE SITE BY ONSITE PERSONNEL VIA RADIO OR PHONE.

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ON SITE WHENEVER POSSIBLE. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

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

NUMBER OF EMPLOYEES ONSITE PER DAY: APPROXIMATELY 10-20

NUMBER OF TRUCK TRIPS/DAY: 4

AMOUNT OF GRADING/DAY: 80 C.Y.

HOURS OF OPERATION/DAY: 8

DAYS OF OPERATION: MONDAY THROUGH FRIDAY

TIME OF OPERATION: 8:00 AM - 4:30 PM

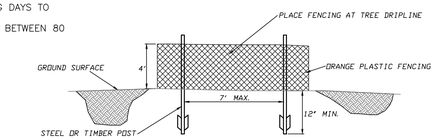
PROJECT SCHEDULING: PROJECTED START DATE IS JANUARY 1, 2027. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

TRUCK TRIP GENERATION CHART:

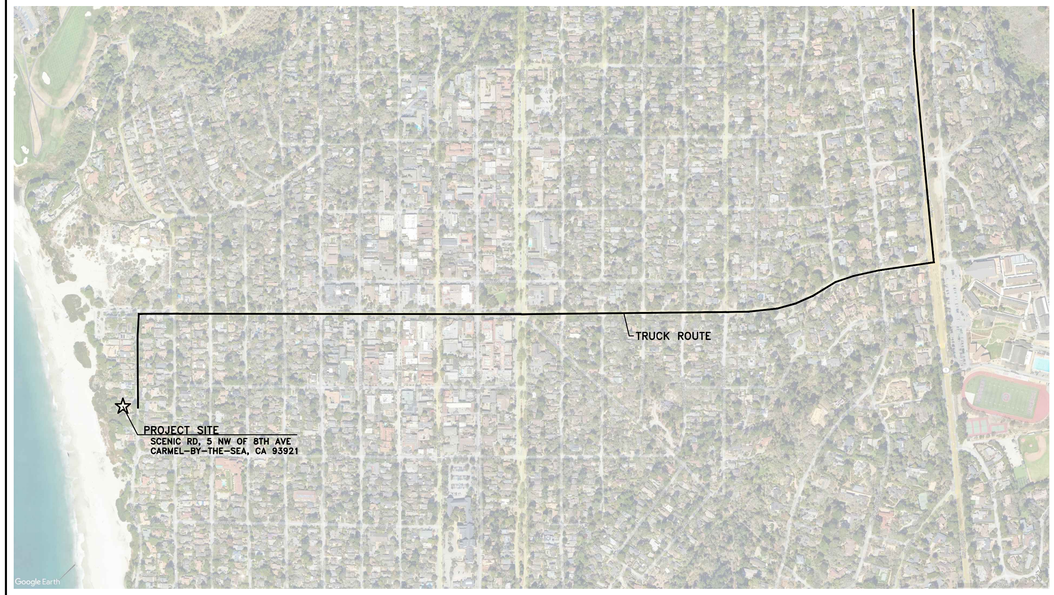
| CATEGORY | NO. OF TRUCK TRIPS | TOTAL DAYS |
|---|---|---|
| DEMOLITION | 4 | 5 |
| GRADING & SOIL REMOVAL (EXPORT) | 8 | 2 |
| ENGINEERING MATERIALS (IMPORT) | – | – |
| TOTALS | 12 | 7 |

TRUCK TRIP GENERATION NOTES:

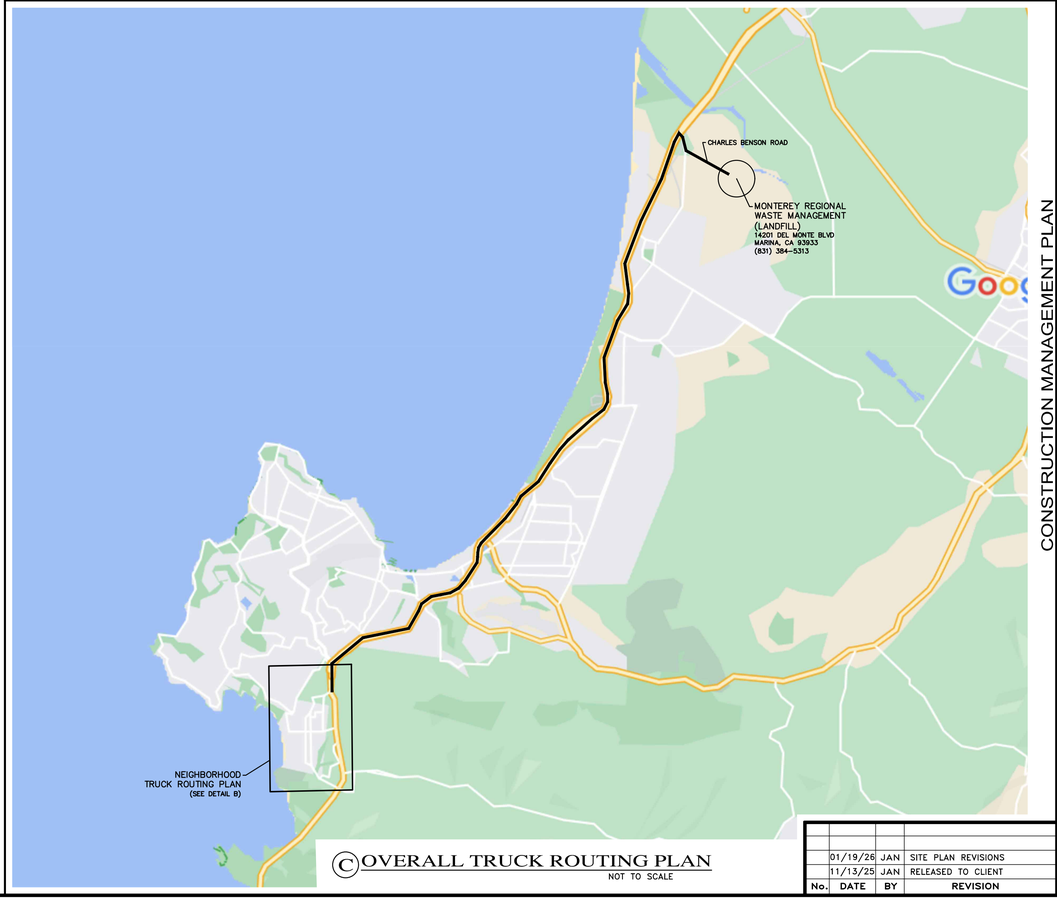
1. TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
2. THERE ARE APPROXIMATELY 170 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.




ESA FENCING
NOT TO SCALE




B NEIGHBORHOOD TRUCK ROUTING PLAN
NOT TO SCALE




C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

| No. | DATE | BY | REVISION |
|---|---|---|---|
| | 01/19/26 | JAN | SITE PLAN REVISIONS |
| | 11/13/25 | JAN | RELEASED TO CLIENT |

APPROVED BY:
GUY R. GIRARDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, CA 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landsetengr.com

CONSTRUCTION MANAGEMENT PLAN

# DIAMOND ADU
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 010-312-012
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
STEPHEN P. DIAMOND, TRUST

SCALE: 1" = 20'
DATE: JAN 2026
JOB No. 2092-02

SHEET C7
OF 7 SHEETS

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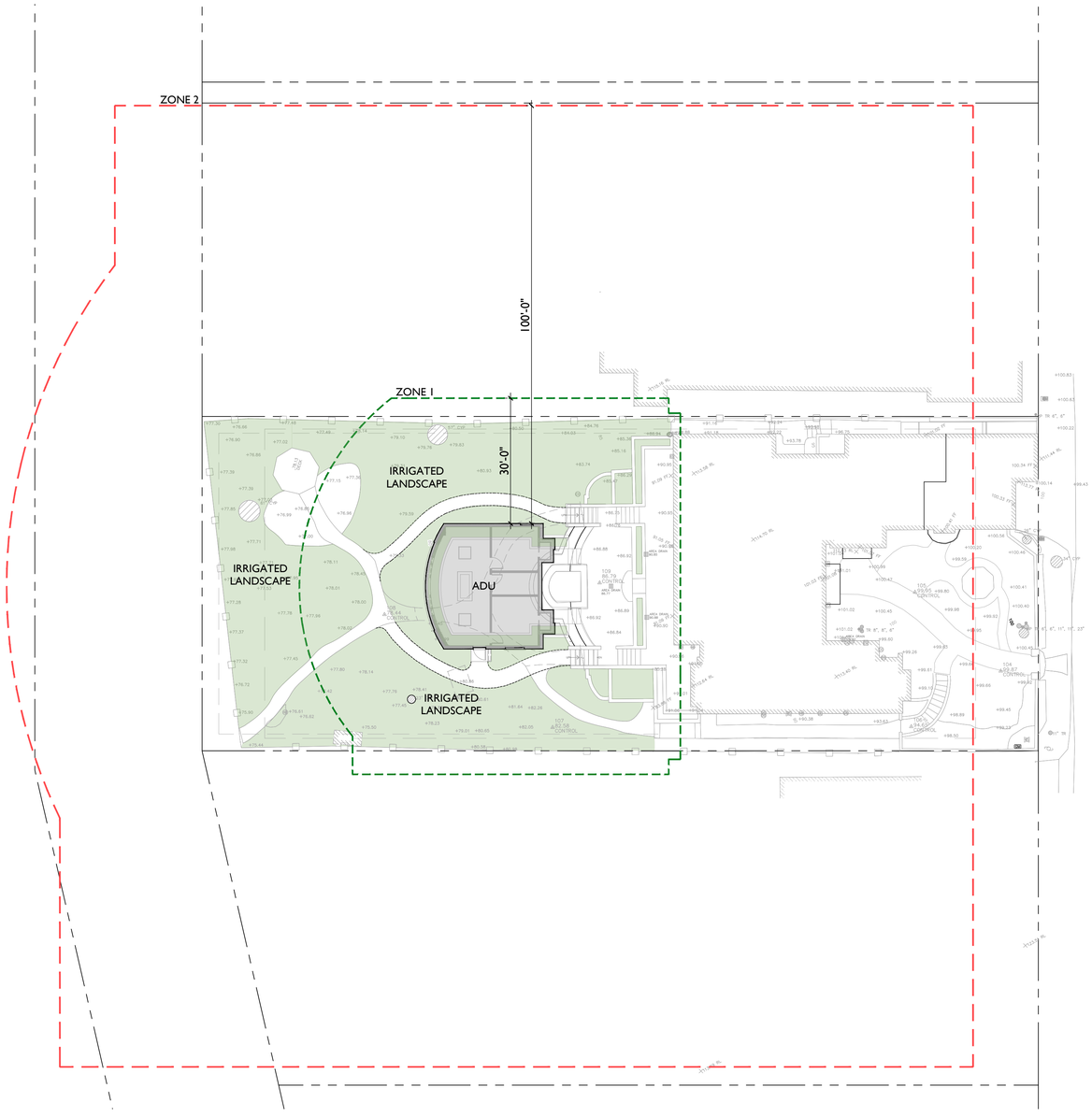


## SHEET INDEX

| SHEET NO: | CONTENTS: |
|---|---|
| L-1.0 | FUEL MANAGEMENT PLAN |
| L-2.0 | PLANTING NOTES |
| L-2.1 | PLANTING PLAN |
| L-3.0 | IRRIGATION NOTES |
| L-3.1 | IRRIGATION PLAN |

## LEGEND

ZONE 1: ZONE EXTENDS 30 FEET FROM ALL SIDES OF BUILDINGS, STRUCTURES, DECKS, ETC OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:

- REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS (VEGETATION)
- REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YARD, ROOF, AND RAIN GUTTERS.
- TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
- REMOVE BRANCHES THAT HANG OVER ROOFS AND KEEP DEAD BRANCHES A MINIMUM OF 10 FEET AWAY FROM CHIMNEYS AND STOVEPIPES.
- WOOD PILES ARE PROHIBITED WITHIN THIS ZONE. RELOCATE WOOD PILES TO ZONE 2.
- REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
- REMOVE OR PRUNE FLAMMABLE ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES, AND STAIRS.
- CREATE A SEPARATION BETWEEN TREES, SHRUBS, AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.
- MAINTAIN A TREE, SHRUB OR OTHER PLANT ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
- MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER VEGETATIVE MATERIALS. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS

ZONE 2: ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS ETC. OR TO THE PROPERTY LINE WHICHEVER IS CLOSER. FUELS SHALL BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE ITEMS STIPULATED BELOW DO NOT APPLY TO SINGLE SPECIMENS OF TREES OR OTHER VEGETATION THAT ARE WELL-PRUNED AND MAINTAINED SO AS TO EFFECTIVELY MANAGE FUELS AND NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM OTHER NEARBY VEGETATION TO A STRUCTURE OR FROM A STRUCTURE TO THE OTHER NEARBY VEGETATION. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:

- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
- CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
- CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS, AND TREES.
- REMOVE ALL DEAD TREES.
- REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES.
- ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

ZONE 1 AND 2 - 'OUTBUILDINGS' AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.

FUEL MANAGEMENT TO FOLLOW PUBLIC RESOURCE CODE 4291 AS DEVELOPED BY CALIFORNIA'S DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE).

CLEARING BEYOND THE PROPERTY LINE MAY ONLY BE REQUIRED IF THE STATE LAW, LOCAL ORDINANCE, RULE, OR REGULATION INCLUDES FINDINGS THAT THE CLEARING IS NECESSARY TO SIGNIFICANTLY REDUCE THE RISK OF TRANSMISSION OF FLAME OR HEAT SUFFICIENT TO IGNITE THE STRUCTURE AND THERE IS NO FEASIBLE MITIGATION MEASURES POSSIBLE TO REDUCE THE RISK OF IGNITION OR SPREAD OF WILDFIRE TO THE STRUCTURE. CLEARANCE ON THE ADJACENT PROPERTY SHALL ONLY BE CONDUCTED FOLLOWING WRITTEN ON CONSENT BY THE ADJACENT LANDOWNER.

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

16 0 16 32

N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6532
Signature
11-30-27
Renewal Date
10-31-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

DIAMOND ADU

PROJECT ADDRESS:

SCENIC ROAD, 5 NW OF 8TH AVE
CARMEL, CA 93923
APN: 010-312-012

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2025-28
DATE: 10/31/2025

REVISIONS:

| DATE | DESCRIPTION |
|---|---|
| 01/16/2026 | CITY RESUBMITTAL |

SHEET NAME:

FUEL MANAGEMENT PLAN

SHEET NO:

L-1.0

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***ACHILLEA MILLEFOLIUM***
COMMON YARROW

***ARCTOSTAPHYLOS D. 'SENTINEL'***
SENTINEL VINE HILL MANZANITA

***ARCTOSTAPHYLOS 'EMERALD CARPET'***
EMERALD CARPET MANZANITA

***ACTOSTAPHYLOS 'PACIFIC MIST'***
PACIFIC MIST MANZANITA

***ARTEMESIA PYCNOCEPHALA***
DUNE SAGEWORT

***CEANOTHUS GRISEUS***
CARMEL CEANOTHUS

***JUNCUS PATENS***
GREY RUSH

***LOMANDRA CONFERTIFOLIA 'POM POM'***
SHORTY MAT RUSH

***LOMANDRA 'PLATINUM BEAUTY'***
PLATINUM BEAUTY LOMANDRA

***ROSEMARINUS P. 'HUNTINGTON CARPET'***
HUNTINGTON CARPET ROSEMARY

## GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
2. CONTRACTOR TO TAKE SAMPLES OF PLANTING AREA SOIL, FROM 0"-12" DEEP FROM AT LEAST THREE SEPARATE LOCATIONS FROM PLANTING AREAS ON THE SITE, MIXED TO FORM A SINGLE COMPOSITE SAMPLE. COMBINED VOLUME OF COMPOSITE SAMPLE SHALL BE AT LEAST 1-QUART. SAMPLE LOCATIONS SHALL BE MARKED ON THE PLANTING PLAN AND SHALL BE REPRESENTATIVE OF SITE CONDITIONS AND PROPOSED PLANTING TYPES.
3. FORWARD THE COMPOSITE SAMPLES TO THE TESTING LABORATORY FOR TESTING AND THEIR RECOMMENDATIONS AS TO EXACT FERTILIZERS AND SOIL AMENDMENTS TO BE USED IN PLANTING, WAYPOINT ANALYTICAL A05-2 COMPLETE ANALYSIS.
   LAB REPORT TO INCLUDE RECOMMENDATION LETTER AND TESTING RESULTS.
   LAB REPORT TO INCLUDE AN ESTIMATED INFILTRATION RATE FOR SOIL TESTED.
   LAB REPORT TO NOTE THE PROPOSED PLANTING TYPES SPECIFIC TO THE PROJECT, GROUND-COVERS, NATIVE GRASSES AND TREES.
4. AMENDMENT AND FERTILIZER RECOMMENDATIONS BY THE TESTING LAB SHALL BE SPECIFIC TO THE PROPOSED AMENDMENTS TO BE USED AND INCLUDE THE AMENDMENT LAB TEST / SAMPLE ID NUMBER AND TESTING DATE AS REFERENCE. GENERIC RECOMMENDATIONS WILL BE REJECTED AND WILL REQUIRE SPECIFIC RECOMMENDATIONS TO BE OBTAINED FROM THE TESTING LAB.
5. FOR BIDDING PURPOSES ASSUME SOIL AMENDMENT FERTILIZER TO BE COMMERCIAL FERTILIZER, 16-6-8 (N-P-K) UNIFORM PELLET, EXACT FERTILIZER TO BE DETERMINED BY TESTING LAB ANALYSIS.
6. INSTALL COMMERCIAL PLANT FERTILIZER PACKETS / TABLETS, TWO-YEAR CONTROLLED -RELEASE 20-10-05 (N-P-K). BEST TABS BY SIMPLOT PROFESSIONAL PRODUCTS, AGRIFORM BY THE SCOTTS COMPANY.
7. SOIL AMENDMENTS TO BE MINERALIZED AND NITRIFIED BARK OR SAWDUST, WITH WETTING AGENT AND PROPERLY PULVERIZED, CONTAINING A MINIMUM OF 270LBS. PER CUBIC YARD OF ORGANIC MATTER. SUBMIT SAMPLE ANALYSIS FOR APPROVAL.
8. AMENDMENT CHEMISTRY – SUITABILITY CONSIDERATIONS
   1.NITROGEN (DRY WEIGHT BASIS): 0.4 TO 0.6%
   2.IRON (MINIMUM): 0.08%
   3.ORGANIC CONTENT: ABOVE 17%
   4.CARBON:NITROGEN RATIO: BELOW 25
   5. PH: BELOW 8.0
   6.SALINITY (ECE): A VALUE SUCH THAT WHEN COMBINED WITH THE EXISTING SITE SOIL AT A USE RATE DETERMINED BY THE TESTING LAB ANALYSIS, THE SALINITY OF THE AMENDED SOIL SHALL NOT EXCEED 4.0 DS/M (MMHOS/CM).
9. GYPSUM (IF REQUIRED BY EXISTING SOILS TEST): AGRICULTURAL GRADE, OMRI LISTED.
   1.CAL-SUL PELLETIZED GYPSUM BY NORTH PACIFIC, PORTLAND OR
   2.ULTRA FINE AG GYPSUM BY WESTERN MINING & MINERALS
   3 .APPROVED EQUAL.
10. SULFUR (IF REQUIRED BY EXISTING SOILS TEST): GRANULAR DEGRADABLE SULFUR PRODUCT, TIGER 90CR ORGANIC 0-0-0-90 SULFUR BY TIGERSUL.COM, OR APPROVED EQUAL.
11. ALL PLANTING AREAS TO BE CULTIVATED TO A MINIMUM DEPTH OF 10". SOIL AMENDMENTS AND COMMERCIAL FERTILIZERS TO BE APPLIED AT THE RATES SPECIFIED IN THE TESTING LAB ANALYSIS.
12. CROSS-RIP OR CULTIVATE SUB-GRADE TO THE 10" MINIMUM DEPTH. ADD WATER IF NECESSARY AND CONTINUE RIPPING OR CULTIVATION UNTIL THE ENTIRE SPECIFIED DEPTH IS LOOSE AND FRIABLE. CROSS RIPING SHALL INCLUDE AREAS IN BETWEEN TREE AND PLANT PITS. UPON COMPLETION OF CROSS RIPPING APPLY THE AMENDMENTS AS SPECIFIED IN THE TESTING LAB ANALYSIS. SETTLE THE SOIL WITH WATER AS NEEDED AND REGRADE HIGH/LOW AREAS TO CREATE A SMOOTH FINISH GRADE.
13. UNIFORMLY SPREAD AND INCORPORATED THE MATERIALS TO OBTAIN A HOMOGENEOUSLY BLENDED SOIL, 6-INCHES IN DEPTH. IF GYPSUM AND/OR SULFUR ARE REQUIRED TO BE ADDED AS PART OF AMENDMENTS PER SOILS REPORT FROM THE TESTING LAB, MANUALLY WATER THE AMENDED SOILS USING IMPACT SPRINKLERS OR HOSE-END SPRINKLERS - TO APPLY 1/2-INCH OF WATER OVER ALL PLANTING AREAS. EXISTING SOILS WITH HIGH ALKALINITY AS DETERMINED BY THE SOILS REPORT FROM THE TESTING LAB WILL BE REQUIRED TO BE SIMILARLY MANUALLY WATERED TO LEACH THE SALTS DEEPER INTO THE SOIL, AMOUNT OF WATER TO BE DETERMINED BY THE TESTING LAB.
14. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
15. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
16. INSTALL GOPHER BASKETS ON ALL CONTAINER PLANTS. BASKET SHALL PROVIDE A MINIMUM OF 6 INCHES CLEARANCE ALL AROUND THE ROOT BALL. TOP OF BASKET SHALL BE FLUSH TO THE ROOT BALL TOP.
17. INSTALL GOPHER WIRE UNDER ALL AREAS OF NATURAL TURF AND RED FESUCE. GOPHER WIRE TO BE OVERLAPPED AT ALL SEAMS A MINIMUM OF 3" AND STAPLE SEAMS AND EDGES A MINIMUM OF 12" O.C. OR TIGHTER IF NEEDED TO REMOVE BUBBLED AREAS OF WIRE. STAPLES TO BE DEEP ENOUGH TO FIRMLY ANCHOR THE WIRE WITHOUT DISTORTING ITS SHAPE. INSTALL EXTRA STAPLES IN AREAS WHERE THE WIRE IS BUBBLED OR NOT MAKING FULL CONTACT WITH THE GROUND BELOW.
18. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
19. ALL PLANTING SOIL USED ON STRUCTURES TO BE A LIGHT WEIGHT SOIL MIX INTENDED FOR USE ON STRUCTURES - CONTRACTOR TO PROVIDE SATURATED SOIL WEIGHT PRIOR TO INSTALLING SOIL FOR CONFIRMATION THAT IT IS BELOW THE STRUCTURAL MAXIMUM.

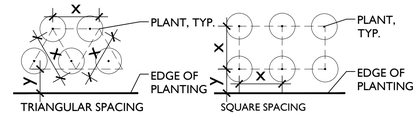
## PLANT LEGEND

| *WUC | CODE | BOTANICAL NAME | COMMON NAME | SIZE | CHARACTER |
|---|---|---|---|---|---|
| | | SHRUBS | | | |
| L | Am | ACHILLEA MILLEFOLIUM | COMMON YARROW | 4" POT | |
| L | Ad | ARCTOSTAPHYLOS D. 'SENTINEL' | SENTINEL VINE HILL MANZANITA | 15 GAL. | |
| L | Ae | ARCTOSTAPHYLOS 'EMERALD CARPET' | EMERALD CARPET MANZANITA | 1 GAL. | |
| L | Ap | ARCTOSTAPHYLOS 'PACIFIC MIST' | PACIFIC MIST MANZANITA | 1 GAL. | |
| L | Ar | ARTEMISIA PYCNOCEPHALA | DUNE SAGEWORT | 1 GAL. | |
| L | Cg | CEANOTHUS GRISEUS | CARMEL CEANOTHUS | 1 GAL. | |
| L | Jp | JUNCUS PATENS | GREY RUSH | 1 GAL. | |
| L | Ls | LOMANDRA C. 'POM POM' | SHORTY MAT RUSH | 1 GAL. | |
| L | Lp | LOMANDRA 'PLATINUM BEAUTY' | PLATINUM BEAUTY LOMANDRA | 1 GAL. | |
| L | Rf | ROSEMARINUS P. 'HUNTINGTON CARPET' | HUNTINGTON CARPET ROSEMARY | 1 GAL. | |
| | | MISCELLANEOUS | | | |
| | | MULCH | | | |
| | HDR | METAL EDGING: WELD ALL JOINTS AND PRIME AND PAINT ONCE WELDED. | | | |

## * WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES,
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

## PLANT SPACING AND PLANTING SETBACK DIAGRAM




1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

## REFERENCE NOTES

(1) WATERPROOFING OF ROOF TOP PLANTER BY ARCHITECT - INSTALL WITH SUITABLE DRAINAGE SYSTEM AND LIGHT WEIGHT SOIL MIX ENGINEERED FOR MAXIMUM ALLOWABLE SATURATED SOIL WEIGHT PER STRUCTURAL DESIGN - MINIMUM SOIL DEPTH TO BE 12".

## MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

| SIGNED | SIMON PHILLIPS | 4532 | 10-31-2025 |
|---|---|---|---|
| | NAME | CLA# | DATE |


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617


LICENSED LANDSCAPE ARCHITECT
SIMON PHILLIPS
NO. 4532
Signature
11-30-27
Renewal Date
10-31-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

DIAMOND ADU

PROJECT ADDRESS:

SCENIC ROAD, 5 NW OF 8TH AVE
CARMEL, CA 93923
APN: 010-312-012

ISSUANCE:
PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2025-28
DATE: 10/31/2025

REVISIONS:

| DATE | DESCRIPTION |
|---|---|
| 01/16/2026 | CITY RESUBMITTAL |

SHEET NAME:

PLANTING NOTES

SHEET NO:

L-2.0

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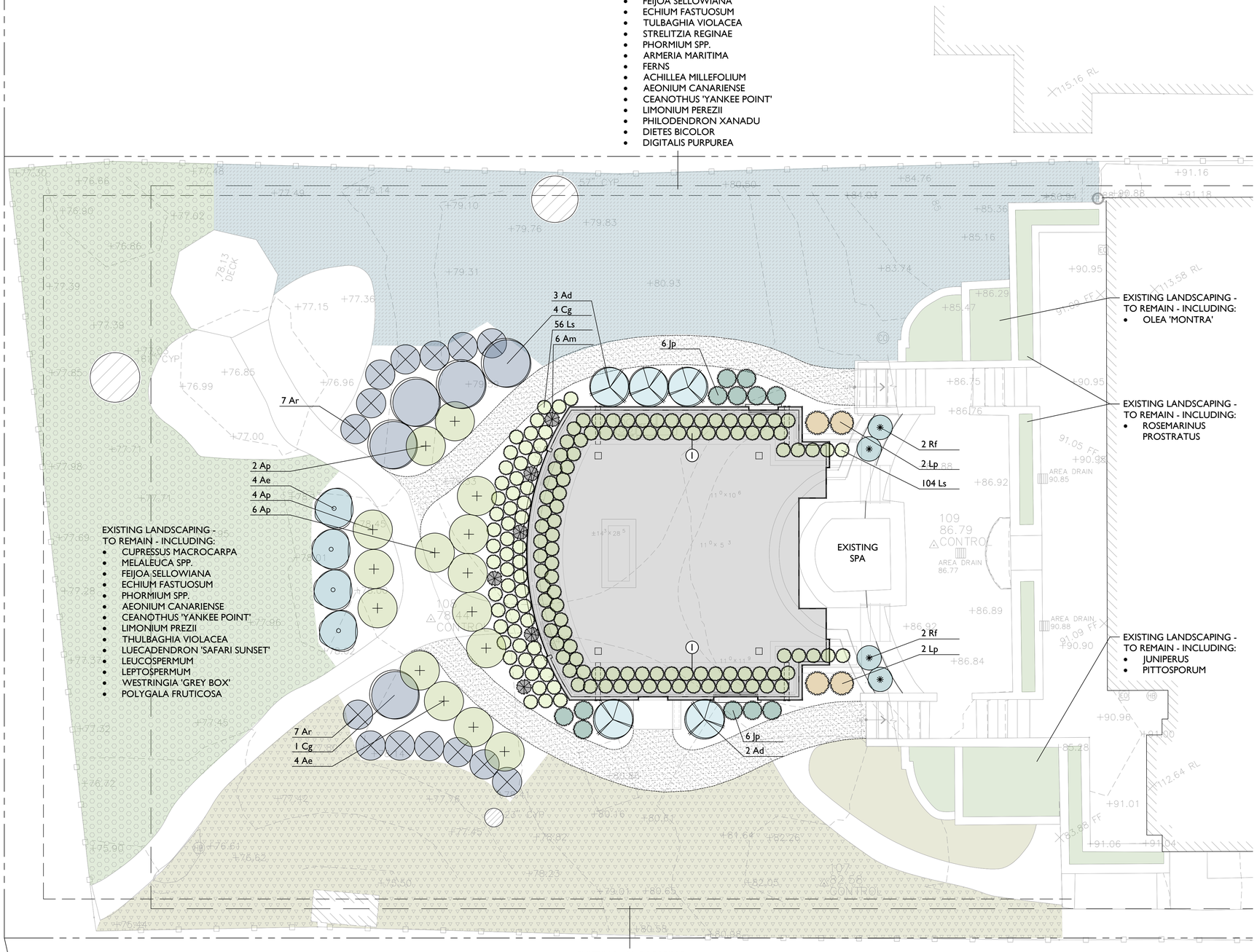
EXISTING LANDSCAPING -
TO REMAIN - INCLUDING:
- CUPRESSUS MACROCARPA
- WESTRINGIA 'GREY BOX'
- FEIJOA SELLOWIANA
- ECHIUM FASTUOSUM
- TULBAGHIA VIOLACEA
- STRELITZIA REGINAE
- PHORMIUM SPP.
- ARMERIA MARITIMA
- FERNS
- ACHILLEA MILLEFOLIUM
- AEONIUM CANARIENSE
- CEANOTHUS 'YANKEE POINT'
- LIMONIUM PEREZII
- PHILODENDRON XANADU
- DIETES BICOLOR
- DIGITALIS PURPUREA

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- AEONIUM CANARIENSE
- CEANOTHUS 'YANKEE POINT'
- LIMONIUM PREZII
- THULBAGHIA VIOLACEA
- LUECADENDRON 'SAFARI SUNSET'
- LEUCOSPERMUM
- LEPTOSPERMUM
- WESTRINGIA 'GREY BOX'
- POLYGALA FRUTICOSA

EXISTING LANDSCAPING -
TO REMAIN - INCLUDING:
- OLEA 'MONTRA'

EXISTING LANDSCAPING -
TO REMAIN - INCLUDING:
- ROSEMARINUS PROSTRATUS

EXISTING LANDSCAPING -
TO REMAIN - INCLUDING:
- JUNIPERUS
- PITTOSPORUM

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- ALOE
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- FERNS
- AEONIUM CANARIENSE
- CEANOTHUS 'YANKEE POINT'
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## PLANT LEGEND

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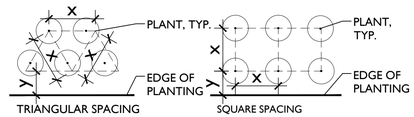
## PLANT SPACING AND PLANTING SETBACK DIAGRAM




1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

## REFERENCE NOTES

(1) WATERPROOFING OF ROOF TOP PLANTER BY ARCHITECT - INSTALL WITH SUITABLE DRAINAGE SYSTEM AND LIGHT WEIGHT SOIL MIX ENGINEERED FOR MAXIMUM ALLOWABLE SATURATED SOIL WEIGHT PER STRUCTURAL DESIGN - MINIMUM SOIL DEPTH TO BE 12".

## MWELO COMPLIANCE STATEMENT

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| SIGNED | NAME | CLA# | DATE |
|---|---|---|---|
| | SIMON PHILLIPS | 4532 | 10-31-2025 |

SCALE: 3/16"= 1'-0"
0 4 8 16 N


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
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LICENSED LANDSCAPE ARCHITECT
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SHEET NAME:

SHEET NO:

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**WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL**

Project Name Diamond Residence
Project Number 25-28
**Reference Evapotranspiration (ETo)** 49.70

| Hydrozone # /Planting Description[a] | Plant Factor (PF) | Irrigation Method[b] | Irrigation Efficiency (IE)[c] | ETAF (PF/IE) | Landscape Area (sq ft) | ETAF x Area | Estimated Total Water Use (ETWU)[e] |
|---|---|---|---|---|---|---|---|
| **Regular Landscape Areas** | | | | | | | |
| 1 ADU Roof Terrace | 0.3 | drip | 0.81 | 0.37 | 213 | 78.89 | 2430.88 |
| 2 ADU Planting | 0.3 | drip | 0.81 | 0.37 | 167 | 61.85 | 1905.90 |
| 3 Back Garden | 0.3 | drip | 0.81 | 0.37 | 648 | 240.00 | 7395.36 |
| | | | | Totals (A) | 1028 (B) | 380.74 | 11732.15 |
| **Special Landscape Areas** | | | | | | | |
| | | | | 1.00 | | 0.00 | 0.00 |
| | | | | Totals (C ) | 0 (D) | 0.00 | 0.00 |
| | | | | | | ETWU Total (Gallons) | 11732.15 |
| | | | | | | Maximum Allowed Water Allowance (MAWA)[e] (Gallons) | 17422.24 |
| | | | | | | ETWU (Acre Feet) | 0.04 |
| | | | | | | MAWA (Acre Feet) | 0.05 |

*[a]Hydrozone #/Planting Description*
*E.g*
*1.) front lawn*
*2.) low water use plantings*
*3.) medium water use planting*

*[b]Irrigation Method*
*overhead spray*
*or drip*

*[c]Irrigation Efficiency*
*0.75 for spray head*
*0.81 for drip*

*[e]ETWU* **(Annual Gallons Required) =**
*Eto x 0.62 x ETAF x Area*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

***MAWA (Annual Gallons Allowed) =** (Eto) ( 0.62) [ (ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

Regular Landscape Areas

| | | |
|---|---|---|
| Total ETAF x Area | (B) | 380.74 |
| Total Area | (A) | 1028.00 |
| **Average ETAF** | **B ÷ A** | 0.37 |

**Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.**

All Landscape Areas

| | | |
|---|---|---|
| Total ETAF x Area | (B+D) | 380.74 |
| Total Area | (A+C) | 1028.00 |
| **Sitewide ETAF** | **(B+D) ÷ (A+C)** | 0.37 |

## GENERAL NOTES

1. WARRANTY:
CONTRACTOR TO WARRANT THE IRRIGATION SYSTEM FOR ONE YEAR FOLLOWING INSTALLATION FROM DATE OF ACCEPTANCE. SYSTEM SHALL BE WARRANTIED FOR DEFECTIVE MATERIALS AND INSTALLATION ISSUES.

2. VERIFICATION:
FOR NEW SYSTEMS, DESIGN IS BASED ON 40 P.S.I. AND 20.P.M. REQUIRED AT DISCHARGE OUTLET OF POINT OF CONNECTION. VERIFY SAME AND NOTIFY OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING ANY IRRIGATION WORK.

3. UTILITIES:
VERIFY LOCATION OF ALL ON-SITE UTILITIES. PRESERVE AND PROTECT ALL SUCH UTILITIES UNLESS OTHERWISE NOTED. RESTORE DAMAGED UTILITIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, AND AT NO ADDITIONAL COST TO THE OWNER.

4. SCHEMATIC:
SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS ADJACENT TO WALKWAYS AND INSIDE MEDIANS WHENEVER POSSIBLE.

5. CODES:
IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS. NOTIFY OWNER'S REPRESENTATIVE BY TELEPHONE AND IN WRITING OF ANY CONFLICTS PRIOR TO INSTALLATION.

6. MASTER VALVE / FLOW SENSOR:
a. CONNECT MASTER VALVE, AND FLOW SENSOR IF INCLUDED, TO CONTROLLER WITH COMMUNICATION CABLE. SEE IRRIGATION DETAILS. INSTALL IN DEDICATED 1" DIAMETER PVC CONDUIT.
b. NORMALLY CLOSED MASTER VALVES: IF IRRIGATION CONTROLLER DOES NOT HAVE A MASTER VALVE OVER-RIDE FUNCTION / PROGRAM, THEN DEDICATE ONE STATION TO QUICK COUPLER USE.

7. CHECK VALVES:
INSTALL IN-LINE CHECK VALVES IN DRIP IRRIGATION SUPPLY LINES, AS REQUIRED TO MINIMIZE LINE DRAINAGE. ALLOW IN BID PRICE AN AMOUNT SUFFICIENT TO PROVIDE AND INSTALL ADDITIONAL CHECK VALVES TO ACCOMMODATE ANY NECESSARY FIELD CHANGES.

8. BORING
JET BORE OR DIRECTIONAL BORE UNDER EXISTING RIGID PAVING AREAS. DO NOT TRENCH ACROSS UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS AND/OR APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.

9. SLEEVING:
SCH. 40 PVC PIPE FOR ALL WIRING AND IRRIGATION LINES INSTALLED UNDER PAVING AREAS AND THAT PASS THROUGH DRAINAGE TRENCHES WITH DRAIN ROCK. 4-INCH DIA. OR TWICE THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN THE SLEEVE, WHICHEVER IS GREATER. INSTALL (WITH ENDS CLEARLY MARKED ABOVE GRADE) AT THE NECESSARY DEPTH PRIOR TO THE CONSTRUCTION OF PAVING AREAS OR FIELD BASES. SLEEVING TO EXTEND 12-INCHES FROM EDGE OF PAVING OR DRAINAGE TRENCH INTO ADJACENT SUBGRADE. NO UNSLEEVED PIPING, ANGLE-BENDS, 90-DEGREE BENDS, OR JOINTS SHALL BE ALLOWED UNDER PAVING.

10. DRIP VALVES
GROUP DRIP VALVE RUN TIMES TOGETHER IF REQUIRED TO ENSURE THE MINIMUM FLOW AS REQUIRED BY THE FLOW SENSOR. INSTALL AIR RELIEF VALVES ON ALL DRIP ZONES - AIR RELIEF VALVES TO BE PLACED AT THE HIGH POINT OF THE ZONE. INSTALL FLUSH PORTS AT THE ENDS OF ALL DRIP SUPPLY LINES AND CHECK VALVES IN SYSTEMS ON SLOPES TO PREVENT WET AREAS AT THE BOTTOM OF THE SYSTEM.
INSTALL DRIP LINES PARALLEL TO THE NATURAL SLOPE OF THE PLANTING AREA WHERE POSSIBLE.

11. CONTROLLER:
INSTALL CONTROLLER AS SHOWN ON THE DRAWINGS. ALL ABOVE-GRADE CONDUIT SHALL BE RIGID STEEL SECURELY FASTENED TO STRUCTURE AND TO CONTROLLER.

12. PROGRAMMING / SCHEDULING:
a. SET UP ESTABLISHMENT IRRIGATION SCHEDULES FOR OPTIMUM PLANT GROWTH BASED ON ANTICIPATED WEATHER OVER THE MAINTENANCE PERIOD, WATER USE OF PLANTINGS (SEE PLANTING PLAN LEGEND) AND SUN EXPOSURE. ASSUME THE SOIL TYPE TO BE A SANDY LOAM.
b. CONTROLLERS: PRIOR TO THE END OF THE MAINTENANCE PERIOD, PROGRAM THE CONTROLLER PER MANUFACTURER'S DIRECTIONS.
c. DO NOT CYCLE DRIP IRRIGATION APPLICATION MORE THAN ONCE PER DAY, ADJUST LENGTH OF RUN TIME TO PROVIDE THE REQUIRED VOLUME OF WATER IN ONE CYCLE.

13. VALVE BOXES:
CONTRACTOR TO INSTALL ALL VALVE BOXES A MINIMUM OF 18" FROM ADJACENT WALKS, WALLS AND PAVING EDGES. BOXES TO BE INSTALLED PERPENDICULAR TO THE ADJACENT EDGE WITH THE SHORT END OF THE BOX RUNNING PARALLEL TO THE EDGE. WHEN MULTIPLE BOXES ARE INSTALLED TOGETHER SEPARATE BOXES BY A MINIMUM OF 12". VALVE BOXES ARE TO BE INSTALLED WITH RODENT SCREENS CONSISTING OF HOT DIPPED GALVANIZED WELDED WIRE MESH AND FILTER FABRIC.

14. OVERHEAD IRRIGATION HEADS:
OVERHEAD IRRIGATION HEADS SHALL BE SETBACK A MINIMUM OF 24" FROM ANY IMPERVIOUS HARDSCAPE UNLESS THE HARDSCAPE IS GRADED TO DRAIN BACK TOWARD THE PLANTING AREA. IF MULTI-STREAM, MULTI-TRAJECTORY ROTATING (MSMTR) HEADS ARE SPECIFIED WHICH MINIMIZE OVERSPRAY AND RUNOFF THIS SETBACK IS REDUCED TO 6". HUNTER MP ROTATORS ARE CONSIDERED MSMTR HEADS. TURF STRIPS OR OTHER AREAS SHALL NOT BE LESS THAN 10' IN ANY DIRECTION IF IRRIGATED WITH OVERHEAD SPRAY.

15. SYSTEM FLUSHING:
PRIOR TO INSTALLATION OF VALVES CONTRACTOR SHALL FLUSH MAIN LINE. CONTRACTOR TO INSTALL FLUSH PORTS AT THE END OF ALL DRIP LINES FOR FUTURE MAINTENANCE USE. ENTIRE SYSTEM TO BE FLUSHED AT THE COMPLETION OF INSTALLATION.

16. PRESSURE TEST:
CONTRACTOR SHALL PRESSURE TEST THE MAIN LINE PRIOR AT A MINIMUM OF 100 PSI FOR 2 HOURS PRIOR TO BACKFILLING TRENCHES. SECURE PIPE AS NEEDED PRIOR TO PRESSURE TESTING.

17. AS BUILTS:
AT COMPLETION OF PROJECT CONTRACTOR SHALL PROVIDE TO OWNER AN AS BUILT DRAWING SHOWING DIMENSIONS OFF SITE FEATURES OR BUILDING WALLS TO MAIN LINE TRENCHES. AS BUILT PLAN TO SHOW VALVE LOCATIONS AND NUMBERS AS SEQUENCED WITH THE IRRIGATION CONTROLLER.

18. HEAD ALLOWANCE:
ALLOW IN BID PRICE AN AMOUNT SUFFICIENT TO PROVIDE AND INSTALL AN ADDITIONAL 5 SPRINKLER HEADS OF EACH TYPE SPECIFIED ON PLAN TO ACCOMMODATE FIELD CHANGES. THESE HEADS SHALL BE LOCATED AS DIRECTED BY THE OWNER'S REPRESENTATIVE. DELIVER TO THE OWNER ANY UNUSED ADDITIONAL HEADS AT THE END OF THE MAINTENANCE PERIOD.

19. FIELD VERIFICATION:
FIELD VERIFY DIMENSIONS OF ALL PLANTING AREAS TO RECEIVE SPRINKLER IRRIGATION. DETERMINE NOZZLE PATTERN (1/2 HEAD, 1/4 HEAD, ADJUSTABLE ARC, ETC.) BASED ON FIELD CONDITIONS. ADJUST ALL NOZZLES IN FIELD FOR OPTIMAL COVERAGE AND TO PREVENT OVERSPRAY ONTO WALKS, PAVED AREAS, BUILDINGS, ETC.

20. VALVE TUNING
FOR SPRINKLER CIRCUITS ADJUST FLOW CONTROL ON VALVES, IF REQUIRED, TO OPTIMIZE COVERAGE AND MINIMIZE MISTING.

21. POP-UP HEIGHT:
USE 6" POP-UP SPRAYS IN TURF AREAS AND 12" POP-UP SPRAYS IN THE REMAINING PLANTING AREAS, UNLESS OTHERWISE NOTED. SEE LEGEND FOR POP-UP ROTOR HEIGHT.

22. POP-UP LOCATION:
DISTANCE OF POP-UP SPRINKLER FROM PAVING OR HEADERBOARD IS EQUAL TO:
a. MINIMUM 24" IF ADJACENT NON-PERMEABLE SURFACE DRAINS AWAY FROM PLANTING.
b. 2" / POP-UP HEIGHT IF ADJACENT NON-PERMEABLE SURFACE DRAINS ENTIRELY TO PLANTING.
c. 2" / POP-UP HEIGHT IF ADJACENT SURFACE IS PERMEABLE AND NO RUNOFF OCCURS.

23. PRESSURE REGULATION
ALL SPRAYS AND STREAM ROTORS SHALL BE INSTALLED WITH PRESSURE REGULATING SCREENS OR HAVE PRESSURE REGULATED BODIES.

## LEGEND

| SYMBOL | MANUFACTURER | DESCRIPTION |
|---|---|---|
| | | MAIN LINE: 18" MINIMUM COVER. SCH/CLASS FOR PIPE / FITTINGS PER TABLE, BELOW. 1" SCH 40 UNLESS OTHERWISE NOTED. |
| — w — w — w — w — | | POTABLE SERVICE TO HOUSE: 2" DIA. SEE CIVIL DRAWINGS. |
| | | LATERAL LINE / DRIP IRRIGATION SUPPLY LINE: 18" MIN. COVER, 24" UNDER AC PAVING SCH 40. SEE CHART FOR SIZE. |
| E | | STUB OUT: WITH LINE SIZED BALL VALVE AND CAP AT END OF MAINLINE. |
| | NDS | FULL PORT, TRUE UNION, PVC BALL VALVE: LINE SIZE |
| B | FEBCO | EXISTING BACKFLOW PREVENTER AT IRRIGATION POINT OF CONNECTION. |
| C | HUNTER | CONTROLLER WITH MV TERMINAL, WALL MOUNT, 24 STATIONS. MODEL # PRO-C |
| M | METER | EXISTING WATER METER |
| HB | HOSE BIBB | MOUNT HOSE BIBB ON 4X4 REDWOOD POST - 24" ABOVE GRADE. |
| POC | POC | POINT OF CONNECTION |

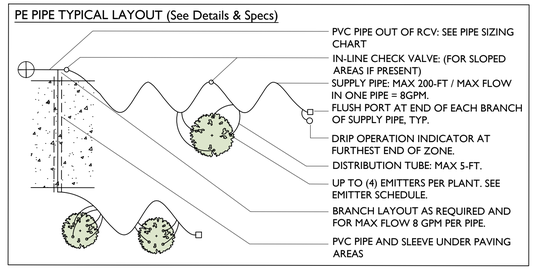
TOTAL IRRIGATED LANDSCAPE AREA=0.02 AC. ANNUAL WATER REQUIREMENT=0.04 ACRE-FEET

## LEGEND - DRIP IRRIGATION

| SYM | MANUFACTURER | DESCRIPTION |
|---|---|---|
| ZONE DESIGNATION (ZONE 00) | | POINT-SOURCE: 3/4" I.D. PE SUPPLY PIPE & 1/4" I.D. PE DISTRIBUTION TUBES. SEE SPECS. SEE IRRIGATION DETAILS. EMITTERS: 2.0 GPH PRESSURE COMPENSATING W/ BUG/DUST CAP. RAINBIRD XERI-BUG / TORO NGE / NETAFIM WPC. SEE EMITTER SCHEDULE. MANUAL FLUSH VALVE AT END OF EACH BRANCH OF SUPPLY PIPE. RAINBIRD DRIP OPERATION INDICATOR AT FURTHEST END OF EACH ZONE. SEE SCHEMATIC IRRIGATION DIAGRAM. |
| | | NETAFIM HIGH FLOW CONTROL ZONE KIT W/ DISC FILTER (4.5-17.6 GPM). LOW FLOW KIT W/ DISC FILTER (0.25-4.4 GPM) |
| 01 | NETAFIM / RAINBIRD / TORO PRE-ASSEMBLED KIT | RAINBIRD XCZLF-100- / XCZ-075 CONTROL ZONE KIT. PRBR FILTER. -100 > 5.0 GPM, -075 < 5.0 GPM AS REQUIRED PER ZONE |
| | | TORO DZK-TPV-1-LF / MF DRIP ZONE VALVE KIT. MF > 4.5 GPM LF < 4.5 GPM AS REQUIRED PER ZONE |

| DRIP IRRIGATION POINT SOURCE TYP. SCHEMATIC DIAGRAM | EMITTER SCHEDULE | |
|---|---|---|
| SEE PLANTING PLAN FOR PLANT SIZES AND LOCATIONS. PE SUPPLY PIPE AND PE DISTRIBUTION TUBE ALIGNMENTS PER REQUIREMENTS OF PLANTING. INSTALL EMITTERS PER EMITTER SCHEDULE, AND ALLOW FOR ADDITIONAL PORTS TO EACH PLANT FOR FUTURE NEEDS. LOCATE EMITTERS TOWARDS THE UPHILL SIDE OF PLANTS ON SLOPES. SEE IRRIGATION DETAILS. | 1 GAL. | 1 |
| | 5 GAL. | 2 |
| | 15 GAL. | 3 |
| | 24" BOX | 4 |

PE PIPE TYPICAL LAYOUT (See Details & Specs)




| PIPE SIZING CHART - SCHEDULE 40 POINT-SOURCE DRIP SUPPLY LINES | |
|---|---|
| Zone / Partial Zone Flow | Pipe Size |
| 0-8 GPM | PVC 3/4" |
| 8.1-13 GPM | PVC 1" |
| 13.1-22 GPM | PVC 1-1/4" |
| 22.1-30 GPM | PVC 1-1/2" |
| 3/4" IS MINIMUM PIPE SIZE. | |

## HYDROZONE LEGEND

| WATER USE | VALVE NUMBER | AREA |
|---|---|---|
| LOW WATER USE | 1, 2, 3, 4 | 990 SF |

## MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

| Signed | Simon Phillips | 4532 | 10-31-2025 |
|---|---|---|---|
| | Name | CLA# | Date |


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617


LICENSED LANDSCAPE ARCHITECT — SIMON PHILLIPS — NO. 4532 — Signature — 11-30-27 Renewal Date — 10-31-25 Date — STATE OF CALIFORNIA

PROJECT NAME:

DIAMOND ADU

PROJECT ADDRESS:

SCENIC ROAD, 5 NW OF 8TH AVE
CARMEL, CA 93923
APN: 010-312-012

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2025-28
DATE: 10/31/2025

REVISIONS:

| DATE | DESCRIPTION |
|---|---|
| 01/16/2026 | CITY RESUBMITTAL |

SHEET NAME:

IRRIGATION NOTES

SHEET NO:

L-3.0

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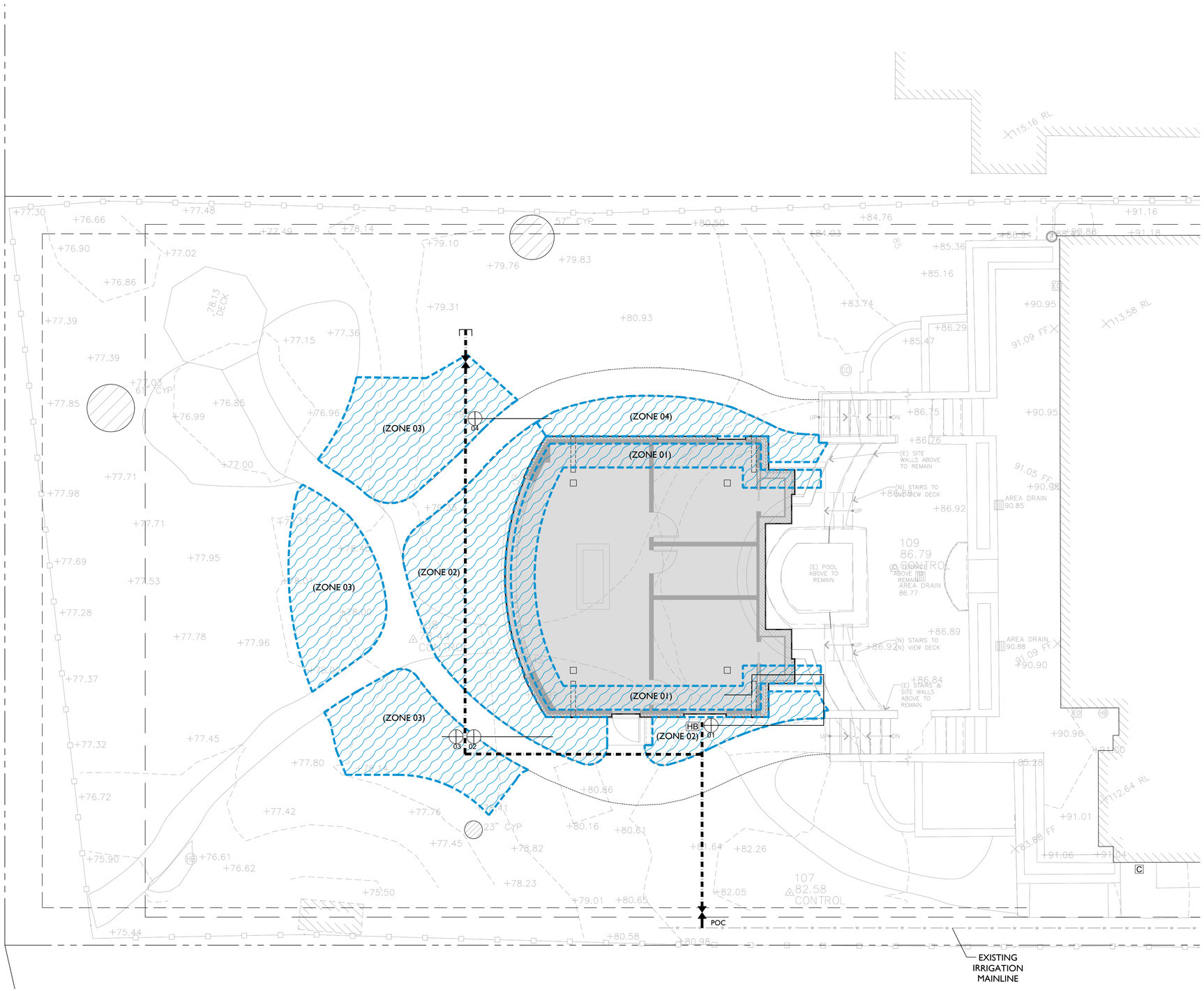


## LEGEND

| SYMBOL | MANUFACTURER | DESCRIPTION |
|---|---|---|
| | | MAIN LINE: 18" MINIMUM COVER. SCH/CLASS FOR PIPE / FITTINGS PER TABLE, BELOW. 1" SCH 40 UNLESS OTHERWISE NOTED. |
| | | POTABLE SERVICE TO HOUSE: 2" DIA. SEE CIVIL DRAWINGS. |
| | | LATERAL LINE / DRIP IRRIGATION SUPPLY LINE: 18" MIN. COVER, 24" UNDER AC PAVING SCH 40. SEE CHART FOR SIZE. |
| | | STUB OUT: WITH LINE SIZED BALL VALVE AND CAP AT END OF MAINLINE. |
| | NDS | FULL PORT, TRUE UNION, PVC BALL VALVE: LINE SIZE |
| B | FEBCO | EXISTING BACKFLOW PREVENTER AT IRRIGATION POINT OF CONNECTION. |
| C | HUNTER | CONTROLLER WITH MV TERMINAL, WALL MOUNT, 24 STATIONS. MODEL # PRO-C |
| M | METER | EXISTING WATER METER |
| HB | HOSE BIBB | MOUNT HOSE BIBB ON 4X4 REDWOOD POST - 24" ABOVE GRADE. |
| POC | POC | POINT OF CONNECTION |

TOTAL IRRIGATED LANDSCAPE AREA=0.02 AC. ANNUAL WATER REQUIREMENT=0.04 ACRE-FEET

## LEGEND - DRIP IRRIGATION

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|---|---|---|
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| | | NETAFIM HIGH FLOW CONTROL ZONE KIT W/ DISC FILTER (4.5-17.6 GPM). LOW FLOW KIT W/ DISC FILTER (0.25-4.4 GPM) |
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| | | TORO DZK-TPV-1-LF / MF DRIP ZONE VALVE KIT. MF > 4.5 GPM LF < 4.5 GPM AS REQUIRED PER ZONE |

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

0 4 8 16

N


SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617


LICENSED LANDSCAPE ARCHITECT
SPENCER PHILLIPS
NO. 6525
Signature
11-30-27
Renewal Date
10-31-25
Date
STATE OF CALIFORNIA

PROJECT NAME:

DIAMOND ADU

PROJECT ADDRESS:

SCENIC ROAD, 5 NW of 8TH AVE
CARMEL, CA 93923
APN: 010-312-012

ISSUANCE:

PLANNING DEPARTMENT SUBMITTAL

PROJECT NO: 2025-28
DATE: 10/31/2025

REVISIONS:

| DATE | DESCRIPTION |
|---|---|
| 01/16/2026 | CITY RESUBMITTAL |

SHEET NAME:

IRRIGATION PLAN

SHEET NO:

L-3.1

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**REPORT**
**to**
**STEPHEN P. DIAMOND**
**C/O MS. JULIE PAULSON**
**INTERNATIONAL DESIGN GROUP**
**721 LIGHTHOUSE AVENUE**
**PACIFIC GROVE, CALIFORNIA 93950**

# GEOTECHNICAL and GEOLOGICAL HAZARDS REPORT for the proposed DIAMOND RESIDENCE ADU and IMPROVEMENTS SCENIC ROAD 5 NW of 8TH AVENUE CARMEL BY THE SEA, CALIFORNIA 93921 A. P. N. 010-312-012-000

**by**

**GRICE ENGINEERING, INC.**
**561-A BRUNKEN AVENUE**
**SALINAS, CALIFORNIA 93901**
**NOVEMBER 2025**

GRICE ENGINEERING INC

ENGINEERING GEOTECHNICS SEPTIC HYDROLOGY
FOUNDATIONS SOILS EARTH STRUCTURES

561A Brunken Avenue
Salinas, California 93901
griceengineering@sbcglobal.net

Salinas: (831) 422-9619
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FAX: (831) 422-1896

File No. 8091-25.10
November 01, 2025 

Stephen P. Diamond
C/O Ms. Julie Paulson
International Design Group
721 Lighthouse Avenue
Pacific Grove, California 93950

Project: Diamond Residence
ADU and Improvements
Scenic Road 5 NW of 8th Avenue
Carmel by the Sea, California 93921
A. P. N. 010-312-012-000

Subject: Geotechnical and Geological Hazards Report

Dear Mr. Diamond,

Pursuant to your request, we have completed our geotechnical and geological hazards investigation and evaluation of the above-named site. It is our opinion that this site is suitable for the proposed development, provided the recommendations made herein are followed.

In general, the surface soils to a moderate depth are loose fill.. These and other site characteristics need to be taken into account during design and construction of an accessory dwelling unit and associated improvements. Recommendations are given relative to this and other characteristics within the report and noted under Special Recommendations.

Review of the geologic hazards on and nearby the site indicates no unusual or significant geologic features are located on or nearby which will likely affect the site, buildings or proposed construction. The greatest hazard to construction and occupants of such is seismic shaking during earthquakes which is addressed in conformance with the California Building Codes.

The report contained herein is made with our best effort to evaluate the site, determine the site geotechnical conditions and provide recommendations for those conditions. We submit this report with the understanding that it is the responsibility of the owner, or his representative, to ensure incorporation of these recommendations into the final plans, and their subsequent implementation in the field.

In addition, we recommend that GRICE ENGINEERING, INC., be retained to review the project plans and provide the construction supervision and testing required to document compliance with these recommendations. Should any site condition not mentioned in this report be observed, this office should be notified so that additional recommendations can be made, if necessary.

This report and the recommendations herein are made expressly for the above referenced project and may not be utilized for any other site without written permission of GRICE ENGINEERING, INC.

Please feel free to call this office should you have any questions regarding this report.

Very truly yours,
GRICE ENGINEERING, INC.

11012025 DIGITAL

Lawrence E. Grice, P.E.
R. C. E. 66857

# NOTICE TO OWNER

Any earthwork and grading performed without direct engineering supervision and material testing by Grice Engineering, Inc., will not be certified as complete and in accordance with the requirements set forth herein.

Foundations placed without observation of bearing conditions, in accordance with the requirements set forth herein, will not be certified.

**Inspection of Work**

It is recommended that all site work be inspected and tested during performance by this firm to establish compliance with these recommendations.


NOTIFY: GRICE ENGINEERING, INC. SALINAS (831) 422-9619
561-A Brunken Avenue MONTEREY (831) 375-1198
Salinas, California 93901

EMAIL ADDRESS: griceengineering@sbcglobal.net


A minimum of 48 hours (2 working days) notification is required prior to commencement of work so that scheduling for testing and inspections can be made.

**Please be advised costs incurred during inspection and testing of all site work are separate and not considered part of the fees as charged by Grice Engineering, Inc., for the report contained herein.**

## TABLE OF CONTENTS

**Page No.**

**LETTER OF TRANSMITTAL**

**GEOTECHNICAL REPORT** . . . . . 1
Introduction, Method and Scope of Investigation. . . . . 1
Site Description. . . . . 1
Field Investigation. . . . . 2
Site Soil Profile. . . . . 3
Groundwater. . . . . 3

**GEOLOGIC AND GEOLOGICAL HAZARDS INVESTIGATION** . . . . . 4
Introduction. . . . . 4
Regional Geology. . . . . 4
Site Geology. . . . . 5
Seismic History. . . . . 5
Active Fault Near-Source Zones. . . . . 6
Local Faults. . . . . 7
Major Earthquakes. . . . . 7
Seismic Hazards. . . . . 8
Ground Rupture. . . . . 8
Ground Failures. . . . . 8
Liquefaction. . . . . 8
Lurch Cracking and Lateral Spreading. . . . . 8
Landslides. . . . . 8
Differential Compaction. . . . . 9
Differential-Total Settlement-Static and Dynamic. . . . . 9
Ground Shaking. . . . . 9
Tsunamis and Seiches. . . . . 9
Inundation Due to Dam Failures. . . . . 9
Inundation Due to Storm Flooding. . . . . 9
Hydro-Collapse and Subsidence. . . . . 10
Slope Stability. . . . . 10
Seismic Strength Loss. . . . . 10
Chemical Reactivity. . . . . 10
Expansive Soils. . . . . 10
Surface Rupture and Lateral Spreading. . . . . 10
Seismicity. . . . . 11
2022 California Building Code Geoseismic Classifications. . . . . 11

**CONCLUSIONS OF INVESTIGATION** . . . . . 12
Special Recommendations. . . . . 12
Foundations and Footings. . . . . 14
Slabs-on-Grade. . . . . 15
Specifications for Rock Under Floor Slabs. . . . . 16
Slope Ratio and Drainage. . . . . 16
Surface Drainage and Erosion Control. . . . . 17

Subsurface Drains. . . . . 18
General Grading Recommendations. . . . . 19

**LIMITATIONS AND UNIFORMITY OF CONDITIONS**. . . . . 23

**APPENDIX A**. . . . . 24
Vicinity and Location Map. . . . . 25
Site Map with Boring Locations. . . . . 26

**APPENDIX B**. . . . . 27
Boring Logs. . . . . 28
Unified Soil Classification Chart. . . . . 34

**REFERENCES**. . . . . 35

**GEOTECHNICAL and**
**GEOLOGICAL HAZARDS REPORT**
**for the proposed**
**DIAMOND RESIDENCE**
**ADU and IMPROVEMENTS**
**SCENIC ROAD 5 NW of 8TH AVENUE**
**CARMEL BY THE SEA, CALIFORNIA 93921**
**A. P. N. 010-312-012-000**

## Introduction, Method and Scope of Investigation

The purpose of this report is to evaluate the geotechnical and geological hazard properties of the site relative to the construction of an accessory dwelling unit, ADU and associated improvements. From these findings recommendations are given for the design of the development and subsequent construction.

For this purpose, the site was investigated, and prior information concerning construction and subsurface exploration in this area was examined for soils and materials data. The investigation consisted of a detailed site evaluation, which included a site inspection, review of literature available to GRICE ENGINEERING, INC., including Site Plans from International Design Group, geotechnical drilling and soil sampling, material evaluation, and analysis of the geotechnical and geological hazard properties of the site soils. This report concludes the results of the investigation and provides recommendations based on that work.

The findings and recommendations contained in this report are applicable only to the above-named site and its proposed development, and may not be utilized for any other site or purpose without written permission of GRICE ENGINEERING, INC.

## Site Description

The project site is located to the west of Scenic Road 300 feet north of the intersection with 8th Avenue in the City of Carmel by the Sea, an incorporated area located in westernmost Monterey County, California. Please refer to the Vicinity and Location Maps and the Site Map in Appendix “A” for details.

The topography of the 0.37 acre site is located on a shallow bench to the east of Carmel Beach. Currently a residence is located centrally on the eastern portion of the site and is provided with a patio along the western side. The majority of the site, is covered with grass, brush and scattered trees.

The proposed development includes a accessory dwelling unit located adjacent to and west of the residences patio. The single story addition will provide living space and have a flat roof providing a deck accessible from the existing patio.

The proposed finish floor is positioned approximately 12 feet below the patio grade (lower finish floor). Review of the proposed section indicates the proposed structure will be embedded below existing grade approximately 3 feet along the existing patio and approximately 1 foot along the western extent.

The accessory dwelling unit is to have a footprint of approximately 800 square feet. The structure is presumed to be of conventional wood framing where above grade with concrete walls around the eastern end where embedded below grade. Support is currently proposed to be provided by shallow spread footings and the interior is to have a concrete slab on grade floor. Subsurface conditions as discussed further in the report may enlist other methods of support.

**Field Investigation**

Our field investigation consisted of a site inspection, along with drilling and sampling 5 exploratory bores to establish the subsurface soil profile, and obtain sufficient soil specimens to determine the soil characteristics. Drilling was accomplished by hand auger, with the spoil constantly examined, classified, and logged by field method in accordance with the Unified Soil Classification Chart[1], which, is the basis of ASTM D-2487-10. In the hand augured bores, penetration resistance values were obtained through use of a dynamic cone penetrometer (ASTM Special Technical Publication #399). The blow count, as measured in this method is Standard Penetration Resistance.

For the location of each boring, please refer to the Site Map in Appendix “A.”

* *In-situ* refers to the in place state of soil. *In-situ* native soils are those which are in-place as deposited by nature and have not been disturbed by man’s actions in the historic past.

1 Adopted 1952 by Corps of Engineers and Bureau of Reclamation. ASTM D-2487 was developed as based on the Uniform Soils Classification Chart and System. The methods are equivalent.

**Site Soil Profile**

As found in the exploratory drilling, the site soils are generally consistent between each of the bores.

The five bores encountered fill materials to depths ranging from 2.5 feet in the fifth bore to 9.5 feet in the fourth bore. The first bore encountered loose fill and debris to a depth of 4.9 feet at which depth refusal was meet on concrete debris. The fourth bore also encountered debris including decaying wood, possibly a rotten tree stump. Voids were encountered within this deposit.

The second bore encountered fill to a depth of 3 feet at which depth a layer of geotextile was encountered overlaying a granite gravel of angular form indicating the material to be an imported aggregate. This is presumed to be a storm water dispersal bed.

The native topsoil encountered below the noted fill were comprised of fine sands improved with humic materials giving the sands a brown to dark brown color. These sands contained trace to few amounts of silt and were observed moist and loose-medium dense.

The sands continue with depth and pale in color to an off white with some grey hues. These materials have lower silt content, were moist and become medium dense to dense.

Complete soil characteristics and comments are reported on the boring logs at the depths observed. The logs are located in Appendix “B.”

**Groundwater**

No groundwater was encountered at this site to the maximum depth of exploration, approximately 13 feet below grade.

# GEOLOGIC AND GEOLOGICAL HAZARDS INVESTIGATION

## Introduction

The purpose of this report section is to evaluate the site and the surrounding areas to determine the geologic characteristics and potential geologic hazards pertaining to the site development and improvements.

In general this includes an inspection and classification of the local rock outcrops, a detailed site inspection for fault induced features or other potential hazards and a field evaluation of the local geology. A search of published and unpublished data was performed to collate geologic information as it pertains to this property. The literature reviewed was extensive and consisted of comparing field observations with published data, analysis of site soil conditions, correlation of site observations with local hazard maps (ground failure, seismicity, dam failure and inundation, etc.) and an analysis of site seismicity.

The Vicinity and Location Map shows the location of interest, with the indication of the site.

## Regional Geology

Geologically, the State of California can be separated into natural geomorphic provinces which reflect fundamental differences in both geography and geology. Monterey County is located in the Coast Range Province. This province consists of thick folded Cenozoic sedimentary rocks and a very distinctive triad of core rocks. The sediments are predominately sandstone, shale or mudstone and vary greatly depending on location. The core rocks of this province consist of three distinct late Mesozoic terrains: The Salinian Block, The Franciscan Series, and The Great Valley Sequence.

The Salinian Block is a complex of granite and high grades metamorphic rocks including gneiss, schist, quartzite, marble and granulite. In this region the granite has been dated as early Cretaceous (C.O. Hutton, 1952). The Franciscan Complex is a heterogeneous assemblage of sandstone, siltstone, shale, volcanic greenstone and chert. It has undergone metamorphism, severe dislocation and pervasive shearing and is only exposed along the Coast to the West of the Sur-Nacimiento Fault Zone and East of the San Andreas Fault Zone. The Great Valley Sequence extends along the East flank of the Coast Ranges near the margins of the Sacramento and the San Joaquin Valley and is a well-ordered series of marine sandstone, shale, mudstone and conglomerate.

**Site Geology**

The site geology has been mapped by various researches and compiled on the Geologic Map of the Monterey Peninsula, DF-71, Dibblee Jr. (Reference 23). Notations on this map indicate the site lithology to be “Qs beach sediments, ranging from sand to cobble-boulder gravel”.

Our observation with the local geology is consistent with above.

**Seismic History**

Although no fault traces are thought to directly cross the building site, Monterey County is traversed by a number of faults most of which are relatively minor hazards for the purposes of the site development. As such, this site will experience seismic activity of various magnitudes emanating from one or more of the numerous faults in the region.

Various maps presently exist, allowing observation on the site of distinctive geologic features. Some maps, such as that by Burkland and Associates (Reference No. 10) developed for Monterey County, are compilations from various sources detailing the locations of studied faults. Faults have inherent variances within their zones, and discoveries of new fault segments or entire faults ongoing. There is also some difference in exact fault line location from source map to map, making precise location of said faults difficult. Therefore, relative to the information contained within this report, the following is considered to be as accurate as is currently possible from information made available to Grice Engineering, Inc.

**Active Fault Near-Source Zones**

The Fault Maps as developed for the 1997 Uniform Building Code (California Department of Conservation, Division of Mines and Geology, February 1998, Ref 13) list faults and fault zones for the purpose of determining characteristics relative to seismic engineering. These maps indicate the position of active fault zones which are grouped in three categories, A, B and C, in decreasing influence. For this purpose an active fault is one which has tectonic movement in the last 11,000 years and as such is called a Holocene Fault. Other faults, which have been active during the Pleistocene Period (11,000 to 3,000,000 years ago), but without recent movement, are considered "Potentially Active," while faults with no activity within these time frames are considered "Inactive." The following are the nearest listed zones.

Of most concern are active faults which have tectonic movement in the last 11,000 years and as such are called Holocene Faults and potentially active faults. The following are those nearest listed (Reference No. 33).

The nearest B-type fault zone is that of the San Andreas Rift System (Creeping Segment), located approximately 29.5 miles to the northeast. It has the greatest potential for seismic activity with estimated intensities of VI-VII Mercalli in this location. This fault is listed as a A-type fault (Santa Cruz Mountains Section) perpendicular to the site. However, it is listed as an B-type to the south (Creeping Section).

Other B-type fault zones are the Monterey Bay-Tularcitos Fault Zone, the center of which is located approximately 6.0 miles to the northeast, the Rinconada Fault Zone, approximately 10.9 miles to the northeast, the San Gregorio-Palo Colorado (Sur) Fault Zone, approximately 4.7 miles to the southwest, and the Zayante-Vergeles Fault Zone, approximately 25.1 miles to the northeast. These zones are not as liable to rupture as the San Andreas Fault and a seismic event at any of the above fault zones would likely produce earth movements of a lesser intensity at the site.

**Local Faults**

In addition to the fault zones as discussed above, the local faults are as listed below and as shown on the following maps, “Preliminary Geologic Map of the Monterey and Seaside 7.5 minute Quadrangles, Monterey County, California, with emphasis on active faults” (Reference No. 16), “Geological Map of the Monterey and Seaside 7.5 minute Quadrangles, Monterey County, California: A Digital Database” (Reference No. 17), “Geologic Map of the Monterey Peninsula and Vicinity, Monterey, Salinas, Point Sur., and Jamesburg 15-Minute Quadrangles, Monterey County” (Reference No. 23), “Fault Activity Map of California: California Geological Survey Geologic Data Map” (Reference No. 33), and “Quaternary Fault and Fold Database for the United States” (Reference No. 47) including the USGS overlay on Google Earth.

**TABLE OF LOCAL FAULTS**

| FAULT, PERPENDICULAR TO SITE | APPROXIMATE DISTANCE FROM SITE | DIRECTION | TIME OF LAST DISPLACEMENT ON FAULT (Ref. 32) |
|---|---|---|---|
| Hatton Canyon | 1.02 miles | Northeast | Quaternary |
| Cypress Point Fault | 0.53 miles | Southwest | Quaternary |

**Major Earthquakes**

Earthquakes with the highest intensities experienced in the area are the result of the 1906 San Francisco (Olema) and the 1989 Loma Prieta Earthquakes along the San Andreas Fault.

The epicenter of the 1906, 8.3 (Richter) earthquake was at Olema, approximately 89 miles north of the site. The intensity in the vicinity of this site was estimated to be between VI and VII, Modified Mercalli Scale.

The Loma Prieta Earthquake of October 17, 1989, was centered in the Santa Cruz Mountains, approximately 33 miles north of the site. This Magnitude 7.1 (Richter) earthquake also developed an intensity of VI within the vicinity of this site.

**Seismic Hazards**

A: Ground Rupture: Surface rupture occurs during an earthquake when fault displacement breaks the ground surface along the historic trace of a fault. Our site investigation confirms there are no visible signs of a fault induced features or indications to suggest that a fault directly crosses the site. Therefore, risks from ground ruptures at the site are low.

B: Ground Failures: Ground failures are related to the intensity and duration of the shaking caused by an earthquake, as well as local conditions. A search of historic ground failure documentation indicates that no historic ground failures have occurred at or in the vicinity of the project site nor was visible evidence of such occurrences observed. Therefore, the risks from ground failures at the site are low.

The California Division of Mines and Geology considers four types of ground failures: (1.) Liquefaction, (2.) Lurch Cracking and Lateral Spreading, (3.) Landslides, (4.) Differential Compaction.

1. Liquefaction: Liquefaction is the loss of strength in saturated granular soils produced by seismic shaking and is often accompanied by the surface occurrence of free water produced by sand boils. For this to occur, the soils must be saturated, at a relatively shallow depth, of a granular (non cohesive) nature, and be relatively loose.

General liquefaction susceptibility based on depth to groundwater is as follows; if less than 10 feet, maximum possible susceptibility for liquefaction to occur is very high, depths from 9-30 feet have a moderate possible susceptibility and groundwater depths greater than 30 feet, liquefaction susceptibility is low.

Historic records of liquefaction indicate this area has not exhibited liquefaction or sand boils, an indication of partial liquefaction. In conjunction with the medium dense to dense soils at a relatively shallow depth it is our opinion the site has a low potential for liquefaction.

2. Lurch Cracking and Lateral Spreading: Soil shaken by an earthquake may settle, become compacted or slide which may produce cracks and fissures, such effects are called lurch cracking. Lateral spreading is the horizontal movement of soil masses caused by seismic waves, usually such movement is toward an open face or steep slope and occurs along weakened strata of saturated soils.

As the soils at the proposed site are medium dense to dense, they therefore have a low susceptibility to the effects and damage from lurch cracking.

3. Landslides: Landslides are generally mass movements of loose rock and soil, either dry or water saturated and is usually gravity driven. Obviously, steep slopes enhance such movements.

As no steep slopes exist adjacent to the site and the site is underlaid by medium dense to dense sands the site generally has minimal potential from the threat of landslides.

4. Differential Compaction: Differential Compaction is a loss of volume resulting from seismic ground shaking. Generally, for this to happen the site soils must be of low relative density and dilatant. Differential Compaction is more likely in water saturated, low density alluvial material, such as paleo-swamps and/or marshes, or strata of low density and of fine-grained silt and sand.

The recommendations given in this report preclude any potential of differential compaction.

5. Differential-Total Settlement-Static and Dynamic: The recommendations given in this Geotechnical Report is such that concerns of settlement are negligible. The total settlement is expected to be less than 1/4 an inch and the expected differential settlement less than one half that.

C: Ground Shaking: Ground shaking is the soil columns response to seismic energy transmission. Intensity of ground shaking and the potential for structural damage is greatly influenced by local soil conditions. Therefore, it is important that all structures be designed and built in accordance with the requirements of the Uniform Building Code current edition, Seismic Zone IV. All buildings should be founded on undisturbed native soil and/or accepted engineered fill to prevent resonance amplification between soil and structure.

D: Tsunamis and Seiches: Tsunamis and Seiches are inundations by oceanic or fresh water waves generated by seismic events. The highest recorded wave height in the Monterey Bay is 9 feet and no bodies of fresh water are near the site. Since the site is approximately 40 feet above sea level there is little potential for inundations due to Tsunamis or Seiches. As such, the property is deemed safe from either hazard.

E: Inundation Due to Dam Failures: The site is not within the inundation plane of any dam.

F: Inundation Due to Storm Flooding: The Federal Emergency Management Agency Flood Limits Map does not show the parcel within the 100 year event or the building area at an elevation lower than the Coastal Flooding Zone VE designated as being at an elevation of 16 feet.

**Hydro-Collapse and Subsidence**

As observed, the near surface soils up to an approximate depth of 9.5 feet are sufficiently soft to possess some capacity to settle under hydraulic loading. Some amounts of voids and debris was observed to these depths. The recommendations given in this report were established to reduce the potential of this occurring.

The area is not within a known Subsidence Zone.

**Slope Stability**

Inspection of the site indicates that no landslides are located above or below the building area and the area is generally not susceptible to a slope failure due to the shallow to moderate slopes.

**Seismic Strength Loss**

The site soils are considered resistant to seismic strength loss and the resulting momentary liquefaction. The relatively short duration of earthquake loading will not provide a significant number of high amplitude stress cycles to alter the strain characteristics. Additionally the clay-silt fraction is not considered quick nor sensitive, as such it will not have the associated loss of strength.

**Chemical Reactivity**

The area is well developed with structures, generally found on Portland Cement products. Additionally these structures date back to the 1950's or earlier. Much of the concrete used in these structures has remained as cast. The area soils are not known for sulfate reaction with Portland Cement products and as such chemical reactivity is not considered a problem in this area.

**Expansive Soils**

In general the site soils generally fine sands with low amounts of silts or clays. These soils are typical to the area. Expansivity has not been influential to the local existing structures or pavements as no deformations attributable to expansive soils were observed. Additionally there are no known problems with expansive soils in the area.

**Surface Rupture and Lateral Spreading**

The project site is located 0.53 miles to the northwest of the Cypress Point Fault. The site inspection did not reveal any surface features indicating a fault rupture has occurred at the site. The existing structures, driveways and roads do not reveal any strains which would be attributable to subsurface lateral or vertical displacements

resulting from a fault slip. Therefore, surface rupture from fault activity across the site is considered improbable.

The project site is underlain by relatively strong soils. These materials are considered resistant to lateral spreading. As such surface rupture from lateral spreading is considered improbable.

**Seismicity**

It is recommended that all structures be designed and built in accordance with the requirements of the California Building Code current edition. All buildings should be founded on undisturbed native soil and/or certified engineered fill to prevent resonance amplification between soil and structure.

**2022 California Building Code Geoseismic Classifications**

The California Building Code, 2022 Edition (Reference No. 14), provides for seismic design values. These values are to be utilized when evaluating structural elements. The soils profile determination is based on the penetration resistance data developed from advancement of exploratory bores. Using averaged penetration values per depth of soil type gives an overall site value of 15 to 50 blows/foot penetration resistance as per Equation 20.4-3, ASCE 7-16 and Supplement 1 (02/01/19). The Geoseismic character is as listed in the following table.

| 2021 IBC - 2022 CBC EARTHQUAKE LOADS: SECTION 1613 | | | | |
|---|---|---|---|---|
| LATITUDE | 36.553376 | SOIL PROFILE: | Stiff Soils | |
| LONGITUDE | -121.929166 | SITE CLASS | D | |
| PERIOD | S | F | Sm | Sd |
| 0.2 sec | Ss = 1.259 | Fa = 1.000 | Sms = 1.259 | Sds = 0.839 |
| 1.0 sec NOTE 1 | S1 = 0.475 | Fv = Note 1 | Sm1 = | Sd1 = |
| Seismic Design Category to be assigned by Structural Engineer or Designer | | | | |

Note 1: Refer to Section 11.4.8 ASCE 7-16 for other requirements.

## CONCLUSIONS OF INVESTIGATION

In general the suitable *in-situ** native soil and certified engineered fill are acceptable for foundation purposes and display engineering properties adequate for the anticipated soil pressures, providing the recommendations in this report are followed. Review of documents and site evaluation indicates the parcel is not subject to Geologic Hazards other than seismic events.

### Special Recommendations

Significant loose fill containing some debris was observed in all of the exploratory bores. The deepest portions were observed in the first and fourth bores near to the edge of the existing retaining wall forming the patio. The second bore encountered what is presumed to be a gravel filled storm water dispersion pit.

After encountering this unqualified material the existing patio structure and terrain was evaluated. No notable deformations were observed. The lack of deformations generally presents an interest into the type of foundation upon which the patios retaining wall and other structures were built as the presence of stacked concrete and wood with significant voids would presumably lead to settlement.

The terrain to the north and south of the property did have undulations as typical to active dune deposits forming a depression landward of the fronting dune. Envisioning the continuance of the depression onto this property suggests the fill may have been placed to raise and level the yard as well as reduce material off haul as indicated by the buried debris.

As such some amount of field observations will need to be completed during the initial stage of construction with further recommendations issued as necessary. Depending on the embedment depth of the foundation supporting the retaining wall of the adjacent patio and features (spa), underpinning of the foundation may be necessary.

Suitable bearing materials currently present as observed in the subsurface explorations are the medium dense sands below the native topsoil.

In general it is recommended that all unsuitable materials be processed as engineered fill in the condition they would support foundations or on-grade engineered structures such as interior floor slabs. Due to the variable depth of un-qualified fill and topsoil the depth of such processing would need to be determined in the field.

The area has been developed and as such underground utilities may be located within the area of proposed construction. In addition, buried objects or deeply disturbed soils may also be encountered. As such, all care and practice is to be exercised to observe for and locate any such objects. Where these objects are to be removed or use discontinued, they are to be removed in their entirety and all disturbed soils are to be processed as engineered fill.

The base of all excavations and over excavations are to be inspected by the Soils Engineer prior to further processing, steel or form placement.

Any further site activity, especially grading and foundation excavations, should be under the direction of a qualified Soils Engineer or their representative.

Should the spectrum of development change, this office should be notified so that additional recommendations can be made, if necessary.

* Suitable, *in-situ,* native soils are those soils which are in-place as deposited by nature and have characteristics adequate for support of the intended load or application.

**Foundations and Footings**

The subsurface exploration noted conditions that will need further evaluation during the initial stages of construction. Under the presumption that a building pad comprised of engineered fill can be developed, support can be provided by shallow foundations. The minimum embedment for shallow, spread foundation is 12 inches for single stories, 18 inches for two stories into suitable engineered fill. Embedment depths do not take into account the loose upper top soils, disturbed soils or any other unacceptable soils which exist at the site, e.g., any unengineered fill, landscaping soils, etc.

| **VERTICAL SOIL PRESSURES**[1] | |
|---|---|
| FOOTING TYPE | DEAD + LIVE LOAD, kips/ft$^2$ |
| Spread & Isolated NOTE 3 | 3.0 |
| **LATERAL SOIL PRESSURES**[1] | |
| TYPE | VALUE, lbs/ft$^2$ |
| Active Earth Pressure | 28 lbs/ft$^3$ E.F.P. |
| Restrained Earth Pressure | 45 lbs/ft$^3$ E.F.P. |
| Seismic | 3 lbs/ft$^3$ x H$^2$ applied at 0.6H |
| Friction at Base | 0.38 × Dead Load |
| Passive Earth Pressure | 325 lbs/ft$^3$ E.F.P. NOTE2 |
| Uplift Friction (rock) | 210 lbs/ft$^2$ × H |

Notes: LL = Live Load; DL = Dead Load; H = Vertical height of material retained.
One-third increase to be allowed for wind and seismic forces.
[1] For depths into acceptable native materials or engineered fill.
[2] Excludes near surface 0.5 feet of *in-situ* soils.
[3] For depth into suitable materials

Pile or pier foundation information is not provided as none are required or proposed at this time. All foundation excavations are to be cleaned of debris and loose or otherwise unsuitable soils prior to placement of concrete.

* Suitable, *in-situ,* native soils are those soils which are in-place as deposited by nature and have characteristics acceptable for support of the intended load or application.

**Slabs-on-Grade**

All slabs should be constructed over a prepared subgrade placed on a suitable *in-situ** native material or certified engineered fill. The site exploration observed that the existing surficial soils are comprised of un-qualified fill soils and wood debris to depths of approximately 9.5 feet. These materials should not be relied upon for support of slabs-on-grade or other surficial structures.

As such, where any unsuitable materials remain after excavation to subgrade, they are to be processed as engineered fill, prior to further fill placement or construction of the on-grade structure. At a minimum the upper 6 inches of subgrade below all surficial structures should be processed as engineered fill in areas of on-grade structures.

The subgrade materials should be observed and accepted by a qualified Soils Engineer or their representative prior to placement of forms, reinforcing or concrete.

On-grade slabs should be placed over a moisture vapor barrier consisting of a waterproof membrane (Moist Stop 10 mil Visqueen or equal) with a 2-inch protective sand cover. The waterproof membrane should be placed over a capillarity break consisting of 4 inches of open graded rock, round and sub-round rock is recommended to prevent punctures of the membrane. Open graded crushed aggregate may be utilized, provided the vapor barrier is protected from punctures by a cushion of filter fabric (Mirafi 140N or equal) laid over the aggregate prior to placement of the membrane. Where such concerns are not warranted, alternative underlayment may be utilized at the owners discretion.

All care and practice required to prevent punctures of the membrane during placement and pouring of covering slabs should be utilized during construction. Unless otherwise required for structural purposes, all slabs should be reinforced with a minimum of No. 4, Grade 40, deformed steel reinforcing bars, 24 inches o.c., each way, to prevent separation and displacement in cases of cracking.

* Suitable, *in-situ,* native soils are those soils which are in-place as deposited by nature and have characteristics acceptable for support of the intended load or application.

**Specifications for Rock Under Floor Slabs**

Definition: Graded gravel of crushed rock for use under floor slabs shall consist of a minimum thickness of mineral aggregate placed in accordance with these specifications and in conformance with the dimensions shown on the project plans. The minimum thickness is specified under the section Slabs-on-Grade above.

Material: The mineral aggregate for use under floor slabs shall consist of broken stone, crushed or uncrushed gravel, quarry waste, or a combination thereof. The aggregate shall be free from adobe, vegetable matter, loam, volcanic tuff, and other deleterious substances. It shall be of such quality that the absorption of water in a saturated dry condition does not exceed 3 percent of the oven dry weight of the sample.

Grading: The mineral aggregate shall be of such size, that the percentage composition by dry weight as determined by the use of laboratory sieves, U.S. Standard, in compliance with ASTM C-136-06, “Standard Method for Sieve Analysis of Fine and Coarse Aggregates,” will conform to the following grading specification:

| SIEVE SIZE | PERCENTAGE PASSING SIEVE |
|---|---|
| 3/4 inch | 100 % |
| No. 4 | 0 - 10 % |
| No. 200 | 0 - 2 % |

Placing: Subgrade upon which gravel or crushed rock is to be placed shall be prepared as outlined in the Recommended Grading Specifications. In addition, the subgrade shall be kept moist so that no drying cracks appear prior to pouring slabs. If cracks appear, subgrade shall be moistened until cracks close.

**Slope Ratio and Drainage**

Analysis of site soils indicate that cut and fill slope ratios of 2 horizontal to 1 vertical will be satisfactory provided they are landscaped with soil retaining ground covers and are protected against concentrated over slope drainage.

**Surface Drainage and Erosion Control**

All concentrated roof and area drainage should be conveyed and released to the lower portions of the site. The surficial native due sands are considered of moderate to high permeability, as such surficial release of collected runoff should perform suitably. A subsurface dispersal system can be used on this site but should be placed no closer than 10 feet to any structure and is to be provided with an overflow releasing to grade at a safe location.

Design and construction of the project should fit the topographic and hydrologic features of the site. It is important to minimize unnecessary grading of or near steep slopes. Disturbing native vegetation and natural soil structure allows runoff velocity and transport of sediments to increase.

General surface drainage should be retained at low velocity by slope, sod or other energy reducing features sufficient to prevent erosion, with concentrated over-slope drainage carried in lined channels, flumes, pipe or other erosion preventing installations.

Runoff flows should be directed into pipes or lined ditches and then onto an energy dissipater before discharging into streams or drainage ways. De-silting should be provided as necessary and may take form of stilling basins, gravel berms, forested/vegetated screens, etc.

Recent changes to the drainage requirements have the potential to alter drainage patterns. This has been observed to affect structures which have otherwise not been affected or to alter the way they are affected. As such new drainage modifications on this and adjacent parcels may negatively affect drainage patterns.

During construction, never store cut and fill material where it may wash into streams or drainage ways. Keep all culverts and drainage facility free of silt and debris. Keep emergency erosion control materials such as straw mulch, plastic sheeting, and sandbags on-site and install these at the end of each day as necessary.

Re-vegetate and protect exposed soils by October 15. Use appropriate grass/legume seed mixes and/or straw mulch for temporary cover. Plan permanent vegetation to include native and drought tolerant plants. Seeding and re-vegetation may require special soil preparation, fertilizing, irrigation, and mulching.

**Subsurface Drains**

Use of spun filter fabric is not recommended for use in construction subsurface drains as this type of fabric typically becomes clogged. Should filter fabric be necessary it is recommended that a woven fabric be used such as Mirafi Filterweave 300. Filter fabric should only be utilized to separate gravel from earth or as cover at grade. Complete encapsulation of the gravel is not recommended.

Otherwise we would recommend omission of the fabric and placement of Caltrans Class 1, Type “A” or “B” drain rock, and that any fabric only be placed near the top of the trench between the gravel and earth backfill or where the gravel extends to grade 1 foot below finished grades.

| CLASS 1 | | |
|---|---|---|
| **SIEVE SIZES** | **PERCENTAGE PASSING** | |
| | TYPE A | TYPE B |
| 50.0-mm/2 inches | ---- | 100 |
| 37.5-mm/1.5 inches | ---- | 95-100 |
| 19.0-mm/0.75 inches | 100 | 50-100 |
| 12.5-mm/0.5 inches | 95-100 | ----- |
| 9.5-mm/0.415 inches | 70-100 | 15-55 |
| 4.75-mm/No. 4 | 0-55 | 0-25 |
| 2.36-mm/No. 8 | 0-10 | 0-5 |
| 75.0-µm/No. 200 | 0-3 | 0-3 |

**General Grading Recommendations**

For those items not directly addressed, it is recommended that all earthwork be performed in accordance with the following.

General: This item shall consist of all clearing and grubbing, preparation of land to be filled, excavation and fill of the land, spreading, compaction, and control of the fill, and the subsidiary work necessary to complete the graded area to conform with the lines, grades and slopes as shown on the approved plans.

The Contractor shall provide all equipment and labor necessary to complete the work as specified herein, as shown on the approved plans as stated in the project specifications.

Preparation: Site preparation will consist of clearing and grubbing any existing structures and deleterious materials from the site, and the earthwork required to shape the site to receive the intended improvements, in accordance with the recommended grading specifications and the recommendations as provided above.

All vegetable matter, irreducible material greater than 4 inches and other deleterious materials shall be removed from the areas in which grading is to be done. Such materials not suitable for reuse shall be disposed of as directed.

After the foundation for fill has been cleared, it shall be brought to the proper moisture content by adding water or aerating and compacting to a Relative Compaction of not less than 90% or as specified. The soils shall be tested to a depth sufficient to determine quality and shall be approved by the Soils Engineer for foundation purposes prior to placing the engineered fill.

General Fill: The general fill shall be placed only on approved surfaces, as engineered fill, and shall be compacted to 90% Relative Compaction. Native soils accepted for the fill or the existing aggregate fill may be used for fill purposes provided all aggregate larger than 6 inches are removed. The material for the engineered fill shall be approved by the Soils Engineer before commencement of grading operations.

Each layer shall be compacted to a Relative Compaction of not less than 90% or as specified in the soils report and on the accepted plans. Compaction shall be continuous over the entire area of each layer.

The selected fill material shall be placed in layers which, when compacted, shall not exceed 6 inches in thickness. Each layer shall be spread evenly and shall be thoroughly mixed during the spreading to ensure uniformity of material in each layer. The fill shall be placed such that cross fall does not exceed 1 foot in 20 unless otherwise directed.

When fill material includes rock or concrete rubble, no irreducible material larger than 4 inches greatest dimensions will be allowed except under the direction of the Soils Engineer.

Imported Materials: Materials imported for fill purposes shall be classified as: SAND, group symbol SW, SP, SC or SM, as given in ASTM 2487-10, "The Classification of Soils for Engineering Purposes." In all cases the portion finer than the No. 200 sieve shall not contain any greatly expansive clays and shall be free from vegetable matter and other deleterious materials. The material for the engineered fill shall be approved by the Soils Engineer before commencement of grading operations.

Structural Backfill: Trench, wall and structural backfill shall be placed only on approved surfaces, as engineered fill, and shall be compacted to 95% Relative Compaction. Materials imported for backfill purposes shall have a Sand Equivalent of no-less than 30 and shall be classified as Clean Sands as designated in "The Classification of Soils for Engineering Purposes" (ASTM 2487-10).

Pavement Grades: All pavement grades shall be of uniform thickness, density and moisture prior to placement of the next grade. Flexure of each or all grades shall not exceed 0.25 inches in 5 feet under an axial load of 18.5 kips.

Aggregate Base Course: All aggregates used for specified base courses, shall be handled in a manner which prevents segregation and non-uniformity of gradations.

Compaction: All re-compacted soil and/or the engineering fill, should be placed at a minimum 90% Relative Compaction or at the value required for that portion of the work. All pavement sections should be compacted to a minimum of 95% Relative Compaction.

Field density testing shall be completed by the Soils Engineer on each compacted layer or as determined by the Soils Engineer. At least one test shall be made for each 500 cubic yard or fraction thereof, placed with a minimum of two tests per layer in isolated areas. Where a sheep-foot roller is used, the soil may be disturbed to a depth of several inches.

Density tests shall be taken in compacted materials below the disturbed surface. When these tests indicate that the density of any layer of fill or portion thereof, is below the required density, that particular layer or portion shall be reworked until the required density has been obtained.

Moisture: During compaction moisture content of native soils should be that consistent with the moisture relative to 95% Relative Compaction and in no case should these materials placed at less than 3 percent above the specific optimum moisture content for the soil in question. The engineer may elect to accept high moisture compact soils provided the materials are at 95% Relative Wet Density at that moisture content.

The moisture content of the fill material shall be maintained in a suitable range to permit efficient compaction. The Soils Engineer may require adding moisture, aerating, or blending of wet and dry soils.

All earth moving and work operations shall be controlled to prevent water from running into and pooling in excavated areas. All such water shall be promptly removed and the site kept drained.

Tests: All materials placed should be tested in accordance with the Compaction Control Tests: "Density of Soil in-place by Sand Cone Method" (ASTM D-1556-07), "Moisture-Density Relationship of Soils" (ASTM D-1557-09), and "Density of Soils in-place by Nuclear Method" (ASTM D-6938-10).

The standard test used to define maximum densities of all compaction work shall be the "Moisture-Density Relationship of Soils" (ASTM D-1557-09), using a 10-pound ram and 18-inch drop. All densities shall be expressed as a relative density in terms of the maximum density obtained in the laboratory by the foregoing standard procedure.

Deleterious Materials: Materials containing an excess of 5% (by weight) of vegetative or other deleterious matter may be utilized in areas of landscaping or other nonstructural fill. Deleterious material includes all vegetative and non-mineral material, and all non-reducible stone, rubble and/or mineral matter of greater than 6 inches.

Over-Excavations: Over-excavations, when required, should include the foundation and pavement envelopes. Such excavations should extend beyond the edge of development a minimum of 5 feet and to an imaginary line extending away and downward at a slope of 45 degrees from the edge of development.

Depending on other site characteristics such lateral over-built distances are not suitable or practical. In these cases a specific inspection can be completed to assess the condition and develop more appropriate recommendations.

The process shall include the complete removal of the required soils and subsequent placement of the engineered fill. After removal of the soils to the required depth, the base of the excavation shall be inspected and approved by the Soils Engineer or his representative prior to further soils processing or placement. Based on this inspection other recommendations may be made.

Existing Conditions: In developed areas underground utilities may be located within the area of proposed construction. In addition, buried objects or deeply disturbed soils may also be encountered. As such, all care and practice is to be exercised to observe for and locate any such objects. Where these objects are to be removed or use discontinued, they are to be removed in their entirety and all disturbed soils are to be processed as engineered fill.

Key: All fill on slopes greater than 1 vertical to 6 horizontal shall be keyed into the adjacent soil. The toe of all slopes should be supported by a key cut a minimum of 3 feet into undisturbed soils to the in side of the fill toe. This key should be a minimum of 6 feet in width and slope at no-less than 10% into the slope. In addition, as the fill advances up slope benches 3 feet across it should be scarified into the fill/undisturbed soil interface.

Seasonal Limits: When the work is interrupted by rain, fill operations shall not be resumed until field tests by the Soils Engineer indicate that the moisture content and density of the fill are as previously specified and the soils to be placed are in suitable condition.

Unusual Conditions: In the event that any unusual conditions are encountered during grading operations which are not covered by the soil investigation or the specifications, the Soils Engineer shall be immediately notified such that additional recommendations may be made.

## LIMITATIONS AND UNIFORMITY OF CONDITIONS

The recommendations of this report are based on our understanding of the project as represented by the plans, and the assumption that the soil conditions do not deviate from those represented in this site soil investigation. Therefore, should any variations or undesirable conditions be encountered during construction, or if the actual project will differ from that planned at this time, GRICE ENGINEERING, INC., should be notified and provided the opportunity to make addendum recommendations if required.

NOTIFY: GRICE ENGINEERING, INC. SALINAS (831) 422-9619
561-A Brunken Avenue MONTEREY (831) 375-1198
Salinas, California 93901

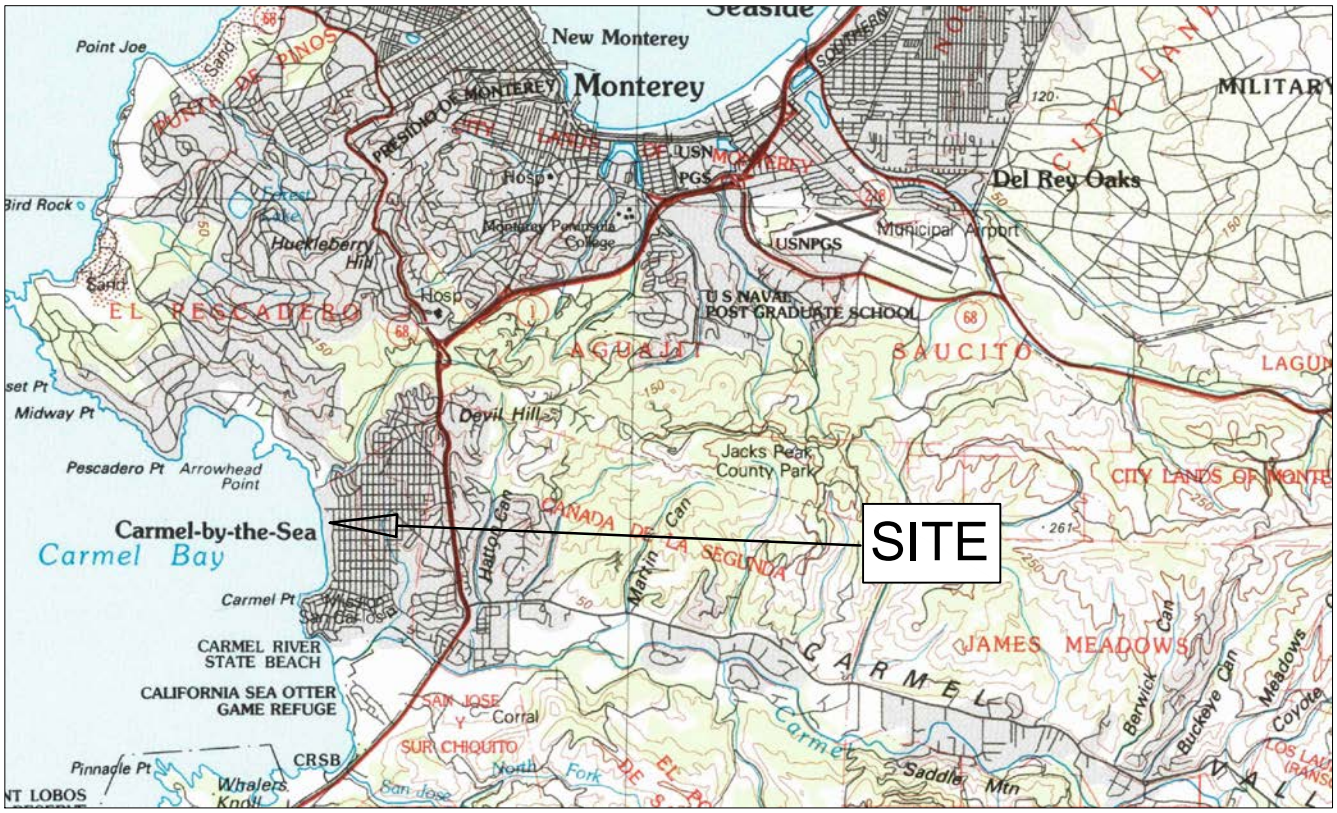
EMAIL ADDRESS: griceengineering@sbcglobal.net

This report is issued with admonishment to the owner and to his representative(s), that the information contained herein should be made available to the responsible project personnel including the architects, engineers, and contractors for the project. The recommendations contained herein should be incorporated into the plans, the specifications, and the final work.

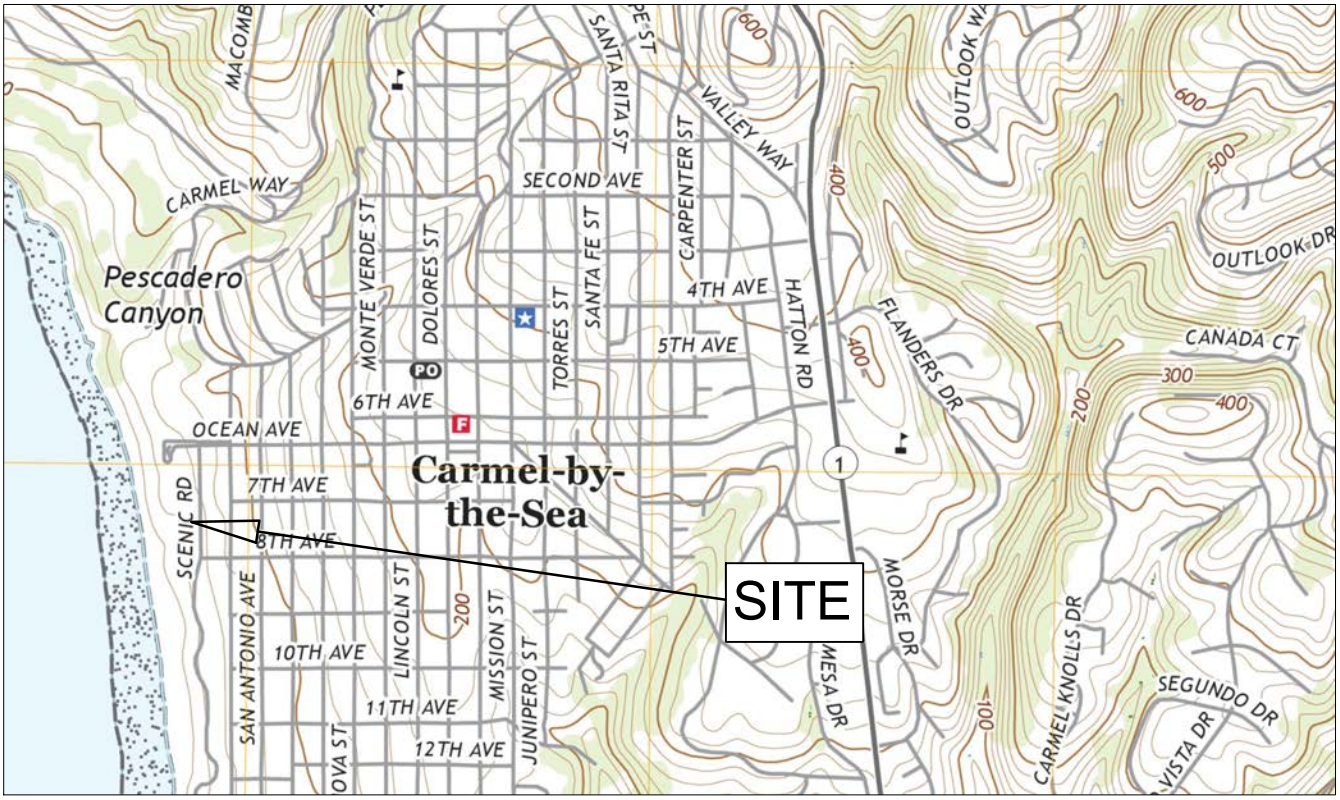
It is requested that GRICE ENGINEERING, INC., be retained to review the project grading and foundation plans to ensure compliance with these recommendations. Further, it is the position of GRICE ENGINEERING, INC., that work performed without our knowledge and supervision, or the direction and supervision of a project responsible professional Soils Engineer renders this report invalid.

It is our opinion the findings of this report are **valid** as of the **present date**, **however**, changes in the **Codes and Requirements** can occur and change the recommendations given within this report concerning the property. In addition changes in the conditions of a property can occur with the passage of time, due either to natural processes or to the works of man and may affect this property. In addition, changes in **standards** may occur as a result of legislation, or the broadening of knowledge, and these changes may require reevaluation of the conditions stated herein. Accordingly, the findings of this report may be invalidated wholly, or partially, by changes beyond our control. Therefore, this report is subject to review and should not be relied upon after a period of **three years**. REVISED 12-06-2021

# APPENDIX A

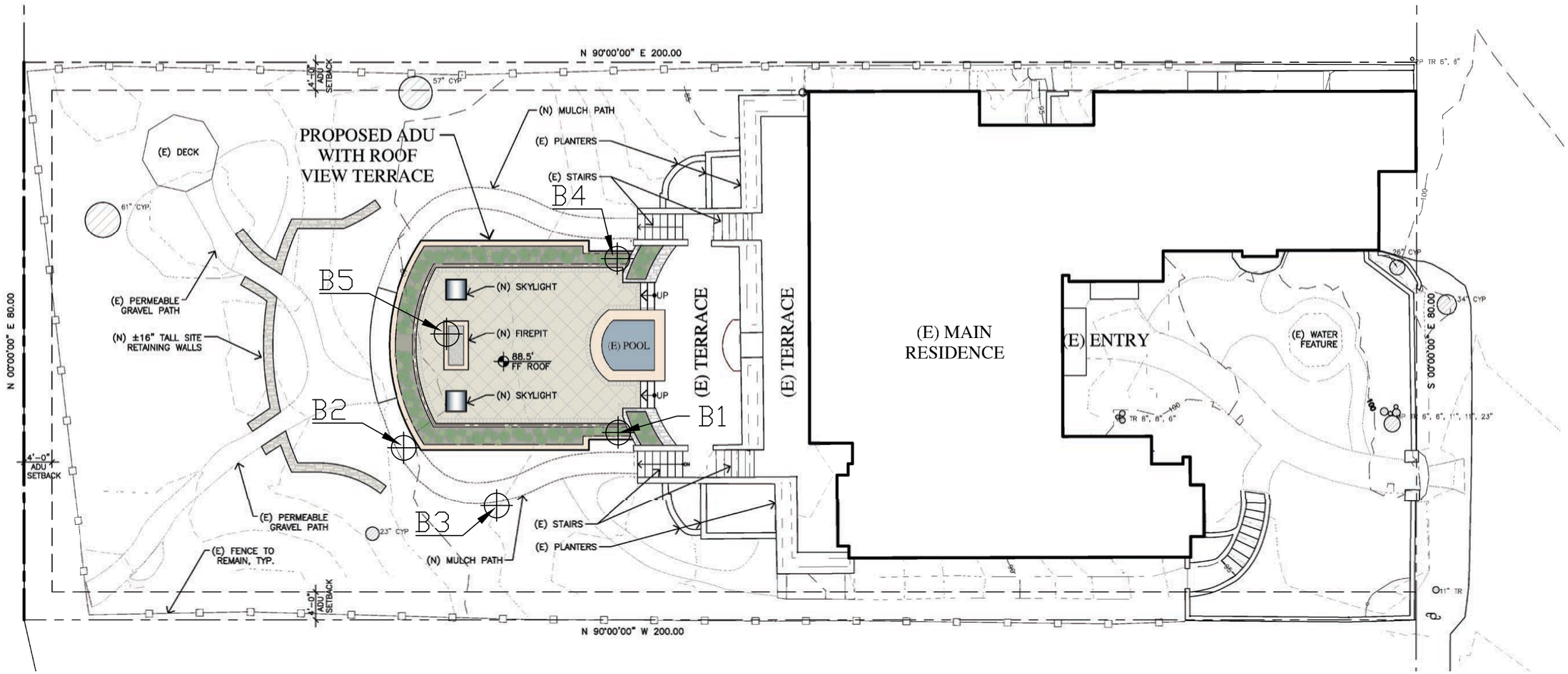



Vicinity Map




Location Map

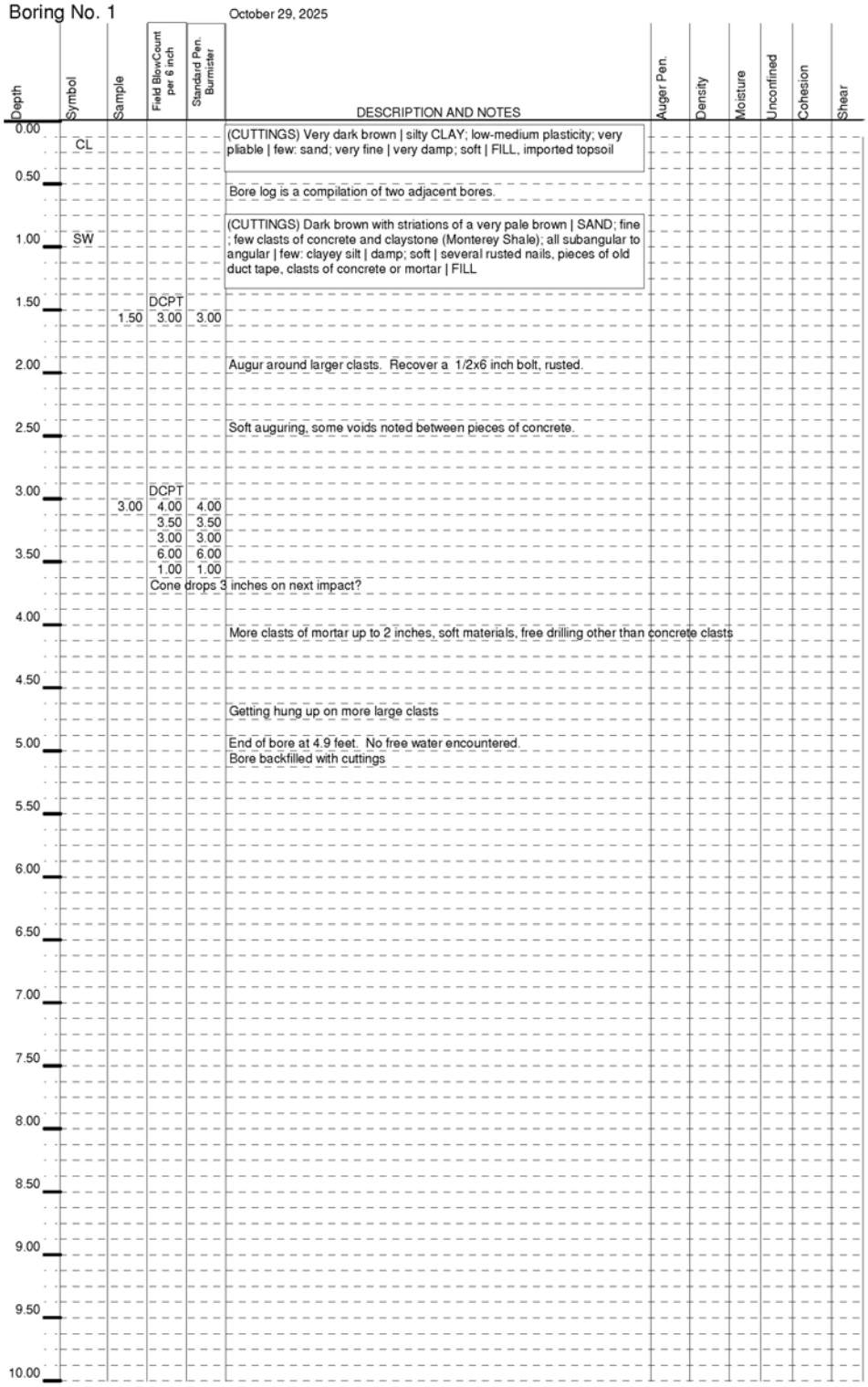
GRICE ENGINEERING INC
561A Brunken Avenue
Salinas, California 93901
Salinas: (831) 422-9619
Monterey: (831) 375-1198 FAX: (831) 422-1896


N 90°00'00" E 200.00
4'-0" ADU SETBACK
57" CYP
(N) MULCH PATH
PROPOSED ADU WITH ROOF VIEW TERRACE
(E) PLANTERS
(E) STAIRS
B4
B5
(E) DECK
61" CYP
(E) PERMEABLE GRAVEL PATH
(N) ±16" TALL SITE RETAINING WALLS
(N) SKYLIGHT
(N) FIREPIT
88.5' FF ROOF
(E) POOL
UP
(E) TERRACE
(E) MAIN RESIDENCE
(E) ENTRY
(E) WATER FEATURE
TR 8", 8", 6"
TR 6", 8"
26" CYP
34" CYP
105'
S 00°00'00" E 80.00
SCENIC ROAD
(A 40' WIDE CITY STREET)
TR 6", 6", 11", 11", 23"
11" TR
B2
B1
B3
23" CYP
(E) FENCE TO REMAIN, TYP.
N 90°00'00" W 200.00

# APPENDIX B

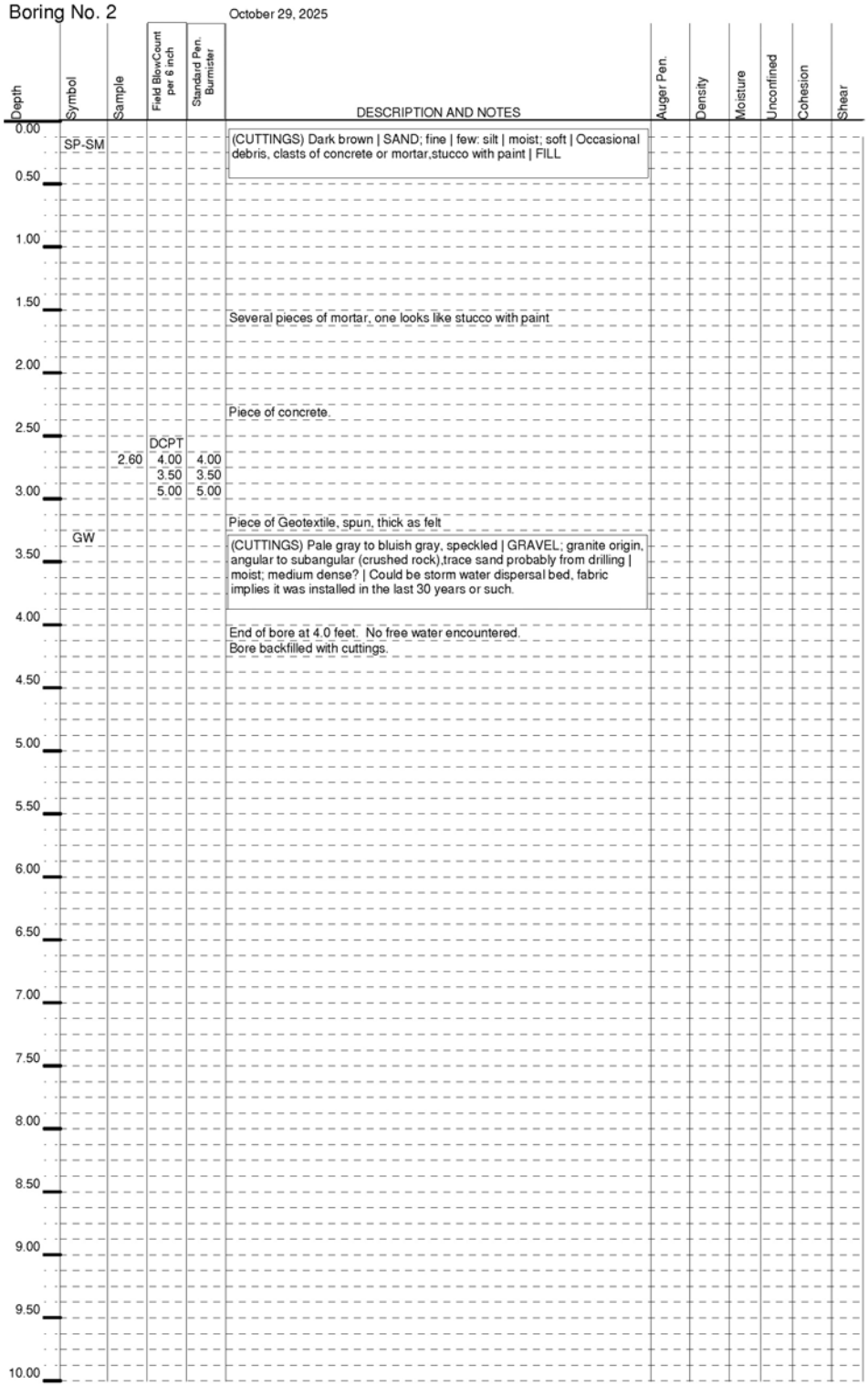
ADU; Diamond Residence; Scenic 5 NW of 8th, Carmel-by-the-Sea, California

Boring No. 1 October 29, 2025



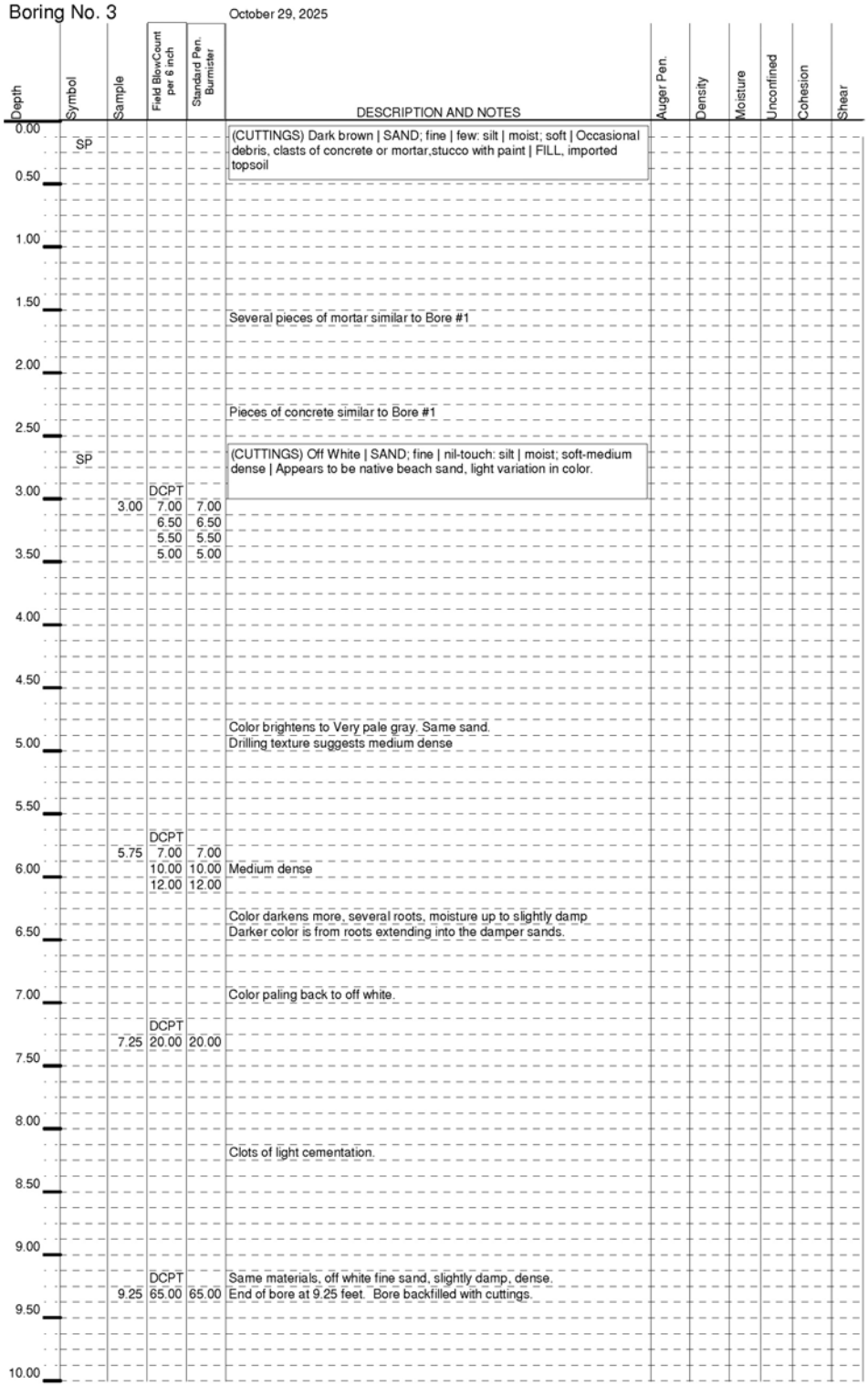
ADU; Diamond Residence; Scenic 5 NW of 8th, Carmel-by-the-Sea, California

Boring No. 2 October 29, 2025



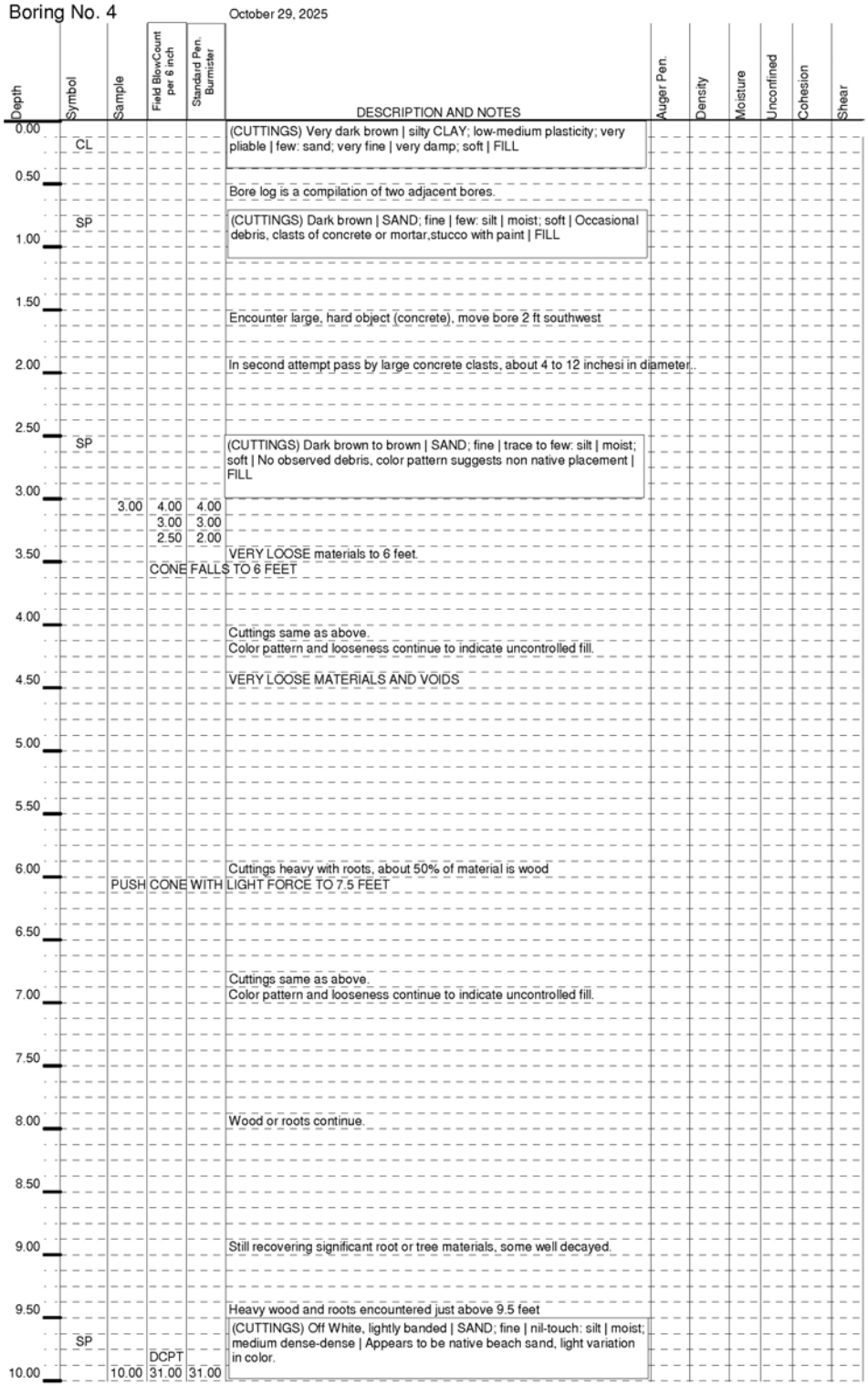
ADU; Diamond Residence; Scenic 5 NW of 8th, Carmel-by-the-Sea, California

Boring No. 3 October 29, 2025



ADU; Diamond Residence; Scenic 5 NW of 8th, Carmel-by-the-Sea, California

Boring No. 4 October 29, 2025



ADU; Diamond Residence; Scenic 5 NW of 8th, Carmel-by-the-Sea, California

Boring No. 4 October 29, 2025

| Depth | Symbol | Sample | Field BlowCount per 6 inch | Standard Pen. Burmister | DESCRIPTION AND NOTES | Auger Pen. | Density | Moisture | Unconfined | Cohesion | Shear |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | 31.00 | 31.00 | | | | | | | |
| 10.50 | | | | | | | | | | | |
| 11.00 | | | | | | | | | | | |
| 11.50 | | | | | | | | | | | |
| 12.00 | | | | | | | | | | | |
| 12.50 | | | | | | | | | | | |
| 13.00 | | | DCPT | | | | | | | | |
| | | 13.00 | 41.00 | 41.00 | Same as last to end of bore<br>End of bore at 13.0 feet. No free water encountered.<br>Bore backfilled with cuttings. | | | | | | |
| 13.50 | | | | | | | | | | | |
| 14.00 | | | | | | | | | | | |
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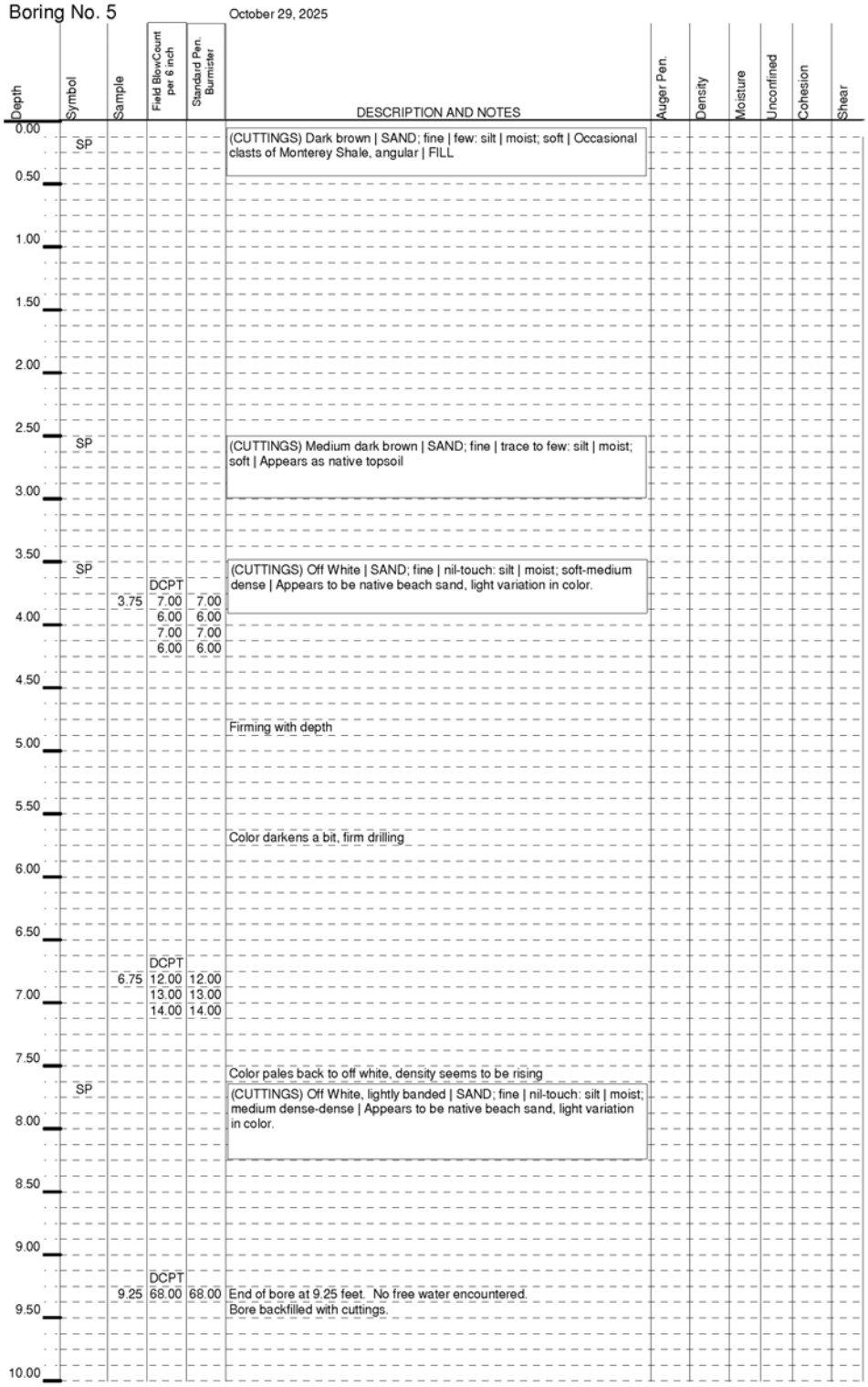
| 20.00 | | | | | | | | | | | |

ADU; Diamond Residence; Scenic 5 NW of 8th, Carmel-by-the-Sea, California

Boring No. 5 October 29, 2025



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# UNIFIED SOIL CLASSIFICATION & ASTM D2487: INCLUDING IDENTIFICATION AND DESCRIPTION

| FIELD IDENTIFICATION PROCEDURES (Excluding particles larger than 3 inches and basing fractions on estimated weights) | | | | GROUP SYMBOLS N. | TYPICAL NAMES | INFORMATION REQUIRED FOR DESCRIBING SOILS |
|---|---|---|---|---|---|---|
| COARSE GRAINED SOILS: More than half of material is **larger** than No. 200 sieve size is about the smallest particle visible to the naked eye | GRAVELS: More than half of coarse fraction is larger than No. 4 sieve size | CLEAN GRAVELS (Little or no fines) | Wide range in grain size and substantial amounts of all intermediate particle sizes. | GW | Well graded gravels, gravel-sand mixtures, little or no fines. | Give typical name, indicate approximate percentages of sand and gravel, max. size; angularity, surface condition, and hardness of the coarse grains; local or geologic name and other pertinent descriptive information, and symbol in parentheses.<br><br>For undisturbed soils add information on stratification, degree of compactness, cementation, moisture conditions and drainage characteristics.<br><br>EXAMPLE:<br><br>**Silty Sand,** gravelly; about 20% hard, angular gravel particles ½ inch maximum size; rounded and subangular sand grains coarse to fine, about 15 % non-plastic fines with low dry strength, well compacted and moist in place, alluvial sand; (SM). |
| | | | Predominatly one size or a range of sizes with some intermediate sizes missing. | GP | Poorly graded gravels, gravel-sand mixtures, little or no fines. | |
| | | GRAVELS WITH FINES (Appreciable amount of fines) | Non-plastic fines (for identification procedures see ML below). | GM | Silty gravels, poorly graded gravel-sand-silt mixtures. | |
| | | | Plastic fines (for identification procedures see CL below). | GC | Clayey gravels, poorly graded gravel-sand-clay mixtures. | |
| | SANDS: More than half of coarse fraction is smaller than No. 4 sieve size (For visual classifications, the 1/4" size may be used as equivalent to the No. 4 sieve size.) | CLEAN SANDS (Little or no fines) | Wide range in grain sizes and substantial amounts of all intermediate particle sizes. | SW | Well graded sands, gravelly sands, little or no fines. | |
| | | | Predominatly one size or a range of sizes with some intermediate sizes missing. | SP | Poorly graded sands, gravelly sands, little or no fines. | |
| | | SANDS WITH FINES (Appreciable amount of fines) | Non-plastic fines (for idendification procedures see ML below). | SM | Silty sands, poorly graded sand-silt mixtures. | |
| | | | Plastic fines (for identification procedures see CL below). | SC | Clayey sands, poorly graded sand-clay mixtures. | |
| FINE GRAINED SOILS: More than half of material is **smaller** than No. 200 sieve size (The No. 200 sieve size is about the smallest particle visible to the naked eye) | IDENTIFICATION PROCEDURES ON FRACTION SMALLER THAN No. 40 SIEVE SIZE | DRY STRENGTH (CRUSHING CHARACTERISTICS) | DILATANCY (REACTION TO SHAKING) | TOUGHNESS (CONSISTENCY NEAR PLASTIC LIMIT) | | |
| | SILTS AND CLAYS: Liquid limit less than 50 | None to slight | Quick to slow | None | ML | Inorganic silts and very vine sands, rock flour, silty or clayey fine sands withg slight plasticity. |
| | | Medium to high | None to very slow | Medium | CL | Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays. |
| | | Slight to medium | Slow | Slight | OL | Organic silts and organic silt-clays of low plasticity. |
| | SILTS AND CLAYS: Liquid limit greater than 50 | Slight to medium | Slow to none | Slight to medium | MH | Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts. |
| | | High to very high | None | High | CH | Inorganic clays of high plasticity, fat clays. |
| | | Medium to high | None to very slow | Slight to medium | OH | Organic clays of medium to high plasticity. |
| HIGHLY ORGANIC SOILS | Readily identified by color, odor, spongy feel and frequently by fibrous texture. | | | | Pt | Peat and other highly organic soils. |

Give typical name, indicate degree and character of plasticity, amount and maximum size of coarse grains, color in wet conditions, odor if any, local or geologic name, and other pertinent descriptive information, and symbol in parentheses.

For undisturbed soils add information or structure, stratification, consistency in undisturbed and remolded states, moisture and drainage conditions.

EXAMPLE:

**Clayey silt**, brown, slightly plastic, small percentage of fine sand, numerous vertical root holes, firm and dry in place, loess; (ML).

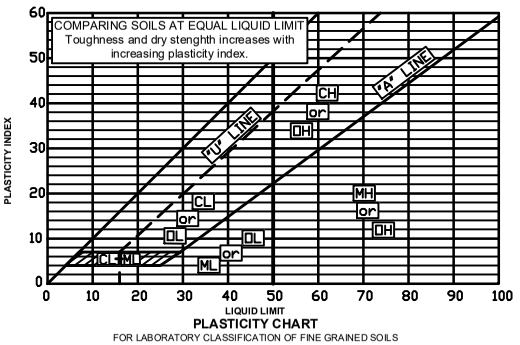
## LABORATORY CLASSIFICATION CRITERIA

Use grain size curve in identifying the fractions as given under field identification.

Determine percetages of gravel and sand from grain size curve. Depending on percentage of fines (fractin smaller than No. 200 sieve size) coarse grained soils are classified as follows:

Less than 5% — GW,GP, SW, SP
More than 12 % — GM, GC, SW, SC
5% to 12% — **Borderline** cases requiring use of dual symbols.

| | | |
|---|---|---|
| $C_u = \frac{D_{60}}{D_{10}}$ Greater than 4<br>$C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between one and 3 | | |
| Not meeting all gradation requirements for GW | | |
| Atterberg limits below "A" line or PI less than 4 | | Above "A" line with PI between 4 and 7 are **borderline** cases requiring use of dual symbols |
| Atterberg limits above "A" line or PI greater than 7 | | |
| $C_u = \frac{D_{60}}{D_{10}}$ Greater than 6<br>$C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$ Between one and 3 | | |
| Not meeting all gradation requirements for SW | | |
| Atterberg limits below "A" line or PI less than 4 | | Above "A" line with PI between 4 and 7 are **borderline** cases requiring use of dual symbols |
| Atterberg limits above "A" line or PI greater than 7 | | |




**PLASTICITY CHART**
FOR LABORATORY CLASSIFICATION OF FINE GRAINED SOILS

N. **Boundary** classifications: Soils possessing characteristics of two groups are designated by combinations of group symbols. For examle GW-GC, well graded gravel-sand mixture with clay binder.
N. All sieve sizes on this chart are U.S. Standard.

### FIELD IDENTIFICATION PROCEDURES FOR FINE GRAINED SOILS OR FRACTIONS

These procedures are to be performed on the minus No. 40 sieve size particles, approximately ¼ inches. For field classification purposes, screening is not intended; simply remove by hands the coarse particles that interfere with the test.

DILATANCY (Reaction to shaking)

After removing portions larger than No. 40 sieve size, prepare a pot of moist soil with a volume of about one-half cubic inch. Add enough water if necessary to make the soil soft but not sticky.

Place the pot in the open palm of one hand and shake horizontally, stricking vigorously against the other hand several times. A positive reaction consists of the appearance of water on the surface of the pot which changes to a livery consistancy and becomes glossy. When the sample is squeezed between the fingers, the water and gloss disappear from the surface, the pot stiffens and finnally it crackes or crumbles. The rapidity of appearance of water during shaking and of its diappearance during squeezing assist in identifying the character of the fines in a soil.

Very fine clean sands give the quickes and most distinct reactoin whereas a plastic clay has no reaction. Inorganic silts, such as a typical rock flour, show a moderately quick reaction.

DRY STRENGTH (Crushing characteristics)

After removing particles larger than No. 40 sieve size, mold a pat of soil to the consistency of putty, adding water if necessary. Allow the pat to dry completely by oven, sun, or air drying, and then test its strength by breaking and crumbling between the fingers. This strength is a measure of the character and quality of the colloidal fraction contained in the soil. The dry strength increases with increasing plasticity.

High dry strength is characteristic for clays of the CH group. A typical inorganic silt possesses only very slight dry strength. Silty fine sand and silts have about the same slight dry strength, but can be distinguished by the feel when powdering the dried specimen. Fine sand feels gritty whereas a typical silt has the smooth feel of flour.

TOUGHNESS (Consistency near plastic limit)

After removing particles larger that the No. 40 sieve size, a specimen of soil about one-half inch cube in size is molded to the consistency of putty. If too dry, water must be added and if sticky, the specimen should be spread out in a thin layer and allowed to lose some moisture by evaporation. Then the specimen is rolled out by hand on a smooth surface of between the palms into a thread about one-eight inch in diameter . The thread is then folded and rerolled repeatedly. Durning this manipulation the moisture content is gradually reduced and the specimen stiffens, finally loses its plasticitiy, and crumbles when the plastic limit is reached.

After the thread crumbles, the pieces should be lumped together and a slight kneading action continued until the lump crumbles.

The tougher the thread near the plastic limit and the stiffer the lump when it finally crumbles, the more potent is the colloidal clay fraction in the soil. Weakness of the thread at the plastic limit and quick loss of coherence of the lump below the plastic limit indicate either inorganic clay of low plasticity, or materials such as kaolin-type clays and organic clays which occure below the A-line.

Highly organic clays have a very weak and spongy feel at the plastic limit.

ADOPTED BY: CORPS OF ENGINEERS AND BUREAU OF RECLAMATION-JANUARY 1962

IO3-D-347

SOIL CLASSIFICATION CHART
conforms to Unified Soils Classification
and ASTM D2487

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File No. 8091-25.10
December 29, 2025



Stephen P. Diamond
C/O Ms. Julie Paulson
International Design Group
721 Lighthouse Avenue
Pacific Grove, California 93950

Project: Diamond Residence
ADU and Improvements
Scenic Road 5 NW of 8th Avenue
Carmel by the Sea, California 93921
A. P. N. 010-312-012-000

Subject: Geotechnical and Geological Hazards Report
Addendum No. 1

Dear Mr. Diamond,

Pursuant to a request from the planning department of the City of Carmel by the Sea we have prepared this addendum to detail the setback from a descending steep slope. In general the request is to detail the required setback of the ADU addition to a steep bluff. The requirements are a 50-foot distance from the bluff top or beyond a line ascending at 20% from the toe of the bluff, whichever is greater.

The attached plan detailing terrain beyond the parcel down to the beach of the Pacific Ocean west of the parcel. The terrain is that available through Google Earth as acquired from the National Map (USGS). A section details the terrain and distances from the toe and top of the bluff to the closest point of the proposed addition. As noted the addition is 134± feet from the bluff top and 78± feet from the intersection between the 20% ascending slope and the existing grade.

The report contained herein is made with our best effort to evaluate the site, determine the site geotechnical conditions and provide recommendations for those conditions. We submit this report with the understanding that it is the responsibility of the owner or his representative to ensure incorporation of these recommendations into the final plans and their subsequent implementation in the field.

In addition, we recommend that GRICE ENGINEERING, INC., be retained to review the project plans and provide the construction supervision and testing required to document compliance with these recommendations. Should any site condition not mentioned in this report be observed, this office should be notified so that additional recommendations can be made, if necessary.

This report and the recommendations herein are made expressly for the above referenced project and may not be utilized for any other site without written permission of GRICE ENGINEERING, INC.

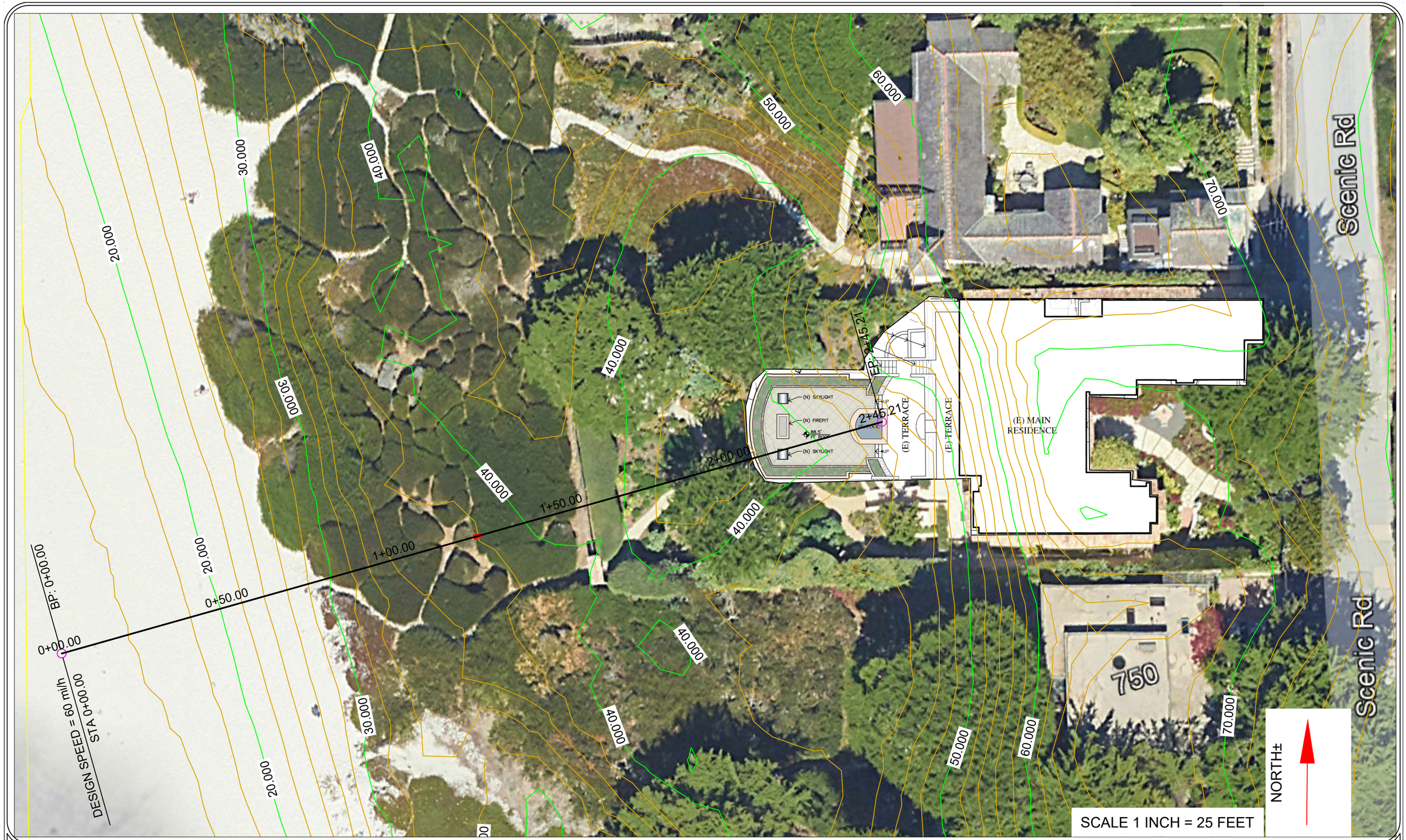
Please feel free to call this office should you have any questions regarding this report.

Very truly yours,
GRICE ENGINEERING, INC.

12292025 DIGITAL

Lawrence E. Grice, P.E.
R. C. E. 66857

Attachments:
Site Plan with Section Line through Bluff @ Steepest Portion, page 3
Section through Bluff @ Steepest Portion to face of ADU Addition, page 4

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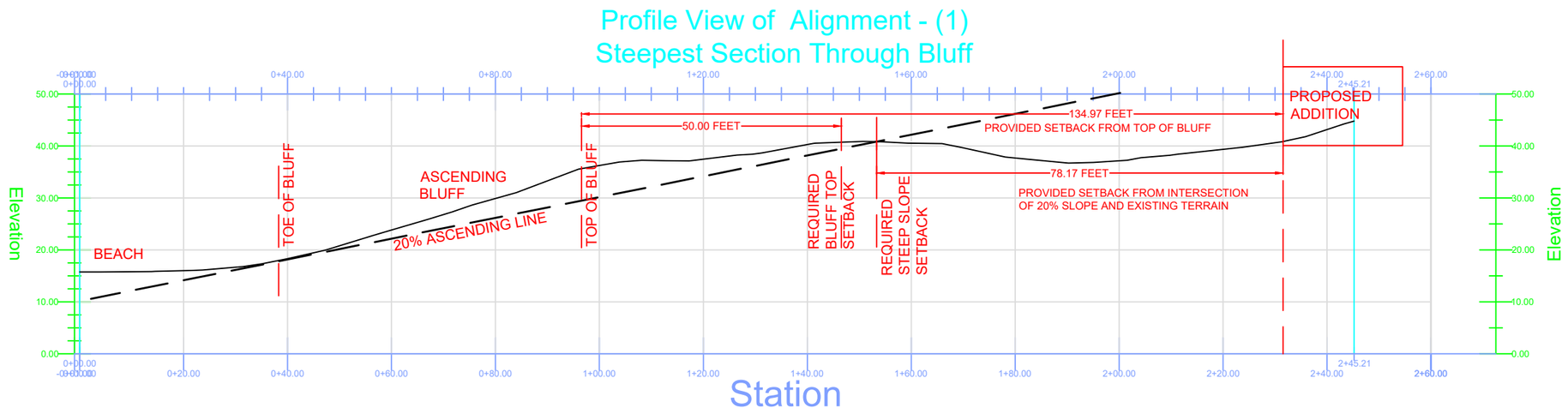
SITE PLAN with SECTION LINE THROUGH BLUFF @ STEEPEST PORTION

ADU @ DIAMOND RESIDENCE, SCENIC 5 NW OF 8TH, CARMEL BY THE SEA, CALIFORNIA




SCALE 1 INCH = 25 FEET

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SECTION THROUGH BLUFF @ STEEPEST PORTION TO FACE OF ADU ADDITION
ADU @ DIAMOND RESIDENCE, SCENIC 5 NW OF 8TH, CARMEL BY THE SEA, CALIFORNIA

**THOMPSON**
**WILDLAND MANAGEMENT**
Environmental Management & Conservation Services
*International Society of Arboriculture* Certified Arborist # WE-7468A
*Department of Pesticide Regulation* Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

January 12, 2026

Diamond Residence
Scenic Road 5NW of 8th Avenue
Carmel, CA. 93923
APN: 010-312-012-000

Subject: Pre-construction Biological Assessment for Scenic Road, 5NW of 8th Avenue

Per *City of Carmel-By-The-Sea Community Planning & Building Department* permit requirements, a biological assessment was recently conducted for the property located on Scenic Road, 5NW of 8th Avenue in Carmel (APN: 010-312-012) in preparation for an ADU construction project. This already developed and impacted lot is situated in a densely developed urban woodland residential community and coastal environment that is a short distance to the east of Carmel Beach. This pre-construction assessment involved performing a ground level visual inspection of the subject parcel to record and document biological resources, vegetation types and habitat characteristics; determine the presence or absence of biological resources that have protection status under federal and state laws (e.g., *Federal Endangered Species Act* [FESA], *California Environmental Quality Act* [CEQA] and *California Endangered Species Act* [CESA]); confirm that the proposed project is consistent with the policies and regulations that are identified in the *Carmel Municipal Code - Section 17.20.220*; and provide resource protection and mitigation recommendations that may be necessary in preparation for the proposed ADU project.

This biological assessment was conducted by performing a thorough walk through and inspection of the subject property and reviewing the ADU construction plans (refer to the corresponding project plans for construction details). A larger and smaller scale aerial image of the property is provided at the end of the report (refer to the attached *Exhibits A1 & A2*), and, where possible, the characteristics and conditions described in this report are depicted in the attached photographs (refer to *Figures 1-10*). Findings and recommendations are provided herein.

It should be noted that this biotic assessment that was conducted on October 27, 2025 was not performed during the optimal time of year (i.e., the spring season) for identifying native annual plant species that have the potential of occurring on the property and in the surrounding areas. However, for this project this should not be a significant issue or concern, since it is clear that native annual flora, including protected plant species, are not present or known to occur in this fairly small, insignificant and previously disturbed and impacted backyard area of the property that is primarily composed of maintained and irrigated landscaping plants.

## I. SITE CHARACTERISTICS & BIOLOGICAL RESOURCES

In the Carmel region there are natural open space areas where development has been limited or has not occurred. In these areas where natural vegetation communities remain intact and have not been significantly impacted or disturbed there is often a healthy diversity of native flora and fauna and healthy functioning habitat and ecological processes, including the presence of protected special status species and sensitive habitat types. However, in regards to the subject property addressed in this report that has been significantly developed and impacted (refer *Figures 1-7*), it is clearly evident that protected species or habitat do not appear to be present at this time.

This beachside and coastal zone parcel is 0.367 acres in size and is in a region that is significantly influenced by seasonally temperate coastal environmental conditions. This property is located in a densely developed urban woodland community with little open space occurring in this area of the Carmel community, the exception being Carmel Beach, which is a short distance to the west of the subject property. Scenic Road is to the east of the parcel and two developed lots are located immediately to the north and south of the property. None of these adjacent properties will be impacted by ADU construction activities and do not appear to support sensitive habitat or ecological resources.

Prevailing winds are primarily out of a westerly direction and soils on this developed and previously disturbed parcel appear to be stable and sufficient for supporting property development and landscape improvements. Per the project plans, the proposed ADU will utilize a portion of the existing rear patio footprint, as well as some of the surrounding landscaped areas (refer to *Figures 1-7*). It should be noted that this is a relatively flat lot and no development or soil disturbance will be occurring on steep slopes with high erosion potential.

In regards to the nearby Carmel Beach, which is a coastal zone habitat and ecological resource, this particular area of the beach appears to have little habitat value due to high intensity use and traffic by beach visitors and a relatively low presence and diversity of native plants that would typically occur in healthier and more robust coastal dune, strand and/or scrub type vegetation community that are fairly common in the central coast region. It should be noted that immediately to the west of the property, between the rear property fencline and Carmel Beach, there is a dense and compact stand of non-native invasive acacia shrubs and hedges that is not a sensitive or protected resource (refer to the attached *Exhibits A1 & A2* and *Figures 1, 2 & 8-10*).

However, this area with dense acacia can provide good cover and habitat for birds and other species of wildlife. This acacia population is not located on the subject property and will not be impacted by project operations (refer to *Figures 8-10*). It should be noted that these exotic acacias appear to be regularly pruned to a fairly low and compact height in order to prevent view obstructions.

Trees occurring in this urban woodland community primarily consist of mature and senescing mid- to upper-canopy Monterey cypress (*Hesperocyparis macrocarpa*) trees, with Monterey pines (*Pinus radiata*) and lower- to mid-canopy coast live oaks (*Quercus agrifolia*) occurring to a lesser extent. On this particular property, there are 3 significant Monterey cypress trees located in the backyard area in the vicinity of the proposed ADU (refer to the attached *Exhibit A2* and *Figures 1-6*). These trees appear to be a safe and sufficient distance away from the proposed building footprint and are not expected to be significantly impacted or adversely affected by grading and construction activities.

In regards to the overall health and condition of these 3 mature and senescing cypress trees, they appear to be in sound physiological health and structural condition. Biotic (e.g., pathogens, disease and/or insect pests) and/or abiotic disorders currently appear to be absent in levels that are harmful or detrimental to the health and viability of these trees and the surrounding urban woodland environment.

As previously indicated, the subject property is significantly landscaped in the front, side and backyard areas around the home (refer *Figures 1-7*). Maintained and irrigated landscaping plants primarily consist of non-native and introduced ornamental shrubs, herbaceous perennials, succulents and smaller ornamental trees; however, there are a few native plant species (i.e., Yankee Point ceanothus, common yarrow and Pacific thrift and California poppy) that have also been introduced to this maintained landscape.

Per the assessment of this developed and previously disturbed and impacted lot, it is clearly evident that the subject parcel does not support federally and/or state protected special status species, sensitive habitat and/or environmentally sensitive habitat areas (ESHA), and none of these resources will be impacted by the proposed ADU project. There are no known occurrences of protected species or resources occurring on the property and none were observed during the assessment. Additionally, actively nesting birds were not observed on or adjacent to the subject property, which was expected due to this assessment occurring outside of the nesting season.

In regards to ESHA, this begins approximately 30 feet to the west of the proposed building footprint on the other side of the property fence and hedge that delineates the western property boundary. This nearby ESHA area is a part of the Del Mar Dunes system, which is dominated by non-native invasive acacia and ice plant (refer to *Figures 8-10*).

Per City of Carmel requirements and conditions of approval (i.e., Section D of 17.20.220 Environmentally Sensitive Habitats under Title 17. Zoning), ADU construction activities will be

limited and contained to the backyard area of the property and will not in any way encroach upon or impact nearby ESHA. Impacts such as construction related noise, dust and sediment runoff is expected to be negligible and insignificant and will not adversely affect or harm ESHA.

In order to ensure that no ecological impacts occur, the rear gate of the property will be locked during construction operations in order to prevent the possibility of any construction related activities or workers moving into ESHA. Additionally, silt fencing or straw wattle sedimentation control measures will be properly installed on the property in a suitable location between the proposed construction footprint and the property fence to the west, as well as a heavy duty green mesh fabric barrier fencing installed and secured along the property fence. This green barrier fencing, along with the existing property fence and dense and well established hedge, will assist in ensuring a secure and contained construction site.

The 3 Monterey cypress trees located in the backyard area are the most noteworthy and ecologically valuable resource occurring on or adjacent to the subject property. In addition to these mature and senescing cypress trees, the following species are the only native plants that are inhabiting the parcel. These native species were introduced to this maintained landscape and are occurring amongst several of species of non-native ornamental plants. Native species observed include Yankee Point ceanothus (*Ceanothus griseus var. horizontalis*), common yarrow (*Achillea millefolium*), Pacific thrift (*Armeria maritima*) and California poppy (*Eschscholzia californica*). Non-native invasive plants that can be degrading and harmful to habitat are not inhabiting the subject property, which has a well kept and maintained landscape.

Special status plant and animal species identified in the *California Natural Diversity Database* (CNDDB) that have the potential of inhabiting the parcel and surrounding vegetation community were not observed or detected during the property assessment, and none of these species are known to occur on the subject property. These sensitive and protected fauna and flora include the following species: Black legless lizard (*Anniella pulchra nigra*), California red-legged frog (*Rana draytonii*), monarch butterfly (*Danaus plexippus*), Smith's blue butterfly (*Euphilotes enoptes smithi*), Menzie's wallflower (*Erysimum menziesii*), sand gilia (*Gilia tenuiflora*), Monterey spineflower (*Chorizanthe pungens*), Tidestrom's lupine (*Lupinus tidestromii*), sea cliff buckwheat (*Eriogonum parvifolium*), coast buckwheat (*Eriogonum latifolium*), little sur manzanita (*Arctostaphylos edmundsii*) and sandmat manzanita (*Arctostaphylos pumila*). As previously noted, none of these species appear to be occurring on the subject parcel and are not expected to be impacted by project operations. However, it is possible for the listed animal species to move in and out of areas during certain time periods, which makes it more difficult for them to be observed and detected. That being said, there is no evidence of these listed animal species being present on the subject property and it is very unlikely that they would be impacted by this small scale ADU construction project. In regards to the black legless lizard, refer to the monitoring and inspection recommendations provided in the following section that is recommended just before and during initial vegetation clearing operations.

Additionally, actively nesting birds or raptors were not observed on or adjacent to the subject property, which was to be expected since this fall assessment was performed outside of the nesting season. However, if construction related activities or tree work occurs during the bird nesting season, which in Monterey County may begin as early as February and continue through August, an additional nesting survey should be conducted to confirm that nesting birds are not present.

## II. RECOMMENDATIONS

The following resource protection measures and best management practices (BMP's) shall be implemented prior to the beginning of the ADU construction project:

1) Install resource protection measures to prevent unnecessary construction related impacts and disturbance to the surrounding areas in the backyard of the property. Resource protection BMP's include tree protection and erosion & sedimentation control measures, such as high visibility exclusionary fencing that clearly delineates the construction zone and protects the canopy dripline and critical root zone of a few nearby cypress trees, as well as erosion & sedimentation control measures, such as silt fence, straw wattles and soil stabilization measures, that may be necessary. For example and as previously stated, straw wattles or silt fencing shall be installed between the proposed construction footprint and the property fence to the west, as well as a heavy duty green mesh fabric barrier fencing installed and secured along the property fence. Resource protection BMP's shall be properly installed, monitored, maintained and, if necessary, modified and improved on a as needed basis for the duration of the project.
2) Just before (i.e., within 5 days) and again during the initial clearing of landscaping vegetation for this ADU construction project, the project biologist should be present to inspect and observe for the black legless lizard (*Anniella pulchra nigra*) or any other potentially occurring listed species that have protection status. This reptile that resembles a small snake has the potential of occurring in this coastal zone habitat under vegetation and in loose sandy soils. As a result, this backyard area where the ADU will be constructed should be inspected and monitored during initial clearing operations to make sure the black legless lizard is not present or harmed.
3) For any landscape improvements, consideration should be given to using plants that are native or naturalized to this region and are well-adapted to this mixed urban woodland and coastal environment. Plants selected for landscaping operations should be drought tolerant, less flammable and more fire resistant, non-invasive to habitat and open space areas, and suitable and appropriate to this coastal zone environment.
4) As previously stated, nesting birds were not observed during the assessment of this property. However, the nesting season in Monterey County may begin as early as February and continue through August. Consequently, if construction activities begin during this nesting period an additional nesting assessment should be conducted within two weeks of construction activities commencing.
5) The 3 mature and senescing Monterey cypress trees that are located in the vicinity of the proposed ADU (refer to *Figures 1-6*) will need to be adequately protected with tree protection

fencing for the duration of the project. These native specie trees appear to be a safe and sufficient distance away from the proposed construction footprint, and given the proper installation, maintenance and monitoring of tree protection measures, construction related impacts are expected to be minimal, insignificant and not harmful to the health and wellbeing of the subject trees.

## III. CONCLUSION

In conclusion, a pre-construction biological assessment was recently conducted for the property located on Scenic Road, 5 NW of 8th Avenue in Carmel in preparation for an ADU construction project that will be occurring in the previously disturbed and significantly landscaped backyard area of the subject parcel. Biological resources that are protected under federal and state laws (e.g., FESA, CESA and CEQA) were not observed or detected during this pre-construction assessment and are not known to occur on this developed and impacted property. Consequently, it is evident that protected special status species and/or ESHA are not occurring on the subject property and will not be impacted by project operations.

The proper implementation of the resource preservation BMP's and guidelines provided in this report will assist in preventing construction related impacts to ecological resources, as well as complying with *City of Carmel-By-The-Sea Community Planning & Building Department* permit requirements and conditions of approval. Additionally, the proposed ADU development project appears to be consistent with the policies and regulations that are identified by the City in the *Carmel Municipal Code - Section D* of *17.20.220 Environmentally Sensitive Habitats* under *Title 17. Zoning* and the *Shoreline Management Plan* and the *Del Mar Master Plan*.

Best regards,

*Rob Thompson*
Resource Ecologist
ISA Certified Arborist, WE-7468A

*January 12, 2026*
Date

Thompson Wildland Management (TWM)
57 Via Del Rey
Monterey, CA. 93940
Office (831) 372-3796; Cell (831) 277-1419
Email: thompsonwrm@gmail.com ; Website: www.wildlandmanagement.com

Exhibit A1: The subject property is identified by the red arrow. Carmel Beach is a short distance to the west of the property. It should be noted that immediately to the west of the property, between the rear property fenceline and Carmel Beach, there is a dense and compact stand of non-native invasive acacia shrubs and hedges (identified by yellow arrow) that will not be impacted by ADU development activities. To the east of the lot is Scenic Road and to the north and south are two developed properties, neither of which appear to support sensitive or protected ecological resources.

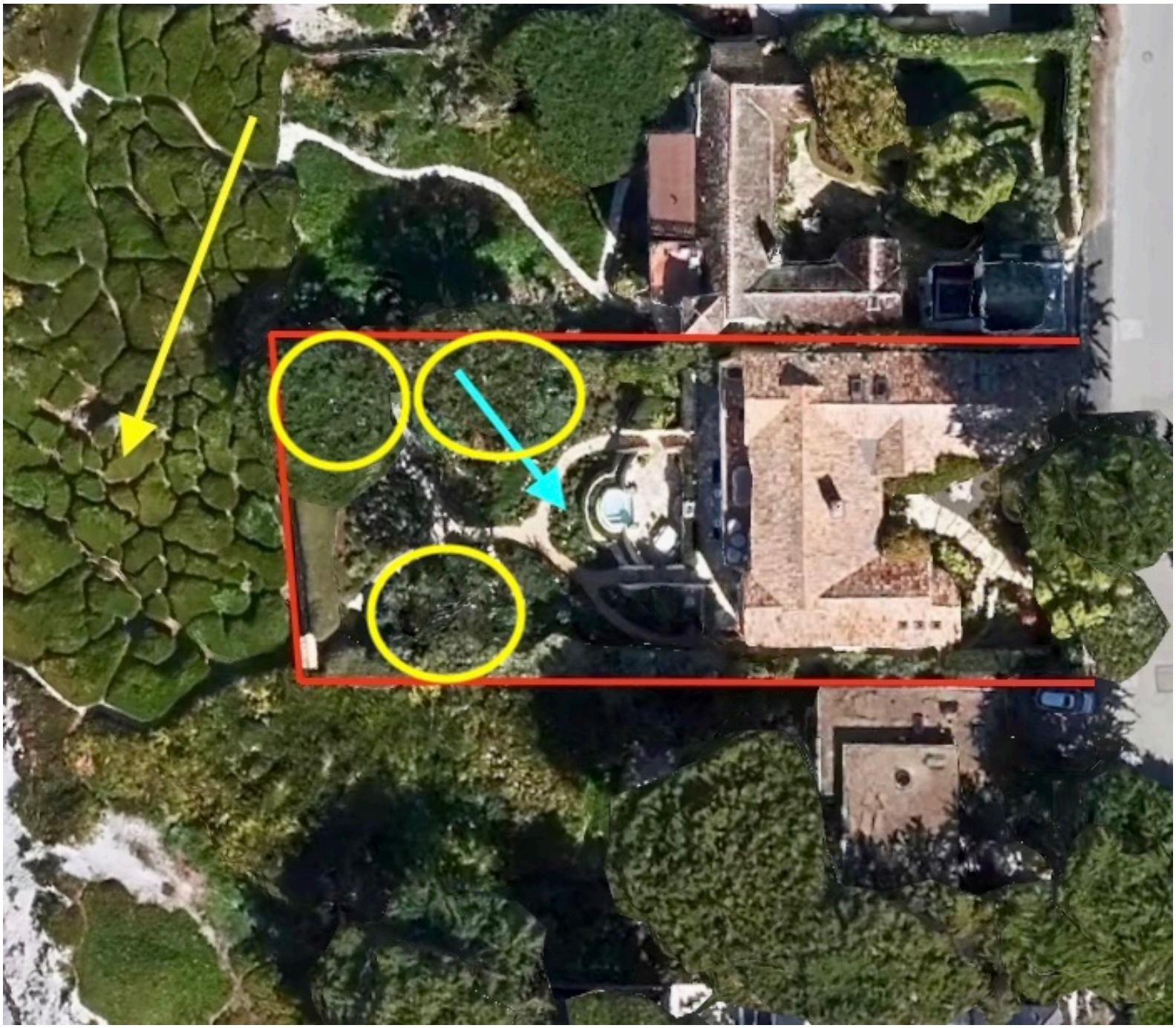

Exhibit A2: The proposed ADU construction site is identified by the light blue arrow. The 3 cypress trees are identified by the yellow circles and the exotic acacia population is identified by the yellow arrow.

Figure 1. The proposed ADU will come off of the rear patio and into the heavily landscaped area towards the center of the photo. The dense acacia stand located off of the rear of the property is visible in the back between the backyard area and the beach.

Figure 2. The 3 cypress trees will be retained and protected. No sensitive habitat or protected species will be impacted by this project. The acacia population is visible off of the rear of the property in the back ground.

Figure 3. Another view of the significantly landscaped ADU site primarily consisting of non-native and introduced ornamental plants and the mature cypress trees. The cypress trees are not expected to be adversely affected.

Figure 4. The proposed ADU site and landscaped area currently does not support any protected species or sensitive habitat.

Figure 5. This rear patio area and retaining wall is where the eastern end of the ADU will be located.

Figure 6. Rear patio will be the eastern end of the proposed ADU.

Figure 7. The ADU construction footprint looking east back towards the main house. No significant ecological impacts will be occurring as a result of this fairly small scale construction project.

Figure 8. Dense exotic acacia stands begin immediately to the west of the property fence. Invasive ice plant is also abundant.

Figure 9. View of ESHA area with abundant ice plant and acacia that is to the east of Carmel Beach and west of subject property.

Figure 10. Dense acacia stand looking east towards the subject property.

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Carmel-by-the-Sea

Evan Kort <ekort@ci.carmel.ca.us>

# Concerns/questions ADU on Scenic

1 message

**andrea vardell** [redacted] Sat, Mar 28, 2026 at 6:21 PM
To: ekort@ci.carmel.ca.us

**External Sender** - From: (andrea vardell [redacted]
This message came from outside your organization.

Evan,

We own the historic home at scenic 3 NW of eighth. It has been brought to our attention by neighbors that there is a proposed ADU on the coastline of Diamond property on Scenic.
We have several concerns…

Question for the coastal commission regarding ADUs being approved for the deep lots extending to the berms next to ocean… what is the weight burden on the berm along the coastline? This is a concern for us as we are sitting on that coastline berm and if many additional homes are allowed that berm will have a great weight burden and that berm could fail in which case our home would be impacted. Will the coastal commission be responsible for constructing retaining walls to support the weight burdens for the ADUs?

Second question given ADUs bring in renters what will be the parking impacts for homeowners on scenic?

How will the impact of views be handled for homeowners who were sold homes on scenic with assurances of no new buildings being allowed thus impacting their views? This diminishes the value of those homes.

Lastly this sets a precedent for all deep lots along scenic to the coastline to apply for this same ADU.

Please consider the concerns and please consult the coastal commission on berm impacts and retaining wall questions to support existing homes with the added weight prior to approvals for coastal berm new home buildings.

Thank you
Andrea

Carmel-by-the-Sea

Evan Kort <ekort@ci.carmel.ca.us>

# Diamond Beach Project ADU

1 message

**John Dilks** [redacted] Sat, Mar 28, 2026 at 10:49 AM
To: "ekort@ci.carmel.ca.us" <ekort@ci.carmel.ca.us>

**External Sender** - From: (John Dilks [redacted]
This message came from outside your organization.

Evan, and Carmel planning commission

Thank you for taking time to meet with us yesterday over the above
referenced building project.
As you know we are the adjoining property owners to the north and have
enjoyed our beachfront location for more than forty years.
We are very aware of how vulnerable this shoreline habitat is to the effects of coastal
erosion, particularly in the winter months.
Coastal cities all across the country have restricted construction on the ocean front
due to the effects of coastal erosion due to global warming.
In the past the City has done a good job in prohibiting home owners from moving seaward from existing footprint with construction.
We are asking the City to deny the ADU construction permit on the Ocean side of the applicants existing dwelling which is nearly 5600 sq. ft. and well above the maximum allowable.
The other element I wish to address is the impact of views the project causes.
Neighbors on both sides will be impacted and views will be partially impaired made even worse by allowing the roof to be an entertaining deck. The project will become
very visible from the public beach once his gardeners are instructed to trim the Acacia
growth on the ocean which is normally done every six months. The trimming obviously
has been curtailed until after approval.
Just imagine if we all decided to add ADU units beach side of our large main dwellings.It would drastically change the beach overlay area.
PLease let this Email be our formal request for denial of the above referenced project.

Thank You

John & Patricia Dilks

Carmel-by-the-Sea

Evan Kort <ekort@ci.carmel.ca.us>

# Diamond's ADU

1 message

**Diana McCallister** [redacted] Sat, Mar 28, 2026 at 3:53 PM
To: ekort@ci.carmel.ca.us

**External Sender** - From: (Diana McCallister [redacted]
This message came from outside your organization.

To: Evan Kort and The Carmel Planning Commission,

From: Diana and Craig McCallister
3rd NW 8th on Scenic
[redacted]
Phone [redacted]

Dear Evan and The Carmel Planning Commission,

We are property owners two doors South from the Diamond Residence. We are deeply concerned with the Diamond's proposed plan to build an ADU unit on the open space on the coastline of their property.

One of the reasons we purchased our property was because of the wonderful Scenic view of Pebble Beach and the Beautiful Cove of Carmel Beach to the North of us. This open space is important to ALL OF US on Scenic Road and it will be completely ruined with a unit built so close to the beach.It will block all of our views.

Please feel free to call us (phone number above) and come down to see the impact this proposed structure will have on us.

Thank you for considering to deny their permit for this ADU.

Sincerely.
Diana and Craig McCallister

Carmel-by-the-Sea

Evan Kort <ekort@ci.carmel.ca.us>

# Proposed Action: DS 25206 (Diamond)

2 messages

**lawrence chazen** <[redacted]> Sat, Mar 28, 2026 at 6:31 PM
To: "ekort@ci.carmel.ca.us" <ekort@ci.carmel.ca.us>, Lawrence Chazen <[redacted]>, Steve Diamond [redacted]

**External Sender** - From: (lawrence chazen [redacted]
This message came from outside your organization.

Dear Sir;

I am sending this email on both my behalf and that of Nan Foster who is my nextdoor neighbor. Our homes are directly accross the street from the Diamonds home which is the subject of the proposed action.

We both are totally in support of allowing the Diamonds to construct the ADU as it is currently designed.

Larry Chazen

Lawrence J. Chazen
[redacted]
Carmel, Ca. 93921
Mobile [redacted]

**lawrence chazen** [redacted] Sat, Mar 28, 2026 at 6:42 PM
To: "ekort@ci.carmel.ca.us" <ekort@ci.carmel.ca.us>, Steve Diamond <[redacted]>, lawrence chazen [redacted]

**External Sender** - From: (lawrence chazen <ljcchazen@yahoo.com>)
This message came from outside your organization.

Evan

My mistake. I am writing our support on my behalf and my neighbor Nan Nelson

not Nan Foster. Her deceased husbands first name was Foster.

Larry

Lawrence J. Chazen
[redacted]
Carmel, Ca. 93921
[redacted]

[Quoted text hidden]

Carmel-by-the-Sea

Evan Kort <ekort@ci.carmel.ca.us>

# ADU proposed on Diamond property

**Tim Allen** [redacted] Thu, Apr 2, 2026 at 9:40 AM
To: Evan Kort <ekort@ci.carmel.ca.us>

**External Sender** - From: (Tim Allen [redacted]
This message came from outside your organization.

Evan, I do not oppose the proposed ADU on Steve and Marti Daimond's Scenic Drive property.

Please feel free to call me with any questions.

**TIM ALLEN**
REALTOR® | DRE#00891159
[redacted]
TIMALLENPROPERTIES.COM
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Carmel-by-the-Sea

Evan Kort <ekort@ci.carmel.ca.us>

## Fwd: Diamond ADU proposal

**Susan Mcclatchy** [redacted]
To: ekort@ci.carmel.ca.us
Cc: [redacted]

Thu, Apr 2, 2026 at 10:05 AM

**External Sender** - From: (Susan Mcclatchy [redacted]
This message came from outside your organization.

**From:** Susan Mcclatchy [redacted]
**Subject: Diamond ADU proposal**
**Date:** April 1st, 2026 at 9:56:14 AM PDT
**To:** Susan McClatchy [redacted]

April 1st, 2026

Carmel-by-the-Sea Planning Commission

City of Carmel-by-the-Sea

P.O. Box CC

Carmel-by-the-Sea, CA 93921

Re: Opposition to DS 25206 (Diamond) – Design Study, Coastal Development Permit, and ADU at Scenic Road 5 NW of 8th Avenue

Dear Chair and Commissioners,

I am the immediate neighboring property owner to the above-referenced project. I write to oppose the proposed Design Study and Coastal Development Permit as currently designed. While I recognize that California law (Gov. Code §65852.2) limits local discretion over accessory dwelling units (ADUs), that limitation does not extend to discretionary components of this project, including the roof deck, site design, and Coastal Development Permit findings.

Under California Government Code §65852.2, the City must approve an ADU that meets objective standards and cannot impose

subjective or discretionary barriers that would effectively preclude its development. However, this project is not limited to a ministerial ADU. It includes a roof deck, requires a Coastal Development Permit, and is subject to Design Study review within multiple overlay districts. Accordingly, while the ADU itself may be protected, the City retains full authority to deny or condition discretionary elements and to require findings under the Coastal Act and Carmel Municipal Code.

The proposed roof deck introduces direct and elevated views into adjacent residential properties, including private outdoor areas and habitable rooms. Under Carmel's Design Study framework (CMC Title 17), approval requires findings that the project maintains reasonable visual privacy between neighboring properties, avoids overlooking and intrusive sightlines, and is compatible with surrounding residential development patterns. The roof deck fundamentally alters the existing condition by creating new elevated vantage points not historically present, enabling direct downward views into private yards, and increasing the intensity of outdoor use at an elevated level. These impacts are inherent to the design and cannot be mitigated through minor conditions. As proposed, the project fails to satisfy required privacy and compatibility findings.

To the extent the applicant relies on ADU law to justify the project as proposed, that reliance is misplaced. State law protects the existence and basic envelope of an ADU, but it does not protect discretionary features such as roof decks, elevated outdoor gathering spaces, or design elements that create new privacy impacts. The City must evaluate these discretionary components independently, and approval of the ADU does not compel approval of the roof deck or associated design features.

It is also important to recognize that Carmel's current ADU ordinance contains provisions that are inconsistent with state law, including limitations on size, height, and the application of zoning controls that are preempted by state statute. As a result, the City cannot rely on those provisions to justify denial or to impose unlawful constraints. Instead, the City must rely on valid discretionary authorities, including Design Study and Coastal Development Permit findings, and apply them rigorously and consistently.

Under the California Coastal Act and Carmel's Local Coastal Program, the Commission must find that the project protects neighborhood character and visual resources, avoids adverse impacts to adjacent residential uses, and is consistent with the scale and pattern of surrounding development. The proposed roof deck and intensification of use introduce visual and privacy impacts that are inconsistent with neighborhood character, create new overlook conditions affecting adjacent properties, and increase activity levels in a manner that conflicts with the established residential pattern. As currently designed, the required Coastal Development Permit findings cannot be made.

With respect to parking, while state law limits the imposition of parking requirements for ADUs in certain contexts, the City retains the authority to evaluate actual neighborhood conditions and cumulative impacts on coastal residential streets. This area of Scenic Road is already constrained by visitor demand, coastal access, and limited on-street parking availability. The addition of an ADU and associated intensification of use creates a reasonable likelihood of spillover parking impacts. At a minimum, the Commission should require a project-specific analysis or impose conditions to address these impacts.

Finally, the project is proposed as categorically exempt under CEQA Guidelines Section 15301. However, the Commission must evaluate whether exceptions apply under Section 15300.2, including unusual circumstances and cumulative impacts. The presence of an elevated roof deck, direct privacy impacts, and the constrained coastal setting provide a reasonable basis to conclude that such exceptions may apply.

In conclusion, this project should not be treated as a simple ADU. It is a discretionary coastal development project that includes an ADU component. While state law limits the City's ability to deny a compliant ADU, it does not require approval of discretionary design elements that create direct privacy impacts, conflict with neighborhood character, and fail required Coastal Development Permit findings.

For these reasons, I respectfully request that the Planning Commission deny the Design Study and Coastal Development Permit as proposed, or require substantial redesign, including elimination or significant modification of the roof deck, design changes to eliminate direct overlook into adjacent properties, and a

demonstration that the project will not create adverse parking impacts.

Sincerely,

Susan McClatchy

Carmel-by-the-Sea

Evan Kort <ekort@ci.carmel.ca.us>

## Proposed Action: DS25206. (Diamond)

**Patty Dilks** [redacted]
To: ekort@ci.carmel.ca.us

Tue, Mar 31, 2026 at 12:43 PM

**External Sender** - From: (Patty Dilks [redacted]
This message came from outside your organization.

March 31, 2026

Evan

On March 21st Steve Diamond texted my husband, asking how the heavy flooding in Hawaii was effecting us. Mr Diamond went on to ask for John's advice on some paintings he was considering at the up coming art auction. John responded we were okay, and

gave his opinions on the art, and that we would be back in Carmel on March 26th.

Diamond made no mentioned of his impending deck project the size of a four car garage or his ADU.

On March 23 This time Diamond adds, "We have been pursuing building an ADU unit. The story boards will be up when you arrive. Your views will not be effected at all." The last line made us think he was building it over his existing two car garage.

We learned later he had told another neighbor all about it months earlier.

We have known Mr Diamond for more than 40 years. He has long wanted to expand his outdoor living pace towards the beach. He and his first wife had drawings done of two curving staircases coming down from their upper deck, much like

the Palace of Versailles. I don't know what happened to the plans but it never occurred. A few years later he showed us drawings of two more staircases, each one hugged the side of the building. This ADU was never on his list before.

His house is currently more square footage than the city of Carmel allows.

Steve Diamond doesn't really want an ADU, it is just a ploy to get the giant entertainment deck he wants. The deck will be 16 feet above ground and then for safety reasons must have rails on all sides above the 16 feet.

The deck will most likely need tables, chairs, umbrellas, outdoor heaters, fire pit and outdoor kitchen and possibly lighting and music.

While maximizing the buildings square footage on his property to increase his value, he will have decreased the value of his neighbor's homes by blocking their view of the ocean.

Thank you for any help you can be on this problem.

Patty Dilks

Steve and Marti Diamond
Scenic Road 5 NW of 8th Avenue
Carmel by the Sea, 93921
Steve: [redacted]
Marti:

April 1, 2026

Dear Neighbors,

RE: DS 25206 (Diamond)

We are writing to you directly regarding our proposed ADU.

This ADU has been planned for an important long-term purpose: to provide space for a caretaker as we age. We have handled this carefully, worked with a top architect, and taken care to ensure that the design is appropriate to the property and respectful of the surrounding neighborhood. Our daughter recently passed unexpectedly. She was the one who we anticipated would take care of us when we needed someone by our side. We realized we had to step into action while we were able.

We understand that concerns have been raised, but we want to be very clear: this ADU will not interfere with your view, and parking will not be an issue. We have two parking spaces in our garage. The intended use of the ADU is limited and practical. The project is not being pursued in a way that would create the kind of impact that has been suggested.

What is most disappointing is that, despite our effort to invite direct conversation and review the plans with neighbors, this has instead become a divisive issue in the neighborhood. We have been and remain particularly saddened by that. It has affected us deeply. We would have much preferred a straightforward conversation about any concerns before the situation got so escalated and hostile.

Even now, we remain open to speaking with you directly and respectfully about any outstanding questions or concerns. We continue to hope that is still possible. Please see attachments. We welcome you to share this letter and notice to those who have been contacted by others and may have a concern.

Most Sincerely,
Marti and Steve Diamond

# DS 25206 (Diamond)

**Evan Kort** <ekort@ci.carmel.ca.us> Fri, Apr 3, 2026 at 4:53 PM
Draft

---------- Forwarded message ---------
From: **Sonsini, Larry** <REDACTED>
Date: Fri, Apr 3, 2026 at 9:36 AM
Subject: DS 25206 (Diamond)
To: ekort@ci.carmel.ca.us <ekort@ci.carmel.ca.us>
Cc: Marti Diamond (REDACTED) <REDACTED>

**External Sender** - From: **("Sonsini, Larry" <REDACTED>)**
This message came from outside your organization.

Dear Mr. Kort,

I own a home located on San Antonio Ave 4NW of 8th in Carmel. My property runs down from the San Antonio address to Scenic and I oversee the residence owned by Steve Diamon on Scenic Road 5 NW of 9th. I am aware of the Planning Commission review of Mr. Diamond's project DS25206. I support Mr. Diamond's project and see no objection to it as planned as it does not portend to obstruct any view from my property. As stated by Mr. Diamond, the project has merit and will not diminish in any respect the rights or benefits of neighboring properties. The matter should be approved without objection.

Sincerely,

Larry W. Sonsini

Senior and Founding Partner

Wilson Sonsini

Attorneys at Law

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## Diamond ADU permit DS 25206

**Evan Kort** <ekort@ci.carmel.ca.us>
Draft

Fri, Apr 3, 2026 at 4:52 PM

---------- Forwarded message ---------
From: **Susan Mcclatchy** <REDACTED>
Date: Fri, Apr 3, 2026 at 12:22 PM
Subject: Diamond ADU permit DS 25206
To: <ekort@ci.carmel.ca.us>

**External Sender** - From: **(Susan Mcclatchy <REDACTED>)**
This message came from outside your organization.

April 2nd, 2026

Carmel-by-the-Sea Planning Commission

City of Carmel-by-the-Sea

P.O. Box CC

Carmel-by-the-Sea, CA 93921

Re: Opposition to DS 25206 (Diamond) – Design Study, Coastal Development Permit, and ADU at Scenic Road 5 NW of 8th Avenue

Dear Chair and Commissioners,

I am the immediate neighboring property owner to the above-referenced project. I write to oppose the proposed Design Study and Coastal Development Permit as currently designed. While I recognize that California law (Gov. Code §65852.2) limits local discretion over accessory dwelling units (ADUs), that limitation does not extend to discretionary components of this project, including the roof deck, site design, and Coastal Development Permit findings.

Under California Government Code §65852.2, the City must approve an ADU that meets objective standards and cannot impose subjective or discretionary barriers that would effectively preclude its development. However, this project is not limited to a ministerial ADU. It includes a roof deck, requires a Coastal Development Permit, and is subject to Design Study review within multiple overlay districts. Accordingly, while

the ADU itself may be protected, the City retains full authority to deny or condition discretionary elements and to require findings under the Coastal Act and Carmel Municipal Code.

The proposed roof deck introduces direct and elevated views into adjacent residential properties, including private outdoor areas and habitable rooms. Under Carmel's Design Study framework (CMC Title 17), approval requires findings that the project maintains reasonable visual privacy between neighboring properties, avoids overlooking and intrusive sightlines, and is compatible with surrounding residential development patterns. The roof deck fundamentally alters the existing condition by creating new elevated vantage points not historically present, enabling direct downward views into private yards, and increasing the intensity of outdoor use at an elevated level. These impacts are inherent to the design and cannot be mitigated through minor conditions. As proposed, the project fails to satisfy required privacy and compatibility findings.

To the extent the applicant relies on ADU law to justify the project as proposed, that reliance is misplaced. State law protects the existence and basic envelope of an ADU, but it does not protect discretionary features such as roof decks, elevated outdoor gathering spaces, or design elements that create new privacy impacts. The City must evaluate these discretionary components independently, and approval of the ADU does not compel approval of the roof deck or associated design features.

It is also important to recognize that Carmel's current ADU ordinance contains provisions that are inconsistent with state law, including limitations on size, height, and the application of zoning controls that are preempted by state statute. As a result, the City cannot rely on those provisions to justify denial or to impose unlawful constraints. Instead, the City must rely on valid discretionary authorities, including Design Study and Coastal Development Permit findings, and apply them rigorously and consistently.

Under the California Coastal Act and Carmel's Local Coastal Program, the Commission must find that the project protects neighborhood character and visual resources, avoids adverse impacts to adjacent residential uses, and is consistent with the scale and pattern of surrounding development. The proposed roof deck and intensification of use introduce visual and privacy impacts that are inconsistent with neighborhood character, create new overlook conditions affecting adjacent properties, and increase activity levels in a manner that conflicts with the established residential pattern. As currently designed, the required Coastal Development Permit findings cannot be made.

With respect to parking, while state law limits the imposition of parking requirements for ADUs in certain contexts, the City retains the authority to evaluate actual neighborhood conditions and cumulative impacts on coastal residential streets. This

area of Scenic Road is already constrained by visitor demand, coastal access, and limited on-street parking availability. The addition of an ADU and associated intensification of use creates a reasonable likelihood of spillover parking impacts. At a minimum, the Commission should require a project-specific analysis or impose conditions to address these impacts.

Finally, the project is proposed as categorically exempt under CEQA Guidelines Section 15301. However, the Commission must evaluate whether exceptions apply under Section 15300.2, including unusual circumstances and cumulative impacts. The presence of an elevated roof deck, direct privacy impacts, and the constrained coastal setting provide a reasonable basis to conclude that such exceptions may apply.

In conclusion, this project should not be treated as a simple ADU. It is a discretionary coastal development project that includes an ADU component. While state law limits the City's ability to deny a compliant ADU, it does not require approval of discretionary design elements that create direct privacy impacts, conflict with neighborhood character, and fail required Coastal Development Permit findings.

For these reasons, I respectfully request that the Planning Commission deny the Design Study and Coastal Development Permit as proposed, or require substantial redesign, including elimination or significant modification of the roof deck, design changes to eliminate direct overlook into adjacent properties, and a demonstration that the project will not create adverse parking impacts.

Sincerely,

Susan McClatchy

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

**April 8, 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 26060 (Las Olas):** Consideration of a Track 1 Design Study Referral, DS 26060 (Las Olas), for the request to revise existing fence and retaining wall plan on the southern property line, restoration of previously existing trellis, installation of iron handrail in the right-of-way, and landscaping modifications located at Carmelo Street 5 northwest of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-253-005-000

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

| | | | |
|---|---|---|---|
| **Application:** | DS 26060 (Las Olas) | **Applicant:** | Eric Miller Architects, Inc |
| **APN:** | 010-253-005-000 | **Owner:** | Las Olas Associates |
| **Block & Lot:** | Block HH; Lot 13 & 15 | | |
| **Location:** | Carmelo Street 5 northwest of Ocean Avenue | | |

## Recommendation:

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

1. Finding the project categorically exempt from environmental review pursuant to sections 15303 and 15304 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case; and

2. Approving a Track 1 Design Study Referral for the construction of a fence and retaining wall on the southern property line, construction of a trellis, installation of iron handrail in the right-of- way, and landscaping modifications located at

Carmelo Street 5 NW of Ocean Avenue in the Single-Family Residential (R-1) District. APN: 010-253-005-000.

## Summary, Background, and Project Description:

**EXECUTIVE SUMMARY**

The applicant is requesting approval of a Track 1 Design Study Referral amendments to previously approved Design Study Application which include after-the-fact approvals for work which exceeded the scope of the initial approval. While the request and consideration of after-the-fact work by staff is not atypical in itself, the resulting site condition presents new policy issues not addressed by adopted policies, guidelines, or review criteria, in addition to an adjacent neighbor is aggrieved by the after-the- fact work. As such, the project has been referred to the Planning Commission for consideration and resolution (Carmel-by-the-Sea Municipal Code section 17.58.020.D).

**BACKGROUND AND PROJECT DESCRIPTION**

On July 20, 2020, the Community Planning and Building Department approved a Design Study Application (DS 20-096) for “a 50 square foot addition to the lower level of an existing two-story residence, as well as modifications to the roof form at the southern end of the residence, as well as over the garage. Two new skylights are also proposed.”

The associated building permit, BP 20-367, was issued on March 12, 2021.

On March 21, 2022, the Community Planning and Building Department approved revisions (DS 21-418) to a previously approved project (DS 20-096) currently under construction. The approved changes included: “Enlarging an existing exterior upper deck at the rear of the residence by 143 sf., revise the kitchen and bathroom 4 layout, changes to the roof form at the northern and southern ends of the residence, and removal of an existing masonry fireplace and replace with isokern fireplace.”

On September 27, 2022, the Community Planning and Building Department approved a Design Study Application, DS 22-251, authoring an after-the-fact approval and amendments to existing Design Study Approvals (DS 20-096 and DS 21-418). The modifications approved under this Design Study include:

*<u>After the fact:</u>*

1. *Reconstruction of the existing garage that was demolished without prior authorization;*
2. *Exterior walls & stones demolished & replaced to match existing throughout;*

*<u>Amendments</u>*

3. *Buildup of the lower roof elements by 0.5’ to allow for the installation of insulation and fire sprinklers. Height increase is only proposed for lower roof forms. No*

*increase in height is proposed for primary (highest) roof ridge;*

*4. Minor exterior building material changes throughout;*
*5. Alterations to the chimney;*
*6. New landscaping improvements including the addition of new wood fencing along the southern property line (4' tall in front setback; 6' tall beyond) and new planter beds; and*
*7. Window and door replacements throughout.*

A temporary certificate of occupancy was issued for the residence on November 5, 2024 and four extensions have been approved. On March 5, 2026, a fifth extension was received, however, denied by the Building Official with the requirement that, "The property owner must complete the open design study (DS 26060), finish the approved work, and obtain a full certificate of occupancy as quickly as possible. So long as a good faith effort is shown to complete these items, the City will not pursue enforcement of the occupancy." As such, Condition of Approval #3 finds that should the Planning Commission approve this design study, the approval would remain valid for a period of six (6) months from the date of action unless an active building permit has been **issued** and maintained for the proposed construction.

The applicant is requesting approval of an amendment to a previously approved design study. This request, in part, is after the fact. On September 9, 2022, the Community Planning and Building Department approved DS 22-251, Las Olas Associates. The project approved, in part, "New landscaping improvements including the addition of new wood fencing along the southern property line (4' tall in front setback; 6' tall beyond) and new planter beds." Refer to Figures 1 and 2, below.

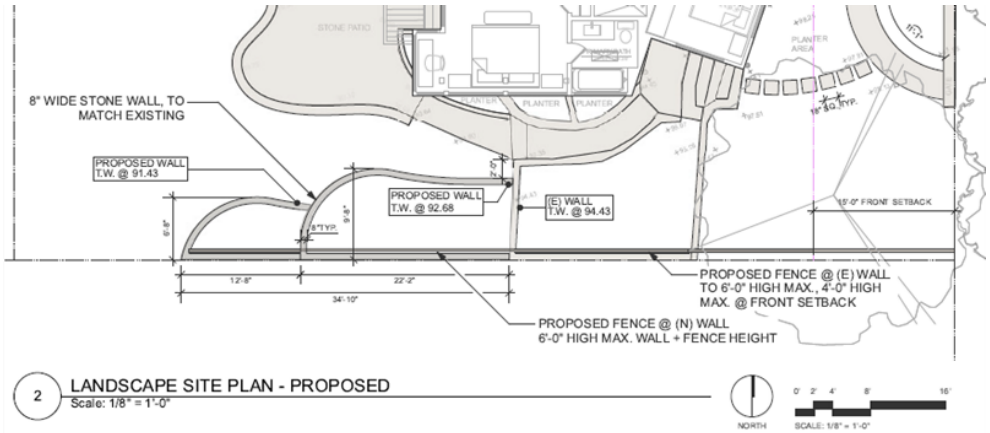



**Figure 1.** Partial previously approved site plan of new curved planter walls (also see Figure 5, below) and new fence. Fence line is shown inside of wall located on southern boundary. Wall does not continue to rear property line.

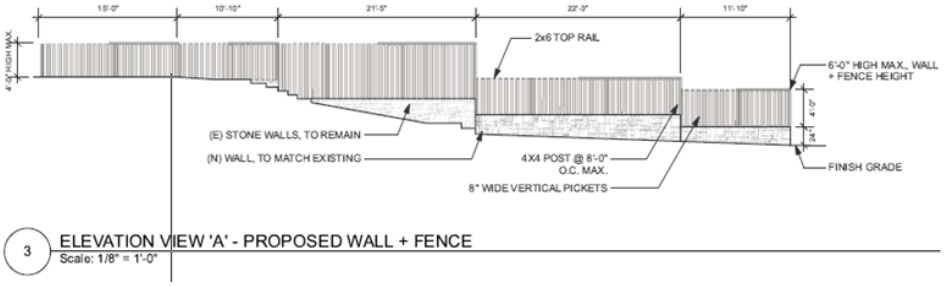



**Figure 2.** Elevation of previously approved wall and fence. Viewed from inside of subject property (left = front of property).

On October 29, 2024, Planning Division staff inspected the site and identified a mock-up for the fence had been prepared inconsistent with the approved plans, and a retaining wall had been constructed along the full length of the south property boundary, inconsistent with any existing approval — refer to Figures A-C of Attachment 2.

In addition to unpermitted work shown in Figures A-C, attached, staff identified that if the mock-up were to be constructed as represented, the fence would exceed the approved height. In accordance with Carmel-by-the-Sea Municipal Code (CMC) section 17.06.020.L.2:

> ***Measuring Height of Other Structures.*** *The height of other structures, such as fences, is the vertical distance from the ground level immediately under the structure to the top of a structure. Special measurement provisions are also provided below.*
>
> > ***a. Retaining Walls and Fences.*** *Retaining walls and fences on top of retaining walls are measured from the ground level on the lower side of the retaining wall.*

The mockup represented a compliant fence when viewed from the subject property, but did not consider the height measurement from the adjacent neighbor's site (see subsection "a" above and Figure 4 below) which would exceed the approved height of 6-feet. Staff notified the contractor regarding the unpermitted work and non-compliant height of the proposed fence and retaining wall.

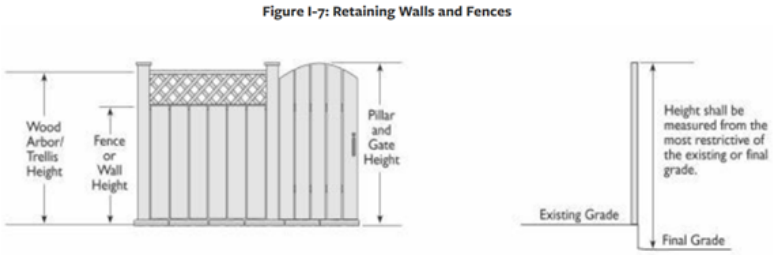



**Figure 3.** Figure I-7 from CMC section 17.06.020.L. Illustrative example for measuring heights of retaining walls and fences.

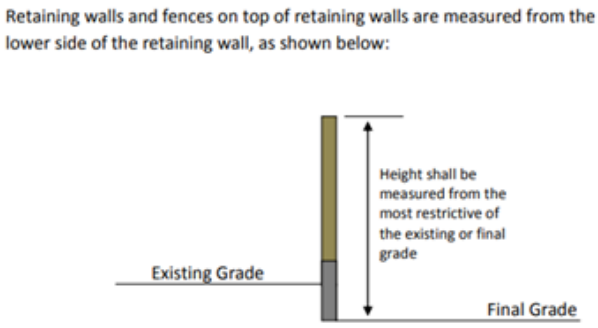



**Figure 4.** Excerpt from CPB's Fence and Wall Handout. Amended retaining wall diagram from Figure I-7 to clearly show area of retaining wall.

In accordance with CMC section 17.02.040.C, *"The illustrations are included for the purposes of explanation and clarification. Where a graphic is in conflict with the text or provisions of this title, the text shall govern."*

The Department did not (and has not) issued a cease work order or other formal notice of violation for the work inspected on October 29, 2024. Since the initial contact in October 2024, Planning Staff remained in contact with multiple project representatives, including general contractors, landscape contractors and various legal representatives, to discuss the scope of the project and these conversations were made in good faith to move the project forward. However, despite these continued meetings and continued direction to submit an application for review of the subject features in question, an application to legalize the work was not received until February 2026.

On February 25, 2026, the applicant submitted an application for revisions and after-the-fact requests for modifications to the fence(s) and retaining wall(s) along the southern property line, and new changes including restoration of previously existing trellis, installation of iron handrail in the right-of-way, and landscaping modifications.

While a fence and retaining may be typical for an interior lot line when constructed to a height as allowed in the zoning code, this proposal is out of the norm in the sense that the subject property with the retaining wall is also the uphill property. Typically, applications are received where the downhill neighbor maintains a retaining wall, which results in a lower fence for the uphill neighbor. These requests will come before the Planning Commission as a request for a taller fence at the benefit of the uphill neighbor. In this case, the uphill neighbor is seeking to maximize the fence height, while the downhill neighbor is aggrieved by the height impacts of the combination of the fence and retaining wall, as portion of which was constructed, but never approved.

Staff has referred this project to the Planning Commission for consideration and decision pursuant to CMC section 17.58.020.D and CMC section 17.52.030.L:

> *The Planning Commission shall conduct design review for all nonadministrative projects. The Director may require the Planning Commission to review for any application that raises new policy issues or presents unusual circumstances not*

*addressed by adopted policies, guidelines, or review criteria* (**CMC section 17.58.020.D**)*, and*

*The Director shall have the following power and responsibilities: To refer any decision to an appropriate higher level, including the Historic Resources Board, the Planning Commission, or the City Council* **(CMC 17.52.030.L)**.

Staff is specifically requesting the Planning Commission review and concurrence of staff recommendations for areas pertaining to implementation of design guidelines pertaining to partial approval of after-the-fact work, the determination of height measurements from pre-construction grade which impacts the height of the fences and walls, the appropriateness of wall cladding materials relative to neighborhood character, and expedition of resolution of the outstanding items of the project. Staff does not consider any portion of this application to be an unusual circumstance that would cause there to be a significant effect on the environment.

## Staff Analysis:

Fence and Wall

The applicant has proposed to revise the previously approved wall layout to omit the landscaping walls. In the revised design, the plans illustrate the line of the fence within the interior of the wall and both the wall and fence run from front property line to rear property line. See Figures 5-7.

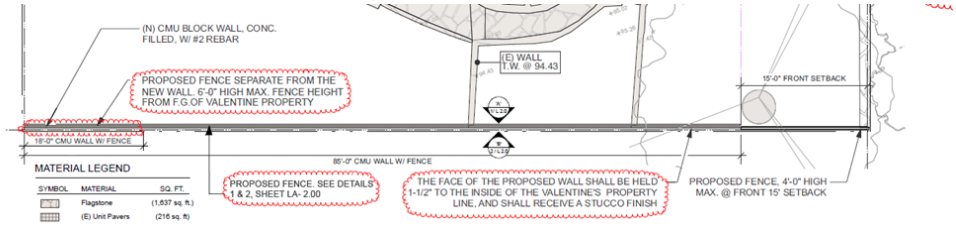



**Figure 5.** Partial previously approved site plan. Previously approved curved planter walls omitted from scope of work (also refer to Figure 1, above). Fence line is shown inside of wall located on southern boundary. Wall and fence both continue to rear property line.

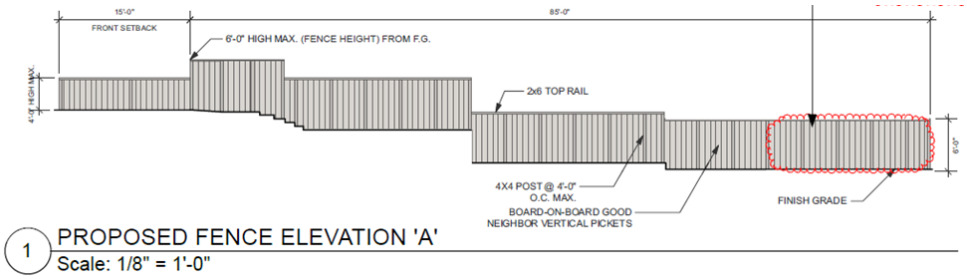



**Figure 6.** Elevation proposed wall and fence. Viewed from inside of subject property (left = front of subject property).

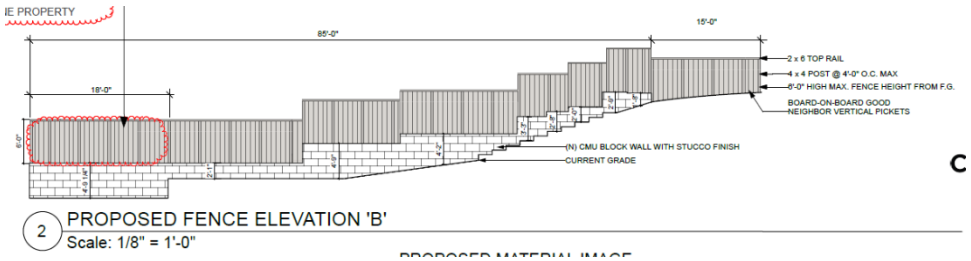



**Figure 7.** Elevation proposed wall and fence. Viewed from inside of southern neighbors property (right = front of neighbor's property).

**Height Analysis**: CMC section 17.10.030.E.1 identifies that, *"Fences and walls meeting the standards in Table 17.10-G may be approved through track one design review. Approval of taller fences and walls require approval from the Planning Commission."* However, the height of fences and garden walls within the front setback may not be altered through design review by the Planning Commission.

In review of Figures 6 and 7 above, the height of the fences within the front setback (front 15-feet of sites; where no wall is located) are inconsistent. The side of the subject property notes "4'0" high max" (Figure 6), where as the view from the neighbor's side (Figure 7) reads, both: "4'0" O.C. max" and "6'0" max fence height from F.G." (finished grade). Condition of Approval #8 has been incorporated which requires fences in the front setback be limited to a maximum height of 4-feet tall and measured consistently with the requirements of CMC sections 17.06.020.L.2 and 17.06.020.L.2.a.

For the portions of the fence outside of the front setback, the applicant has proposed a 6-foot tall wall and a retaining wall of various heights. In comparing Figure 6 to Figure 7 (views from subject property and neighboring property), the elevation profiles of the fences do not align and appear to show two different proposals. For example, the view from the subject property (Figure 6) shows a total of 5 steps in the fenceline, while the view from the neighbor (Figure 7) shows a total of 7 steps in the fenceline. Notwithstanding the inconsistent elevation, the design of the fence is the same, which represents a solid six-foot tall fence stepped inside the retaining wall.

The applicant has proposed to step the fence off the retaining wall so the fence would not be located on top of the retaining wall. This has been a common practice in the past as now the retaining wall and fence are measured as two separate features and the measurement prescribed in CMC section 17.06.020.L.2.a, Retaining Walls and Fences, is no longer applicable as there is no fence on top of a retaining wall (*"Retaining walls and fences on top of retaining walls are measured from the ground level on the lower side of the retaining wall"*).

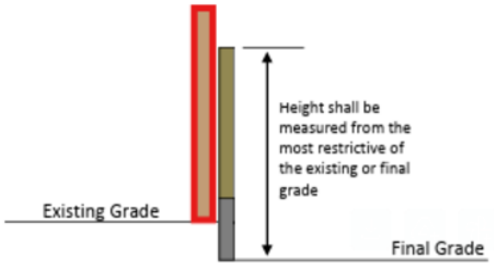



**Figure 8.** Annotated/mark-up of Figure 4, above, showing fence adjacent to retaining wall -measured as separate features as the fence is no longer located on the wall.

The zoning code does not prescribe a minimum setback or separation from the features, and past practice has required that they just be physically disconnected with space between them. Ordinance 2001-03 required, in part, *"Fences constructed on top of a retaining wall shall be measured from the lower side of the wall unless a landscaped, horizontal offset is provided to avoid excessive mass as viewed from the lower grade."* However, this was superseded by Ordinance 2004-01 and the height measurement described in current version of the zoning code. There is no mandated landscaping requirement in the zoning code that expressly addresses landscaping in combination with retaining walls. However, Residential Design Guidelines 3.3 and 3.4 state:

- Minimize the visual impacts of retaining walls, garden walls and other foundation structures as seen from the public way or neighboring sites (3.3).
- Avoid abrupt changes in grade on the site and between adjoining properties (3.4).
    - A design that incorporates sloped, planted areas to create a smooth grade transition is preferred.
    - Avoid a design that requires a tall retaining wall, terracing or revetments that will be visible from the public way when feasible. When such transitions are unavoidable, multiple landscaped terraces are preferred.

The Residential Design Guidelines also describe retaining walls as a sub-type of garden walls:

> *Within the interior of a property, walls may be used to define garden areas and patios. When used as retaining walls they also are a common way to terrace a slope. Garden walls should complement the architecture and open space design by using consistent materials and remaining low in height.*

Residential Design Guidelines 11.4 and 11.5 state:

- A garden wall should be low in scale (11.4).
    - Terrace or step a taller wall to avoid mass and scale impacts. The wall for each terrace may not exceed four feet from grade.

- A garden wall should have a matte, masonry finish (11.5).
    - Native stone is the preferred material to blend with the forest setting.
    - A plain-textured plaster wall may be appropriate if kept low in scale and when consistent with the building architecture.
    - Unfinished grey concrete and concrete block are inappropriate.

Materials and design are discussed below.

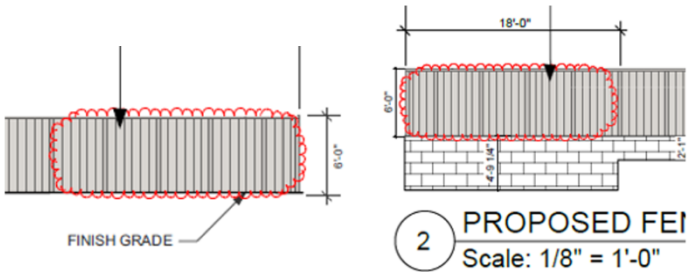
Staff acknowledges that due to the location of the proposed improvements, stepping the fence away from the wall and requiring landscaping with a finding for consistency with Residential Design Guidelines 3.3, 3.4, and/or 11.4 could be an issue from an implementation standpoint. Access to the subject wall is solely from the neighboring property to the south; therefore, it may not be feasible for the property owner to maintain landscaping or the wall(s). It may also be problematic to require landscaping solely for the benefit of the adjacent property owner, and the Commission does not have the authority to allow the neighbor to landscape property which is not theirs.

While staff has not recommended any minimum setback, only that the fence and wall be physically disconnected with space between them, it would be within the authority of the Planning Commission to require a certain physical setback and/or landscaping requirement with Residential Design Guidelines 3.3, 3.4, 11.2 (cited below), and/or 11.4 as support for the requirement. If an additional step or setback is required between the fence and wall, and landscaping is required, the project should be conditioned and revised accordingly such that access to the landscaping is provided so that the property owner can appropriately maintain the required landscaping.

While offsetting the fence from the retaining wall, with or without landscaping, could be used achieve a compliant height, the existing grade of the subject site is a concern as well as the height of the existing retaining wall.

As illustrated in Figure 7, above, the proposed (and currently constructed) retaining wall at the rear corner of the property is shown as 4’9” tall. Staff has confirmed this dimension in the field. The plans show a 6’ tall fence located on top of this wall. However, because the fence located off the wall (stepped off the wall), as shown in Figure 5 and described above, this would suggest that the adjacent grade is raised to the top of the wall.

Staff is also concerned that the plans represent the fence as being 6-feet tall from the top of the wall, which is also 6-feet above finished grade (see Figures 9a and 9b, below). This implies that the grades may be raised around the wall area.




**Figures 9a and 9b.** Excerpts from proposed elevations. Refer to Figures 6 and 7 for full elevations.

Evidence in the record for the subject property does not provide a clear indication of the existing grade prior to construction. A site survey was included in the application materials but only provides spot elevation for areas immediately surrounding the property and does not extend to areas near the property boundaries (refer to Attachment 2, Figure D).

The adjacent neighbor to the south does have a complete survey on file. However, portions of the area immediately adjacent to the property line in question are not shown due to landscaping constraints at the time of the survey (refer to Attachment 2, Figures E – G). The southern neighbor also has a complete grading and drainage plan on file with the Community Planning and Building Department for work to their site that occurred at the same time as work to the subject residence.

The neighbor has also provided photos of the area of the subject wall to staff prior to construction of the feature. The neighboring site appears to be approximately 12” lower than the subject property at the rear corner of the neighboring residence based on the width of the existing retainer (as seen in Figure 10, below; also see Attachment 2, Figures H - K).

**Figure 10.** Photo provided by southern neighbor. Existing shared property line prior to CMU wall construction. Looking northeast from southern neighbor’s

yard.

The existing, as built condition shows a much taller wall than previously existed. While the prior Design Study approval (DS 22-251) approved a series of 2-foot tall planters, the difference in the height of the previously approved planter (2-feet) plus the height of the existing grade difference would be less than the as built condition (refer to Figure 11, below).

**Figure 11.** Photo from staff inspection on October 29, 2024. Existing shared property line following CMU wall construction. Looking northeast from southern neighbor's yard.

Furthermore, the subject raised planters that were to be a continuation of the existing Carmel stone planter beds have since been removed from the scope of work (refer to Figure 1 and Figure 5 for comparison of proposals). so while the walls may have been originally been constructed to retain soil from the subject planters shown in Figure 1, above, these features may no longer be necessary as the soil from the planters are no longer proposed, and there may be an opportunity to remove several courses of concrete block from the existing wall that would reduce the scale and massing impacts of the wall. The applicant has included structural calculations in the project plans (refer to Attachment 4, Sheet S-1). These plans show a 4" wall height above the soil, though staff notes wall is engineered for a 3'10" wall (including 1' deep footing; 2'10" above grade). Backfilling this area above the existing grade or altering the existing grade could also raise the point from where the fence is measured.

Staff has identified in the field that areas the subject retaining wall sits above the existing grade (refer to Figure 11, below). In the figure below, staff used a tape measure to identify the location of the approximate location of grade location adjacent to retaining wall. While not a precise measurement, it is intended to be a practical demonstration of the relationship between the approximate existing grade and the actual height of the constructed wall.

**Figures 12a and 12b.** Portion of subject retaining wall. Tape measure is extended from an approximate grade point across the trench for retaining wall footing and identifies approximate location of grade location adjacent to retaining wall. Staff attributes dirt/soil stockpile to material storage from footing excavation.

Based on the information in the record, described above, staff recommends the following conditions of approval (Refer to Attachment 1):

- Plans be revised for consistency in drawings and details.
    - CMC section 17.06.020.B.1

- Existing grade is restored to pre-construction condition for the purpose of determining wall and fence height.
    - Residential Design Guidelines 3.3, 11.4.

- Retaining wall(s) be reduced to extend no more than 4” above the uphill side of the grade.
    - Residential Design Guideline 3.3, 11.4.

With the inclusion of these conditions, the applicant would be permitted to partially maintain, but potentially be required to alter the height, of the existing retaining wall. A fence could be constructed adjacent (disconnected) to the existing wall (refer to Figure 8, above), and the permitted heights of both the fence and the wall would be predicated on the pre-construction condition of the existing grade for the site (i.e. grades may not be backfilled or raised above the existing pre-construction condition).

**Design Analysis**: As cited above, Residential Design Guideline 11.5 states, *“A garden wall should have a matte, masonry finish; Native stone is the preferred material to blend with the forest setting; A plain-textured plaster wall may be appropriate if kept low in scale and when consistent with the building architecture.”*

As part of the original approval for the planter walls, the subject walls were proposed to be Carmel stone to match the material of the existing planters. The stone was

proposed to be wrapped on all sides of the wall and the subject feature would be visible from both the subject property and neighbor's property.

As described above, the applicant has amended the scope of work to eliminate the planter beds and only a retaining wall is proposed. The new retaining wall is located wholly on the subject property. However, it would not be visible from the subject property, the right-of-way, and would only be visible by the neighbor to the south.

The applicant has proposed to finish the subject wall with stucco finish. The color has not been specified in the plans.

As the subject wall is on the site where the work is proposed, the Residential Design Guidelines suggest that matte, masonry finish should be used, and native stone is preferred. This finish would be in keeping with the architectural style of the existing residence. However, as noted, this feature is only visible from the neighboring property. The Residential Design Guidelines state, "A plain-textured plaster wall may be appropriate if kept low in scale and when consistent with the building architecture."

Requiring the owner to clad the wall in stone that maintains no architectural relation to the only site from with the wall is visible could be a considerable expense, however, the design guidelines do support the use of stucco when low and scale and consistent with the building's architecture. Staff finds that the Design Guidelines do not support the use of stucco due to the scale of the feature (with conditions considered), and inconsistency and connection of materials to the existing building site.

However, in staff's opinion, the design guidelines do not exclusive require stone, or stucco, but the wall should be matte and masonry, but the purpose being that the wall appears structural. For example, while the design guidelines only discuss "masonry" and "stone" and "plaster" as acceptable materials, there may be plenty of other viable options to be considered which meet the design objectives.

For example, a wood clad CMU wall could be designed and constructed in a way which is far more visually consistent with the forest character than a veneered stone or other masonry finish retaining wall (refer to Attachment 2, Figure L).

As such, staff recommends the following conditions of approval:

- The applicant shall revise the exterior material of the wall to be finished with either natural wood or stone. All visible portions of the wall shall be finished in a consistent material with no portion of the CMU exposed.
    - Residential Design Guidelines 9.5, 11.5

Other Design Guidelines the Commission may be inclined to consider include:

- *Where a sense of enclosure or privacy is desired shrubs, hedges or other*

*vegetation are encouraged instead of fence or wall structures (RDG 11.1).*

- *Respect the neighborhood context when designing a fence or wall (RDG 11.2).*
- *Continue the pattern of fences, walls and landscaping on other properties nearby and respect any existing patterns on nearby properties (height, materials, vegetation, visibility into the site) (RDG 11.3).*

**Potential Options (summary):**

1. (**Staff Recommendation**) Adopt a Resolution (Attachment 1) approving the project with the recommended, or amended, Conditions of Approval;
2. Allow for the construction of a taller fence/wall described in Option 1, with conditions, pursuant to CMC section 17.10.030.E.1; or
3. Deny the after-the-fact request and require the applicant to construct fence/wall, as previously approved (DS 22-251).

Other Improvements

In addition to the retaining wall and fence, the applicant is proposing the construction of a trellis, installation of iron handrail in the right-of-way, and landscaping modifications.

- **Trellis:** The proposed trellis is proposed in the front setback and would be constructed from redwood. The trellis is proposed to be 2'3" wide (measured at exterior posts) x 7' tall and span the width of an existing walkway. Staff has no additional comments pertaining to the trellis and is supportive of the feature, as proposed.

- **Handrail**: The proposed rail is intended to replace a pair of existing wood handrails currently covered in ivy. As proposed, the handrail would be constructed from iron and run the length of the existing steps in the right-of-way. The applicant has submitted an encroachment permit for the handrail (EN 26043).

  While the application was submitted for the handrail, staff recommends the Planning Commission also require consideration of the encroachment permit to include the associated stairway for which an encroachment permit does not currently exist. CMC sections 12.08.030 and 17.34.070.B.4 require an encroachment permit for all encroachments except for driveways and pathways made of decomposed granite or other soil material. Staff recommends the Planning Commission make a recommendation to the appropriate authority regarding the proposed encroachment.

- **Landscaping:** On September 9, 2022, the Community Planning and Building Department approved DS 22-251, Las Olas Associates. The project approved, in part, *"New landscaping improvements including the addition of new wood fencing along the southern property line (4' tall in front setback; 6' tall beyond)*

*and new planter beds."*

The approved landscape plan identified existing vegetation to remain and new landscaping limited to areas within the planter beds described within the authorization for DS 22-251 (see Figure 13, below).

**Figure 13.** Excerpt from DS 22-251 (approved landscape plan). Excerpt shows approved landscape planting plan with new planting limited to areas within new planter beds.

As part of this application, the applicant has submitted a comprehensive landscaping plan that: 1) encompasses the entirety of the site, and 2) modifies the area along the southern property line due to the elimination of the planter areas along the southern boundary.

In implementing CMC section 17.34.070.A.1, staff recommends the inclusion of Condition of Approval #15 which requires the landscaping plan be amended to include at least 6 lower canopy trees from the city's recommended tree list.

***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.*

An 8,000 square foot site maintains a recommended density of 5 upper canopy trees and 4 lower canopy trees. Staff identified that there are coastal views visible from the right-of-way and from neighboring properties. As such, only lower canopy trees are recommended (CMC section 17.48.080.2). Currently, the site includes 3 mature oaks (one is located on shared property line). Based on the existing density, staff recommends the landscaping plan be modified to include at least 6 lower trees from the city's recommended tree list in order to meet the amended tree density of 9 lower canopy trees. The trees may either be

in addition to the existing planting, or as a replacement to the existing proposed planting. Staff also has included Condition of Approval #16 which requires English ivy be removed from the plans and eradicated from the site in accordance with CMC section 17.34.060.A.1, and Condition of Approval #17 which requires the irrigation plan to be revised to removal all irrigation (existing and proposed) from the right-of-way in accordance with CMC section 17.34.060.D.4.

## Other Project Components:

***Public Correspondence:*** At the time of writing this report, staff has received one item written correspondence associated with the project. The neighbor to the south has provided written comments with their concerns regarding the project. This letter has been included as attachment 3.

***Environmental Review:*** Staff recommends that the proposed project be categorically exempt pursuant to CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case. The project includes the construction of a fence, retaining wall, trellis, replacement of a handrail, construction of a trellis, and landscaping alterations on the site of an existing single-family residence. Therefore, the project qualifies for both a Class 3 and 4 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact.

While the project presents unique administrative and policy considerations, these do not constitute “unusual circumstances” under CEQA Guidelines Section 15300.2(c), as they do not result in a reasonable possibility of a significant physical effect on the environment. The evaluation of heights, massing, and appropriateness with the context of a site and neighborhood, for example, are matters of local Design Review, which are addressed in the city’s General Plan and Local Coastal Program, and do not reach the threshold of a significant environmental impact as defined by State law.

## Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Supplemental Photos
3. Attachment 3 - Public Correspondence
4. Attachment 4 - Project Plans

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

**PLANNING COMMISSION RESOLUTION NO. 2026-XX-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTIONS 15303 AND 15304 OF THE CEQA GUIDELINES AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTION CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE; AND APPROVING A TRACK 1 DESIGN STUDY REFERRAL FOR THE CONSTRUCTION OF A FENCE AND RETAINING WALL ON THE SOUTHERN PROPERTY LINE, CONSTRUCTION OF A TRELLIS, INSTALLATION OF IRON HANDRAIL IN THE RIGHT-OF-WAY, AND LANDSCAPING MODIFICATIONS LOCATED AT CARMELO STREET 5 NW OF OCEAN AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-253-005-000.**

WHEREAS, on February 25, 2026, Luyen Vu, on behalf of Eric Miller Architects Inc. ("Applicant") submitted an application on behalf of Las Olas Associates ("Owner") requesting approval of Track 1 Design Study application DS 26060 (Las Olas) described herein as ("Application"); and

WHEREAS, the Applicant is requesting revisions and after-the-fact approval for modifications to the fence(s) and retaining wall(s) along the southern property line, and new changes including addition of a trellis, installation of iron handrail in the right-of-way, and landscaping modifications; and

WHEREAS, the Application has been submitted the request for the property located on Carmelo Street 5 NW Ocean Avenue in the Single-Family Residential (R-1) District (APN: 010-253-005); and

WHEREAS, the property/building site currently has an existing/active building permit issued for work (BP 20-367); and

WHEREAS, BP 20-367 and associated permit revisions have incorporated the following previous design study approvals into the scope of the building permit application: DS 20-096, DS 21-418, and DS 22-251; and

WHEREAS, a Track 1 Design Study Application is required for the proposed improvements in this application (DS 26060) pursuant to Carmel-by-the-Sea Municipal Code (CMC) section 17.58.040A.1, subsections: a, c, and e; and

WHEREAS, this application has been referred to the Planning Commission in accordance with CMC sections 17.52.030.L and 17.58.020.D; and

WHEREAS, on March 27, 2026, a notice of the public hearing scheduled for April 8, 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 29, 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 April 8, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Track 1 Minor Design Study Referral, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

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

WHEREAS, a Coastal Development Permit is not required in accordance with CMC section 17.52.100.B (Improvements to Existing Single-Family Residences); and

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

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

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

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the project is categorically exempt under Section 15303 (Class 3) – New Construction and Conversion of Small Structures and Section 15304 (Class 4) – Minor Alterations to Land, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

| **FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL**<br>For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
|---|---|---|
| **CMC 17.58.060, Findings for Design Review Approval**<br>*Before approving an application for design review in any district, the Director, Historic Preservation Board, or the Planning Commission shall find that the final design plans:* | **YES** | **NO** |
| 1. Conform to the applicable policies of the General Plan and the Local Coastal Program; | ✓ | |
| 2. Comply with all applicable provisions of this code; and | ✓ | |

| | | |
|---|---|---|
| 3. Are consistent with applicable adopted design review guidelines. | ✓ | |

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project categorically exempt from environmental review pursuant to sections 15303 and 15304 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in section 15300.2 can be made in this case, and **APPROVE** a Design Study (DS 26060) for the installation of a fence and retaining wall on the southern property line, installation of a trellis, installation of iron handrail in the right-of-way, and landscaping modifications located at Carmelo Street 5 NW of Ocean Avenue in the Single-Family Residential (R-1) District, APN: 010-253-005-000, subject to the Conditions of Approval listed below.

| **CONDITIONS OF APPROVAL** | |
|---|---|
| **No.** | |
| 1. | **Authorization.** This approval of Design Study (DS 26060, Las Olas Associates) authorizes partial after-the-fact approvals and amendments to existing Design Study Approvals (DS 20-096, DS 21-418, 22-251) for alterations to an existing single-family residence located on Camino Real 5 SW 13th in the Single Family Residential (R-1) District with an active building permit (BP 20-367). The modifications approved under this Design Study include:<br><br>• Installation of a fence and retaining wall on the southern property line;<br>  ○ Supersedes fence and wall plan approved under DS 22-251<br>• Construction of an entry trellis;<br>• Installation of iron handrail in the right-of-way; and<br>• Landscaping modifications.<br><br>Alterations not expressly listed in this authorization are not permitted. The project shall be consistent with the plans application materials prepared by both Carmel Point Landscape and Eric Miller Architects approved by the Planning Commission on April 8, 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. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Department. |
| 3. | **Permit Validity.** This approval shall be valid for a period of six (6) months from the date of action. This approval shall expire six (6) months from the date of action unless a building permit for the project described herein has been issued for the proposed improvements described herein. Extensions to these time limits may be granted in accordance with CMC section 17.52.170. |
| 4. | **Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any |

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| | obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto. |
| 5. | **Conditions of Approval.** These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to the issuance of a Building Permit/Building Permit Revision. These signed conditions shall also be printed on a full size plan sheet in the building plan set along with any prior conditions of approval of prior Design Study Applications.<br><br>All conditions of approval of the previous Design Study approvals shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action. |
| 6. | **Building Permit Revision.** An issued building permit revision to BP 20-367 is required prior to commencement of work. |
| 7. | **Prior Conditions of Approval.** All conditions of approval of the previous Design Study approval(s) shall also apply to this approval unless expressly otherwise noted within these Conditions of Approval. Further, the previous approval remains in full force and effect unless otherwise modified by this action. |
| 8. | **Plan Consistency.** Prior to the issuance of a building permit, the applicant shall submit revised plans that show consistency across all drawings (site plans, elevations, and sections). The plans shall also clearly illustrate the physical disconnection (separation) between the retaining wall and the fence to ensure they are measured as separate features in accordance with CMC 17.06.020.L.2. |
| 9. | **Grade Restoration.** All wall and fence heights shall be determined based on the pre-construction natural grade. Prior to the issuance of a building permit, the applicant shall provide a complete topographical survey stamped and signed by a licensed survey dated prior March 12, 2021 and/or sufficient evidence to the satisfaction of the Planning Division showing that the existing grade will be restored to its pre-construction condition. Backfilling or raising of the grade above the pre-construction level is permitted to increase allowable fence height. |
| 10. | **Retaining Wall Height.** The southern property line retaining wall shall be modified such that it extends no more than 4 inches above the uphill side of the restored grade (refer to CoA #9, above). This may require the removal of existing concrete block courses. |
| 11. | **Front Setback Compliance.** Fences located within the front 15-foot setback shall be limited to a maximum height of 4 feet. |
| 12. | **Wall Finish/Materials.** All visible portions of the wall shall be clad in a natural matte masonry material, such as native stone or wood cladding. No CMU shall remain exposed. The finish material shall be approved by the Planning Division prior to building permit issuance. The approved material shall be noted in the plans prior to permit issuance.<br><br>If stone is used, stone shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director. The masonry pattern shall be clearly identified in the construction drawings submitted with the building permit application. |

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|---|---|
| 13. | **Encroachment Permit.** An encroachment permit application shall be obtained by the property owner prior to the issuance of a building permit for improvements within the right-of-way. Should an encroachment permit not be approved by the appropriate authority, the encroachment(s) shall be removed from the right-of-way and/or plans, and the plans revised and submitted for building permit approval to reflect the removed encroachments. |
| 14. | **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. All landscaping shall be installed on-site prior to the request for a final inspection. |
| 15. | **Tree Density Requirements.** Prior to the issuance of a building permit, the landscape plan shall be revised to include planting of at least six (6) lower-canopy trees from the City's recommended tree list to meet the required density of nine (9) lower-canopy trees for the site. The revised landscaping plan included in the building permit shall clearly show the size, species and location of the six (6) trees described herein. The trees shall be, at a minimum, a 15 gallon container or a 24" box. Should any of the trees die within 5 years, a new replacement tree of the same size and species shall be planted on site as a replacement unless otherwise approved by the City Forester. 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. |
| 16. | **Invasive Species Removal.** Prior to building permit issuance, the landscape plan shall be revised such that English Ivy is removed from the proposed plan. That plans shall also indicate that all English ivy identified on the site or within the right-of-way shall be eradicated. The removal of invasive species shall be completed prior to final inspection. |
| 17. | **Irrigation Plan Revision.** Prior to building permit issuance, the irrigation plan shall be revised to remove all irrigation components from the public right-of-way and a note included stating existing irrigation shall be removed. Prior to final inspection all existing irrigation components shall be removed from the right-of-way. |
| 18. | **Fence and Retaining Wall Measurement.** The heights of fences and retaining walls throughout the site shall be measured as described in CMC section 17.06.020.L.2 and 17.06.020.L.2.a, below:<br><br>***Measuring Height of Other Structures.*** *The height of other structures, such as fences, is the vertical distance from the ground level immediately under the structure to the top of a structure. Special measurement provisions are also provided below.*<br><br>*a.* ***Retaining Walls and Fences.*** *Retaining walls and fences on top of retaining walls are measured from the ground level on the lower side of the retaining wall.*<br><br>Prior to the issuance of a building permit, these code references shall be clearly printed on the proposed site plan(s). |

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of April, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

**Figure A.** Photo from staff inspection on October 29, 2024. Mock up of fence visible on top of wall.

**Figure B.** Photo from staff inspection on October 29, 2024. Mock up of fence visible on top of wall. Pink stringline indicated proposed fence height.

**Figure C.** Photo from staff inspection on October 29, 2024. Photo from staff inspection on October 29, 2024. Mock up of fence visible on top of wall. Pink stringline indicated proposed fence height.

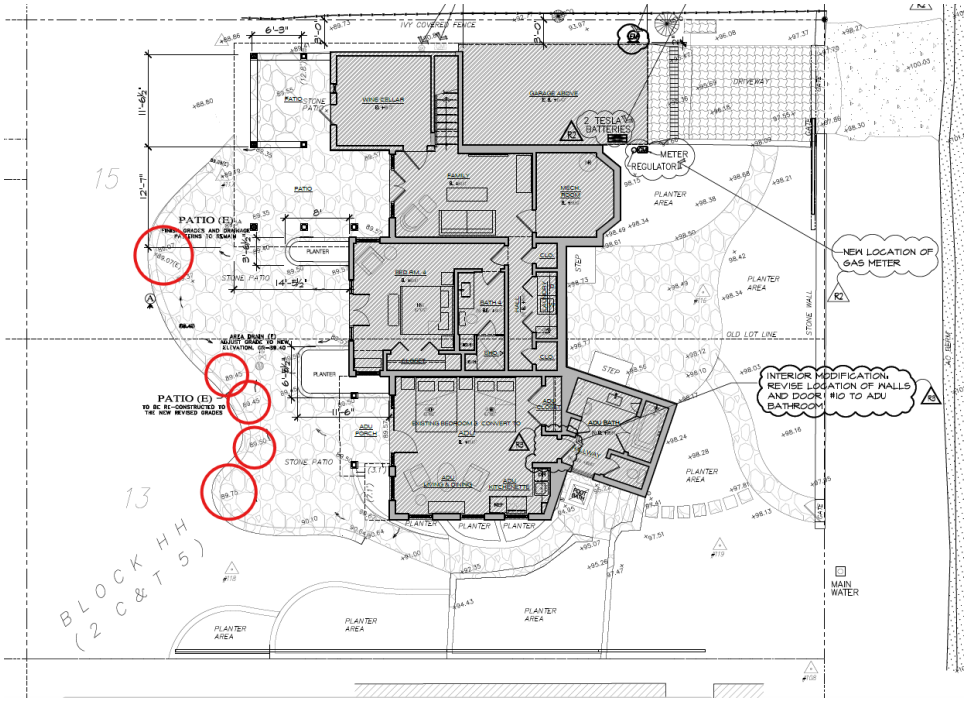



**Figure D.** Utility plan from BP 20-367 REV 03. Includes spot elevations from associated site survey. Circled elevations points at rear portion of rear patio show elevations ranging between between 89.07' and 89.75'; lowest elevations on site.

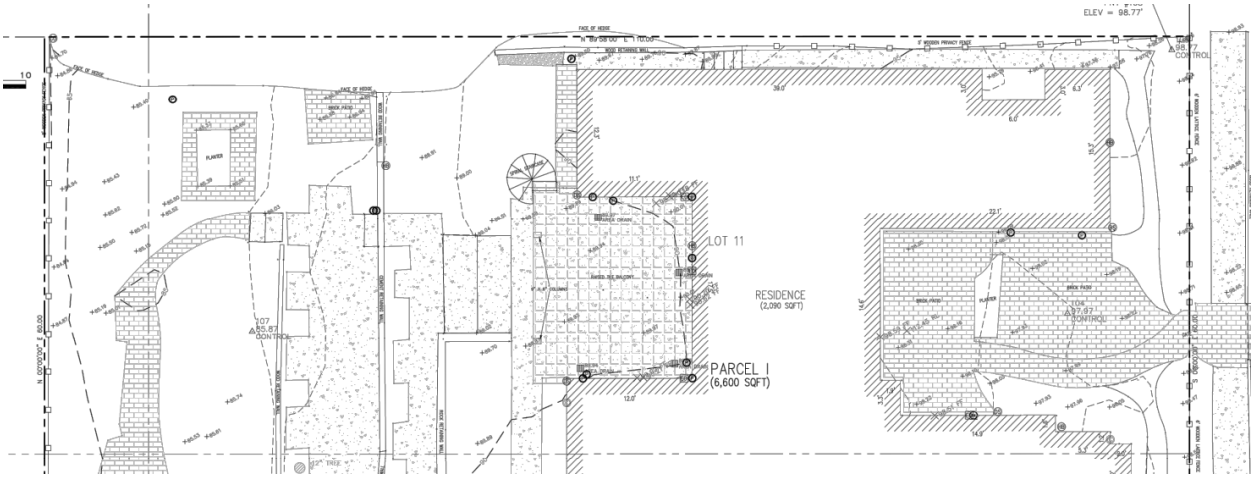



**Figure E.** Partial survey on-file of neighbor to south. "Line of hedge" noted on survey where topographic lines stop near northern property boundary.

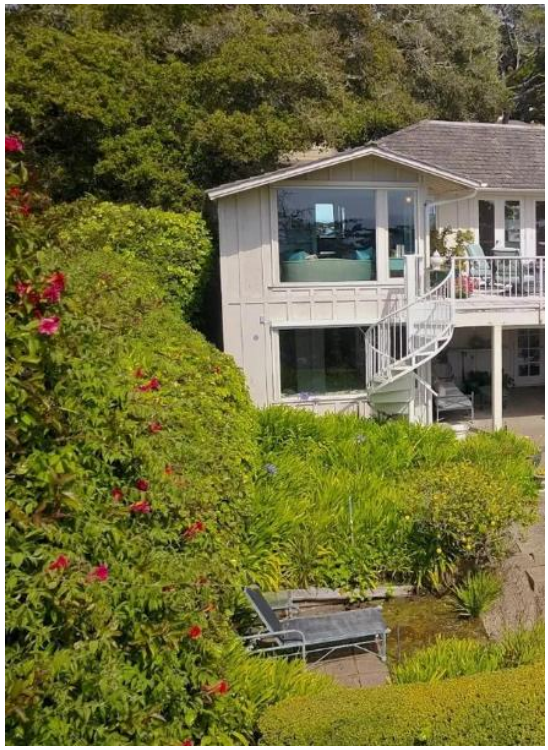


**Figure F.** Photo of subject hedge described in Figure E, above. Source: realtor.com.

**Figure G.** Existing fenceline between subject property and southern neighbor. Hedge from Figure E and F removed/pruned. Photo from December 21, 2020 HRB packet for project for southern neighbor (DS 19-298).

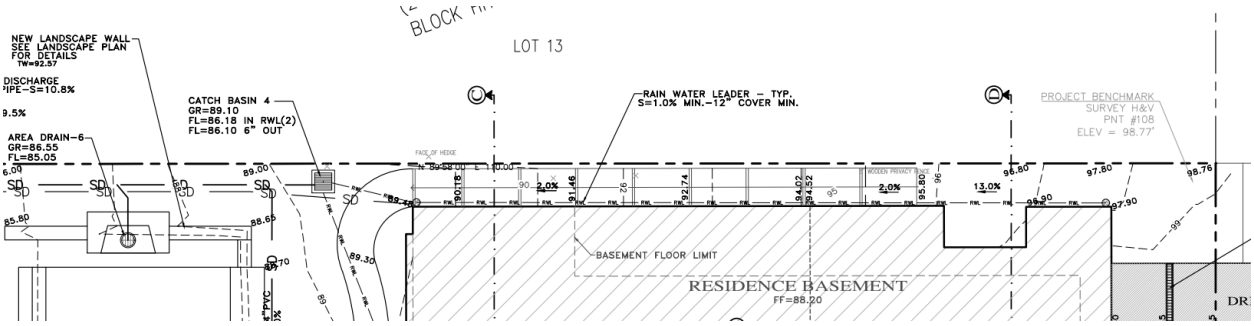



**Figure H.** Partial Grading and Drainage plan of neighbor to south. Walkway modified from short run of stairs (refer to Figures xx and xx) to gradual run of steps.

**Figure I.** Photo provided by southern neighbor. Existing shared property line prior to CMU wall construction. Looking northeast from southern neighbor's yard.

**Figure I.** Photo provided by southern neighbor. Existing shared property line prior to CMU wall construction. Looking west from property line (approximately).

**Figure J.** Illustrative documentation of grade relative to adjacent to stone wall -for reference.

**Figure K.** Photo from staff inspection on March 24, 2026. Present site condition.

**Figure L.** Illustrative example of a CMU wall under construction being clad with wood.

RECEIVED
MAR 25 2026
City of Carmel-by-the-Sea
Planning & Building Dept.

Valentine Residence Plan Revisions
Considerations for Planning Department and Planning Commission
March 15, 2026

1. Retaining wall in original approved plans was to be finished in Carmel stone. Carmel stone is consistent with all other masonry finish work on the property. The proposal for a stucco finish on the retaining wall introduces a new element that violates the design guidelines as it is foreign to the property and to the adjacent property and would be used on a retaining wall that is not "insignificant" in height. Recommendation is to require the retaining wall to be finished in Carmel stone as originally approved. See Carmel-by-the-Sea Information Handout - Fences & Walls.
2. Retaining wall as submitted accommodates raising the grade in gradually increasing amounts on the south property line from the point that is roughly 48 feet from the southeast corner and continuing to the southwest corner of the property. The grade will be raised by 2 feet at 82 feet from the southeast corner and 3 feet at the southwest corner. Raising the grade violates the design guidelines. Retaining wall should be lowered to not allow raising the lot grade. See Carmel-by-the-Sea Design Traditions page 25
3. Original plans stated the combined height of the retaining wall and the fence would not exceed 6 feet. The new plans show a new grade to the top of the retaining wall on the applicants side of the property line with a 6 foot fence built on top of the new grade ("separate from the new wall 6'0" high max fence height from F.G."). The result is a combined retaining wall and fence height from the adjacent property of as high as 10'9". This is a violation of the design guidelines that state the combined height should not exceed 6'. "Separate" seems to be a vague description designed to circumvent or legally parse the guidelines rendering the guidelines ineffective. If approved as drafted all future applicants will have precedent and authority to build a 5' wall and a 6' "separate" fence thereby achieving a 11 foot high perimeter barrier with no objections from the planning department or the commission. Combined fence and retaining wall height should not exceed 6 feet from the least favorable side of the property line. See Carmel-by-the-Sea Information Handout - Fences & Walls.
4. The Project Description states privacy screening will be achieved through the use of hedges. On the south border roughly 2-3 feet from the property line the planting includes 10 Rhamnus Alternus and 9 Myrica Californica. At maturity Rhamnus Alternus grows to 15 feet tall and 12 feet wide. At maturity Myrica Californica grows to 30 feet high and 20 feet wide. The proposed plantings will eliminate views of the Ocean and Pebble Beach for neighbors and pedestrians that commonly travel on Carmelo Street thereby violating the design guidelines that require respecting views of neighbors and the public. The applicants were previously advised in writing of these concerns and requirements by the former City Forrester, Sarah Davis. The property is in what is now designated as a high risk fire zone. At maturity the proposed plantings will encroach 4-5 feet above the roof of the adjacent historic redwood home on the lot to the south. The proposed plantings violate the Monterey Fire Department Defensible Space rules that require: Maintain branch clearance away from and limit over buildings; Maintain the roof of a structure free of leaves, needles, moss or other vegetative debris, Remove all branches within 10 feet of any chimney or stovepipe outlet. The plantings along the south side should be limited to bushes that can provide a proper privacy hedge without violating the design guidelines or fire rules. See Carmel by the Sea Design Traditions - page 29, Views, Light and Air. See Carmel-by-the-Sea Municipal Code 17.58.010 at A2 and A4 regarding sensitivity to neighboring properties and private views of neighboring properties. See Monterey Fire Department published Defensible Space rules and Carmel-by-the-Sea fire zone map.
5. The plans do not mention french drain or any mechanism to retain water or maintain structural integrity through relief of water pressure against the retaining wall to ensure it does not fail during its useful live. Proper drainage should be required to be installed.

***Walls:*** Garden walls should have a matte, masonry finish and should be kept low in height. A plain textured plaster wall may be appropriate if kept low in scale and when consistent with the building architecture. Unfinished gray concrete and concrete blocks are inappropriate.

## Location / Height Limits

All fences and walls must be located on your private property and are not allowed within the City's public right of way.

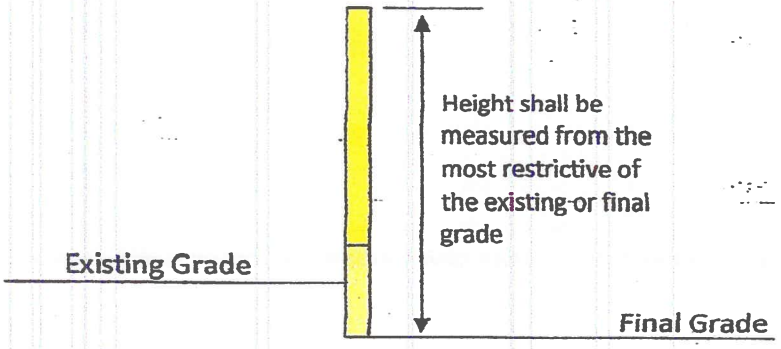
The height depends on where the fence or wall is located on your property.

| Maximum Fence and Wall Heights | | | | |
|---|---|---|---|---|
| **Design Element** | **Front Setback** | **Side Setback** | **Side Setback Facing a Street** | **Rear Setback** |
| Fence | 4 feet* | 6 feet | 4 feet* | 6 feet |
| Garden Wall | 3 feet* | 6 feet | 3 feet* | 6 feet |
| Retaining Wall | 3 feet | 6 feet | 3 feet | 6 feet |
| Pillars and Gates | 6 feet | n/a | 6 feet | n/a |
| Arbor/Trellis | 7 feet | 7 feet | 7 feet | 7 feet |

* These limits shall not be altered through Design Review by the Planning Commission.

## Measuring Fence/Wall Heights

Retaining walls and fences on top of retaining walls are measured from the ground level on the lower side of the retaining wall, as shown below:

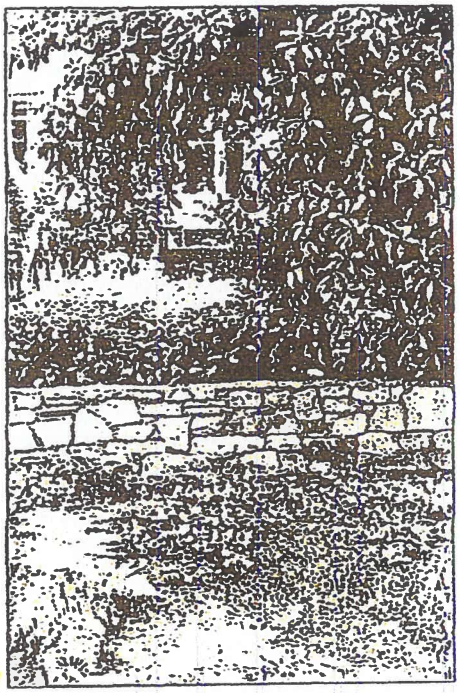


**3.2 Minimize the extent of excavation and fill on a site.**

- The site design should follow the natural contours of the site. Where construction is necessary on a steep slope, step the foundation and building forms to follow the contours or locate the long axis of a building to lie parallel with natural contours.

**3.3 Minimize the visual impacts of retaining walls, garden walls and other foundation structures as seen from the public way or neighboring sites.**

- Use a stepped building foundation that follows site contours.
- Avoid extensive areas of "cantilevered" floors especially above a cut area.
- Avoid the creation of tall, unused underfloor areas that add to building mass. The level of the finished floor above unused, underfloor spaces should not be higher than five feet above the ground at any point around the full perimeter of the building.



*Minimize the visual impacts of retaining walls and other foundation structures as seen from the public way.*

**3.4 Avoid abrupt changes in grade on the site and between adjoining properties.**

- A design that incorporates sloped, planted areas to create a smooth grade transition is preferred.
- Avoid a design that requires a tall retaining wall, terracing or revetments that will be visible from the public way when feasible. When such transitions are unavoidable, multiple landscaped terraces are preferred.

*Site Drainage*

**3.5 Engineer the drainage pattern to retain water on site when feasible.**

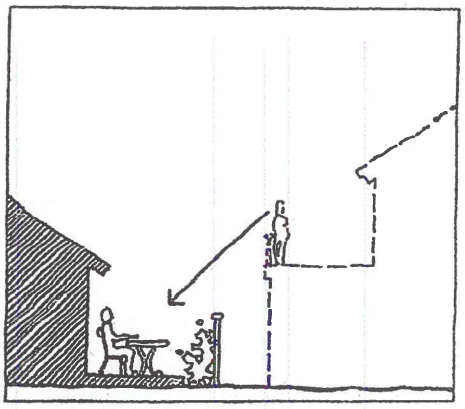
- Avoid directing new runoff onto adjacent properties, per Carmel Municipal Code Section 15.08.230.
- Maintain existing patterns of drainage between properties.
- Note that the City's engineering standards prohibit directing new drainage onto an adjacent property.
- Preserve natural open water courses.
- Design drainage systems to avoid erosion of hillsides.
- Consult early with Public Works Director and Building Official for sites with unusual drainage conditions.

# 5.0 Privacy, Views, Light and Air

Neighborhoods originally developed at relatively low densities and the amount of planted open space was extensive. Most blocks evolved with a reasonable degree of privacy for individual houses. Retaining this sense of privacy, in spite of higher densities, remains an objective.

*Objectives:*

- To maintain privacy of indoor and outdoor spaces in a neighborhood
- To balance and share view opportunities to natural features and landmarks



*Discouraged: Overlooking active outdoor areas on adjacent properties.*

**5.1 Organize functions on a site to preserve reasonable privacy for adjacent properties.**

- Position a building to screen active areas of adjacent properties when feasible.
- Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.
- Preserve significant trees that will help to screen views into adjacent properties.
- Screen patios, terraces and service areas.

*Views, Light and Air*

Views to natural features and landmarks are key features of Carmel's design traditions. Important views occur to the ocean, canyons, and along streets. Protecting views is an important community concern. This includes views from public ways as well as those through properties. Also note that the desire to maximize view opportunities from one's own property must be balanced with consideration of respecting views of others. The preliminary site analysis may help identify view opportunities as well as existing views enjoyed by others.

Designs also should preserve reasonable solar access to neighboring parcels. Designs should protect and preserve the light, air and open space of surrounding properties, when considered cumulatively with other buildings in the neighborhood. Incorporating tall or bulky building elements near the property line of an adjoining site should be avoided.

*Policy P1-65*
*Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating the design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.*

*All applicants are strongly encouraged to consult with neighbors early in the design process to learn their concerns and explain proposed projects.*

## Purpose and Applicability.

A. Purpose. This chapter establishes objectives, standards, and procedures for conducting design review. The intent of these regulations is to promote and maintain the City's special character as a residential village with a compact development pattern that respects and has been strongly influenced by the natural setting and is typified by a visually rich and creative mix of architectural styles. Design review is intended to encourage originality, flexibility, and diversity in design and preserve and enhance the community's existing forest character while preventing unnecessary delays in project approval. More specifically, the design review process is intended to:

1. Promote design that maintains the City's intimate and human scale and complements, rather than overrides, natural constraints;

2. Ensure that the design of new homes, residential additions, and exterior alterations preserves the traditional characteristics of scale, good site design, and sensitivity to neighboring properties;

3. Encourage the construction of residences that are diverse and innovative in design yet compatible with the City's forest setting as well as the site design and materials used in surrounding structures;

4. Promote residential design that respects the privacy, solar, access, and private views of neighboring properties;

J. Public Views. Buildings shall be located and designed to preserve significant coastal views from the public right-of-way in conformance with Section 30251 of the California Coastal Act. The protection of public views should not prevent reasonable development of the site, yet development shall not preclude reasonable protection of any significant coastal view.

K. Private Views. Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided.

Monterey County Regional Fire District

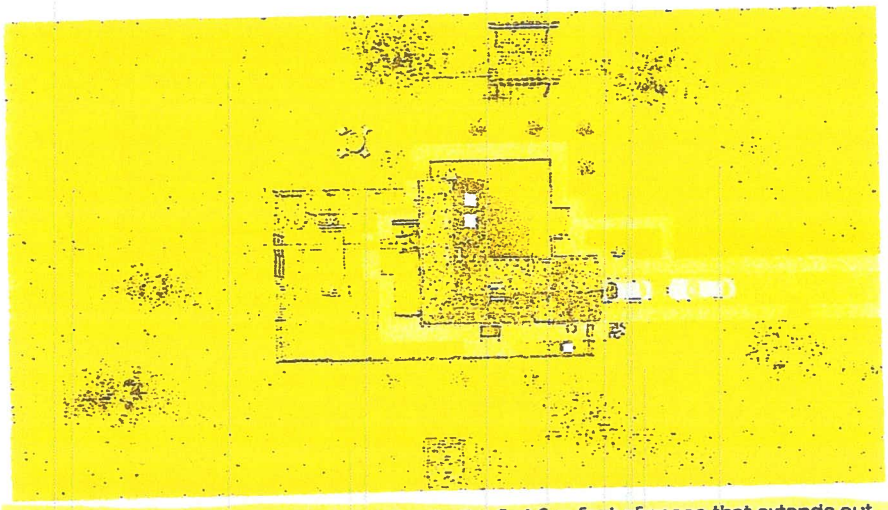
(https://www.mcrfd.org/)



FIRE PREVENTION (/FIRE-PREVENTION)

- BACKYARD BURNING & PERMIT (/RESIDENTIAL-BACKYARD-BURN-SEASON-HAS-ENDED-AS-OF-05-01-25-CONTINUE-FOR-AN-AGRICULTURAL-BURN-PERMIT)
- BUSINESS INSPECTIONS (/BUSINESS-INSPECTIONS-PROGRAM)
- FIREWISE COMMUNITY INFORMATION (/FIREWISE-COMMUNITY-INFORMATION)
- FORMS, HANDOUTS, AND CHECKLISTS (/FORMS-HANDOUTS-AND-CHECKLISTS)
- REQUEST FOR AN INCIDENT REPORT (/PUBLIC-RECORDS-REQUEST-POLICY-OF-MONTEREY-COUNTY-REGIONAL-FIRE-DISTRICT)
- WILDLAND INSPECTION PROGRAM (/WILDLAND-INSPECTION-PROGRAM)
- WILDLAND URBAN INTERFACE (/WILDLAND-URBAN-INTERFACE)
- "ZONE 0" INFORMATION (/ZONE-0-INFORMATION)

# "Zone 0" Information



"Zone 0", in defensible space terms, refers to the first five feet of space that extends out from the walls, or an attached deck of your home. This area has always been included in Zone 1 in the past but is being looked at more closely now, due to the tragic and devastating wildfires across California over the last decade. Science and data are showing us that this area of a home can be the most vulnerable to ignition from embers, smoldering fires and fires in which a continuation of fuels, such as fences or gates, regularly are the cause of the structure catching fire.

Although Zone 0 is not specifically stated in Public Resource Code (PRC) 4291, the code is now in the process of being updated and finalized this year and will become enforceable very soon after. We are currently educating our residents on what Zone 0 will look like and giving you a head start on what will be required soon. It is important to understand that ***once PRC 4291 has been updated, new construction will be mandated to meet these requirements prior to occupancy, while existing construction will have a three-year phase in timeframe to comply.***

AAAtraq

…ive feet from your home is the most important. Keeping the area closest to … structures, and decks clear will prevent embers from igniting materials that …d the fire to your home.

…e majority of homes lost to wildfire are ignited by flying embers. Embers can …es ahead of the active front of wildfires.

What to do:

1. Use hardscape like gravel, pavers, or concrete. No combustible bark or mulch.
2. Remove all dead and dying plants, weeds, and debris (leaves, needles, etc.) from your roof, gutter, deck, porch, stairways, and under any areas of your home.
3. Remove all branches within 10 feet of any chimney or stovepipe outlet.
4. Limit combustible items (like outdoor furniture and planters) on top of decks.
5. Relocate firewood and lumber to Zone 2.
6. Replace combustible fencing, gates, and arbors attached to the home with noncombustible alternatives.
7. Consider relocating garbage and recycling containers outside this zone.

Consider relocating boats, RVs, vehicles, and other combustible items outside this zone.

## Helpful Links

Zone 0 Frequently Asked Questions.pdf (/files/08540e0ac/Zone+0+Frequently+Asked+Questions.pdf)

eo-_urban-conflagration-n-18-25-final.pdf (/files/1986f4ace/eo-_urban-conflagration-n-18-25-final.pdf)

Zone 0 Working Group MARCH 4 POWERPOINT.pdf (/files/5752e98ad/Zone+0+Working+Group+MARCH+4+POWERPOINT.pdf)

https://calfire-umb05.azurewebsites.net/projects-and-programs/defensible-space-zones-0-1-2/ (https://calfire-umb05.azurewebsites.net/projects-and-programs/defensible-space-zones-0-1-2/)

https://www.fire.ca.gov/dspace (https://www.fire.ca.gov/dspace)

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19900 PORTOLA DRIVE, SALINAS CA 93908
TELEPHONE (831) 455-1828

PRIVACY POLICY (/PRIVACY-POLICY)
CONTACT US (/CONTACT-US)
WEBSITE ACCESSIBILITY STATEMENT
DISTRICT TRANSPARENCY (TRANSPARENCY.HTML)
POWERED BY STREAMLINE (HTTP://WWW.GETSTREAMLINE.COM/) | SIGN IN (HTTPS://WWW.MCRFD.ORG/USERS/SIGN_IN?DESTINATION=%2FZONE-0-INFORMATION)

# Fwd: Las Olas Retaining Walls

From: Evan Kort (ekort@ci.carmel.ca.us)

Date: Wednesday, October 26, 2022 at 10:11 AM PDT

I was able to speak with Carlos this morning who agreed to finish the retaining walls with stone. Please see below for a copy of the follow up email I sent him following our discussion.

Please let me know if you have any additional questions.

**Evan Kort**
**Associate Planner**
**Community Planning and Building**
City of Carmel-by-the-Sea
(831) 620-2023

Please take our

---------- Forwarded message ---------
From: **Evan Kort** <
Date: Wed, Oct 26, 2022 at 10:09 AM
Subject: Las Olas Retaining Walls
To: Carlos Posadas <
Cc: Luyen Vu <

Hi Carlos,

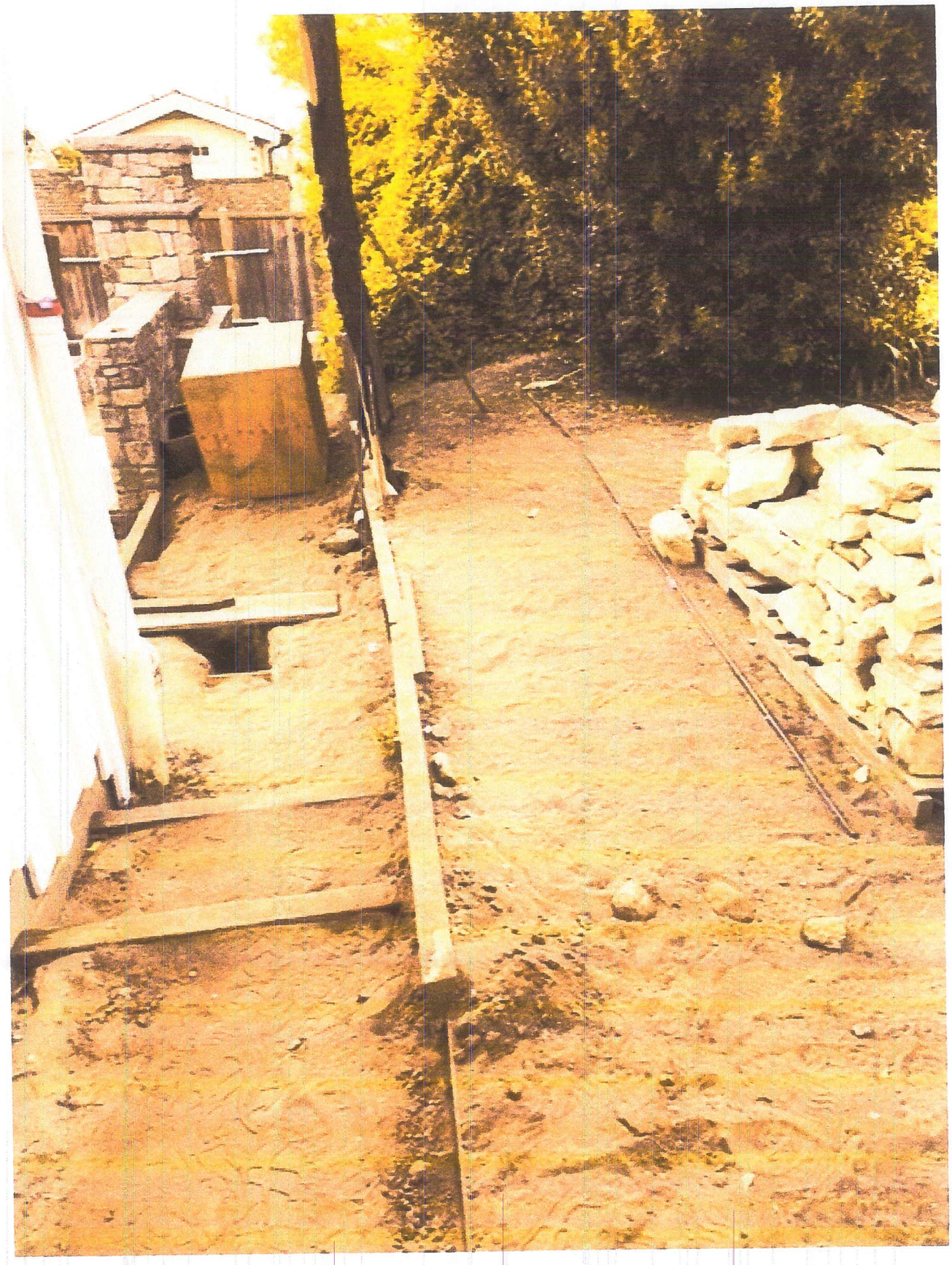
Thank you for speaking with me today.
Following up on our conversation, please be sure that any new retaining walls on the Valentine Residence, or located between the Valentine Residence and the Sallomi Residence, that have an exposed face (facing either property) are finished with stone as represented in the plans and are not left as an unfinished CMU wall.

As we discussed, there may have been some discussion that a portion of the walls may have been proposed to be unfinished so I just want to make sure the walls will have a finished appearance throughout before you begin work on these areas so there are not any delays or issues once construction begins.

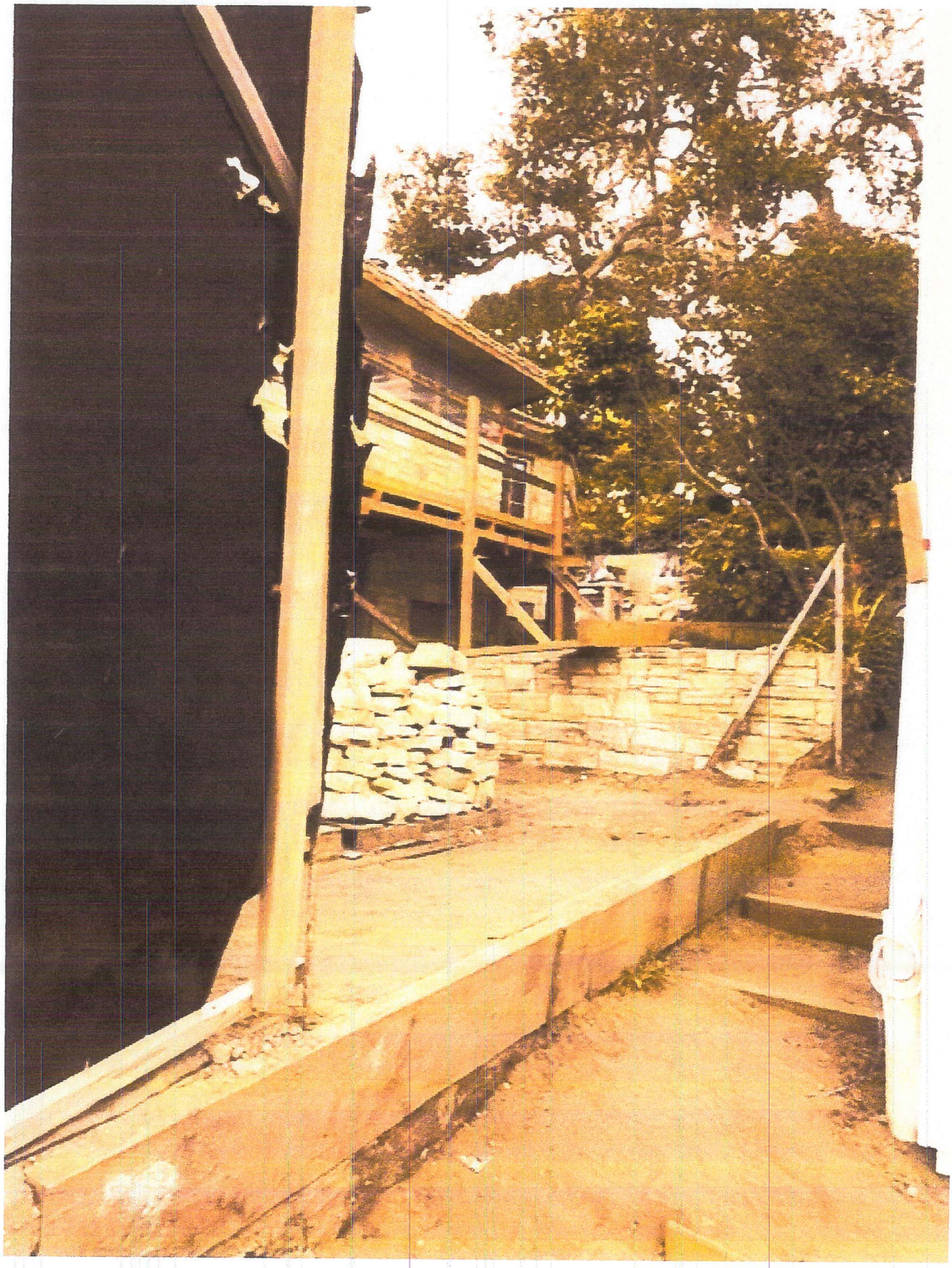
Please let me know if you have any additional questions.

Best,

**Evan Kort**
**Associate Planner**
**Community Planning and Building**
City of Carmel-by-the-Sea
(831) 620-2023



Property line looking east before wall installation.



Property line looking West before wall installation.

# VALENTINE RESIDENCE

## Carmelo St. 5 NW of Ocean Ave.

## CARMEL-BY-THE-SEA, CA 93921

### GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPT NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2016 C.B.C.)
7. CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/ DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. EXISTING CONDITION: CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS CONDITION AND EXISTING AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. BUILDING CODES: THIS PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CRNC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC), CALIFORNIA TITLE -24 ENERGY CODE AND 2019 CALIFORNIA GREEN BUILDING STANDARDS.
15. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE BUILDING INSPECTOR, ENVIRONMENTAL COMPLIANCE MANAGER AND FORESTER PRIOR TO BEGINNING ANY SITE CLEARING, GRADING OR EXCAVATION WORK.

### OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

### PROJECT DATA

ADDRESS: CARMELO 5 NW OF OCEAN AVE.
CARMEL-BY-THE-SEA, CA 93921

PROJECT DESCRIPTION:

- RESTORE PREVIOUSLY EXISTING TRELLIS TEMPORARILY REMOVED TO FACILITATE CONSTRUCTION.
- PROPOSED NEW CMU WALL AND FENCE TO ABOUT THE NEW WALL, 6'-0" HIGH MAX. FENCE HEIGHT FROM F.G. OF VALENTINE PROPERTY.
- PROPOSED IRON HAND RAIL TO REPLACE EXISTING WOOD HANDRAIL.
- PROPOSED SMALL BARK MULCH PATH NORTH SIDE OF PROPERTY.
- PROPOSED LANDSCAPING REVISION, PLANTING, EROSION AND IRRIGATION.

LOT SIZE: 8,000.0 S.F.
A.P.N.: 010-253-005
BLOCK: HH
LOT: 05

ZONING: R-1
OCCUPANCY GROUP: R3 FOR HOUSE - U FOR GARAGE
TYPE OF CONSTRUCTION: ( V-B )
FIRE SPRINKLERS: YES

SETBACKS

FRONT: 15' MAX.
REAR: 15' MAX.
SIDE: 25% OF LOT WIDTH - 20' MAX.

| BUILDING HEIGHT ALLOWED | BUILDING HEIGHT PROPOSED |
|---|---|
| ONE STORY PLATE HT. - 12' | ONE STORY PLATE HT. - 12'-0" |
| 2ND STORY PLATE HT. - 18' | 2ND STORY PLATE HT. - 16'-10 1/2" |
| MAX ROOF HT. - 24' | MAX ROOF HT. - 24' |

| LOT AREA | 8,000 S.F. |
|---|---|

### PROJECT TEAM

OWNER: Las Olas Associates
660 Goodhill Rd.,
Kentfield, CA 94904
PHONE: 650-400-7749

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PHONE: 831-372-0410

SURVEYOR: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970
CONTACT: GUY GIRAUDO

CIVIL: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970
CONTACT: GUY GIRAUDO

MONTEREY BAY ENGINEERS, INC
607 CHARLES AVENUE SUITE B
SEASIDE, CA 93955
PH: 831-899-7899
CONTACT: BEN WILSON

STRUCTURAL ENGINEER: YUTAKA UYEDA, S.E.
UYEDA & ASSOCIATES
2600 GARDEN ROAD, SUITE 305
MONTEREY, CA 93940
PH: 831-373-3181

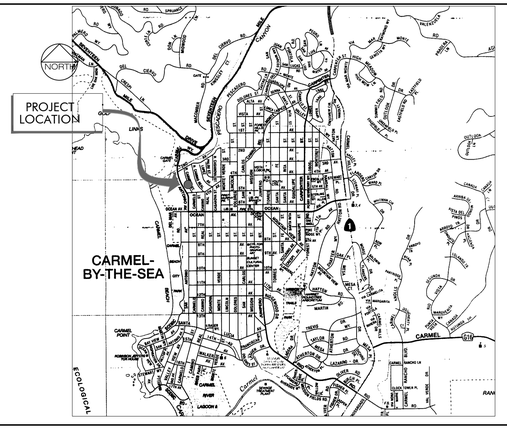
MECHANICAL: MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD. STE 8,
CARMEL CALIFORNIA 93923
PH: 831-372-8328
CONTACT: ABE STALLCUP

LANDSCAPING: bh LANDSCAPE ARCHITECTURE
1142 SECOND STREET
MONTEREY, CA 93940
PH: 209-652-1998
CONTACT: CHRIS BAIATA

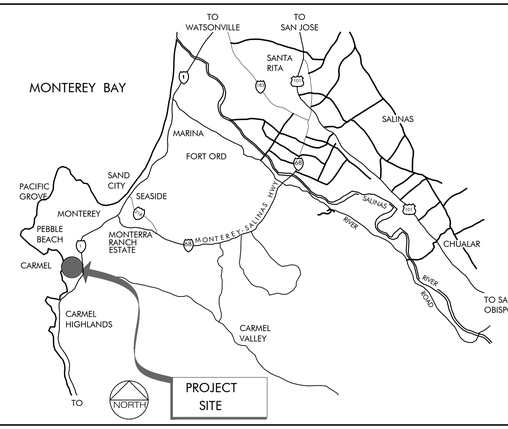
### SHEET INDEX


| | |
|---|---|
| A-0.1 | COVER SHEET |
| LA - 1.00 | LANDSCAPE SITE PLAN/PLANTING PLAN |
| LA - 2.00 | HARDSCAPE PLAN AND FENCE DETAIL |
| LA - 3.00 | TRELLIS DETAIL |
| LA - 4.00 | HANDRAIL DETAIL |
| LA - 5.00 | EROSION PLAN |
| LA - 6.00 | IRRIGATION PLAN |
| A - 7.0 | PHOTOS OF TRELLIS |
| A - 7.1 | PHOTOS OF STEPS |
| S-1 | RETAINING WALL STRUCTURAL CALCULATIONS BY UYEDA AND ASSOCIATES |


### LOCATION MAP




### VICINITY MAP




| REVISION | No. |
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CONSULTANT:


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


REGISTERED ARCHITECT
ERIC MILLER
No. C21373
04/30/25
RENEWAL DATE
STATE OF CALIFORNIA

COVER PAGE

JOB NAME: Valentine Residence
Carmelo St. NW 5th House Ocean Ave.
Carmel By-The-Sea, CA
APN: 010-253-005

DATE: 2/16/26
SCALE: N/A
DRAWN: DM/NN
JOB NUMBER: 19.04

A-0.1
SHEET OF


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## PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | SIZE | SPACING | NOTES |
|---|---|---|---|---|---|---|
| | Calandrinia grandiflora | Rock Purslane | 7 | 1 gal | 24" o.c. | As Shown |
| | Hedera helix | English Ivy | 3 | 5 gal | 12" o.c. | As Shown |
| | Heuchera maxima | Island alum root | 45 | 5 gal | 36" o.c. | As Shown |
| | Iris douglasiana | Douglas Iris | 24 | 1 gal | 36" o.c. | As Shown |
| | Lantana camara | White Lantana | 35 | 1 gal | 36" o.c. | As Shown |
| | Lomandra longifolia 'Breeze' | Dwarf Mat Rush | 14 | 5 gal | 36" o.c. | As Shown |
| | Salvia leucantha | Mexican Bush Sage | 12 | 5 gal | 36" o.c. | As Shown |
| | Woodwardia fimbriata | Giant Chain Fern | 13 | 5 gal | 36" o.c. | As Shown |

## TREE / HEDGE LEGEND

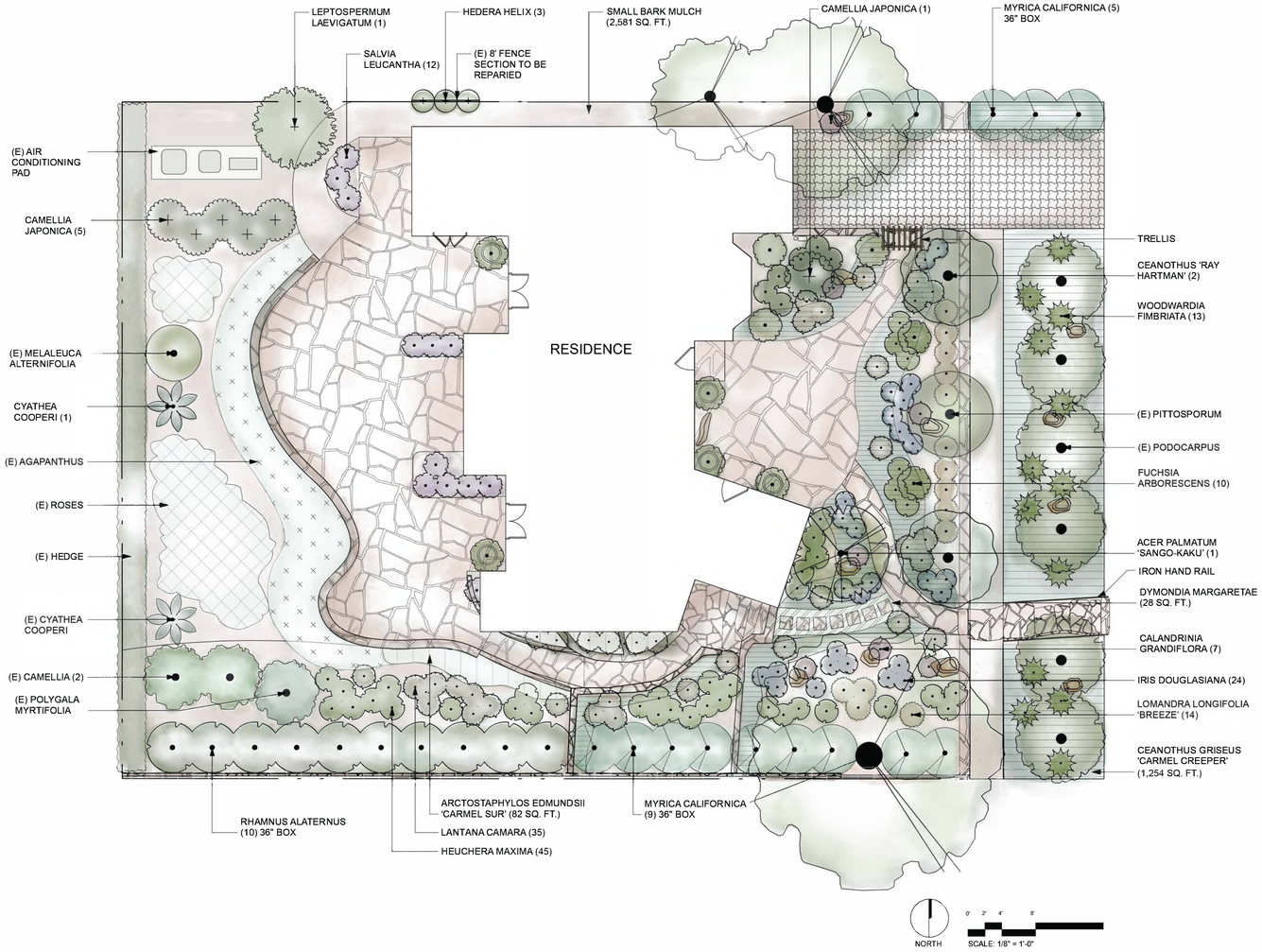
| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | SIZE | SPACING | NOTES |
|---|---|---|---|---|---|---|
| | Acer palmatum 'Sango-kaku' | Coral Bark Japanese Maple | 1 | 36" Box | 12' o.c. | As Shown |
| | Camellia japonica | Japanese Camellia | 6 | 5 gal | 5' o.c. | As Shown |
| | Ceanothus 'Ray Hartman' | Ray Hartman Ceanothus | 2 | 5 gal | 10' o.c. | As Shown |
| | Cyathea cooperi | Australian Tree Fern | 1 | 15 gal | 6' o.c. | As Shown |
| | Fuchsia arborescens | Tree Fuschia | 10 | 5 gal | 5' o.c. | As Shown |
| | Leptospermum laevigatum | Australian Tea Tree | 1 | 5 gal | 6' o.c. | As Shown |
| | Myrica californica | Pacific Wax Myrtle | 14 | 48" Box | 6' o.c. | As Shown |
| | Rhamnus alaternus | Italian Buckthorn | 10 | 48" Box | 6' o.c. | As Shown |

## GROUNDCOVER LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | QUANTITY | SIZE | SPACING | NOTES |
|---|---|---|---|---|---|---|
| | Arctostaphylos edmundsii 'Carmel Sur' | Carmel Sur Manzanita | 5 (82 sq. ft.) | 5 gal | 48" o.c. | As Shown |
| | Ceanothus griseus 'Carmel Creeper' | Carmel Creeper | 75 (1,254 sq. ft.) | 5 gal | 48" o.c. | As Shown |
| | Dymondia margaretae | Silver Carpet | 28 (28 sq. ft.) | Flat | 12" o.c. | As Shown |

## MATERIAL LEGEND

| SYMBOL | MATERIAL | SQ. FT. |
|---|---|---|
| | (E) Flagstone | (1,637 sq. ft.) |
| | Small Bark Mulch | (2,581 sq. ft.) |
| | (E) Unit Pavers | (216 sq. ft) |




## PLANT PALETTE

CORAL BARK JAPANESE MAPLE *Acer Palmatum 'Sango-Kaku'*

CARMEL SUR MANZANITA *Arctostaphylos edmundsii 'Carmel Sur'*

ROCK PURSLANE *Calandrinia grandiflora*

JAPANESE CAMELLIA *Camellia japonica*

CARMEL CREEPER *Ceanothus griseus 'Carmel Creeper'*

RAY HARTMAN CEANOTHUS *Ceanothus 'Ray Hartman'*

AUSTRALIAN TREE FERN *Cyathea cooperi*

SILVER CARPET *Dymondia margaretae*

TREE FUCHSIA *Fuchsia arborescens*

ENGLISH IVY *Hedera helix*

ISLAND ALUM ROOT *Huechera maxima*

DOUGLAS IRIS *Iris douglasiana*

WHITE LANTANA *Lantana camara*

AUSTRALIAN TEA TREE *Leptospermum laevigatum*

DWARF MAT RUSH *Lomandra longifolia 'Breeze'*

PACIFIC WAX MYRTLE *Myrica californica*

ITALIAN BUCKTHORN *Rhamnus alaternus*

MEXICAN BUSH SAGE *Salvia leucantha*

GIANT CHAIN FERN *Woodwardia fimbriata*


CARMEL POINT LANDSCAPES

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(831)574-9837
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CARMEL POINT LANDSCAPING INCORPORATED PO BOX 4195 CARMEL CALIFORNIA 93921

Amber Hollinger -designer

PROJECT:

CARMELO ST. NW 5TH
HOUSE OCEAN AVE
CARMEL-BY-THE SEA, CA
93923

APN: 010-253-005

OWNER/ CLIENT:

VALENTINE RESIDENCE

SCOPE:

CONCEPTUAL PLAN

PROGRESS ISSUE:

| NAME: | PROGRESS SUBMIT: | DATE: |
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| | | |
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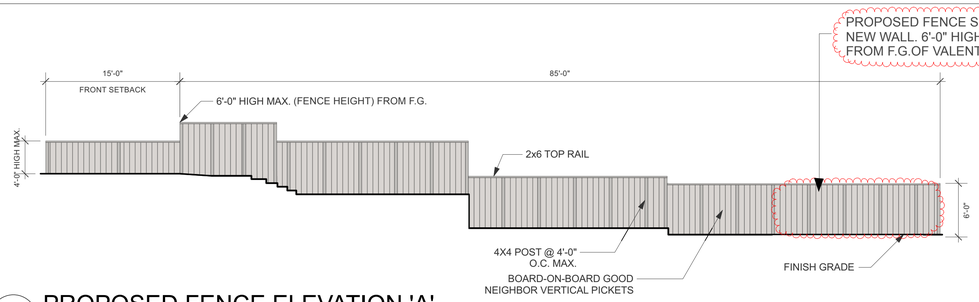
SHEET TITLE:

SITE PLAN / PLANTING PLAN

SCALE: 1/8" = 1'-0" JANUARY 23, 2026

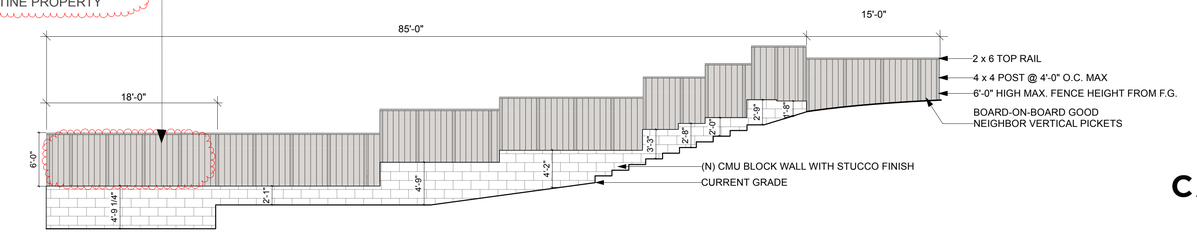
SHEET NUMBER:

LA - 1.00



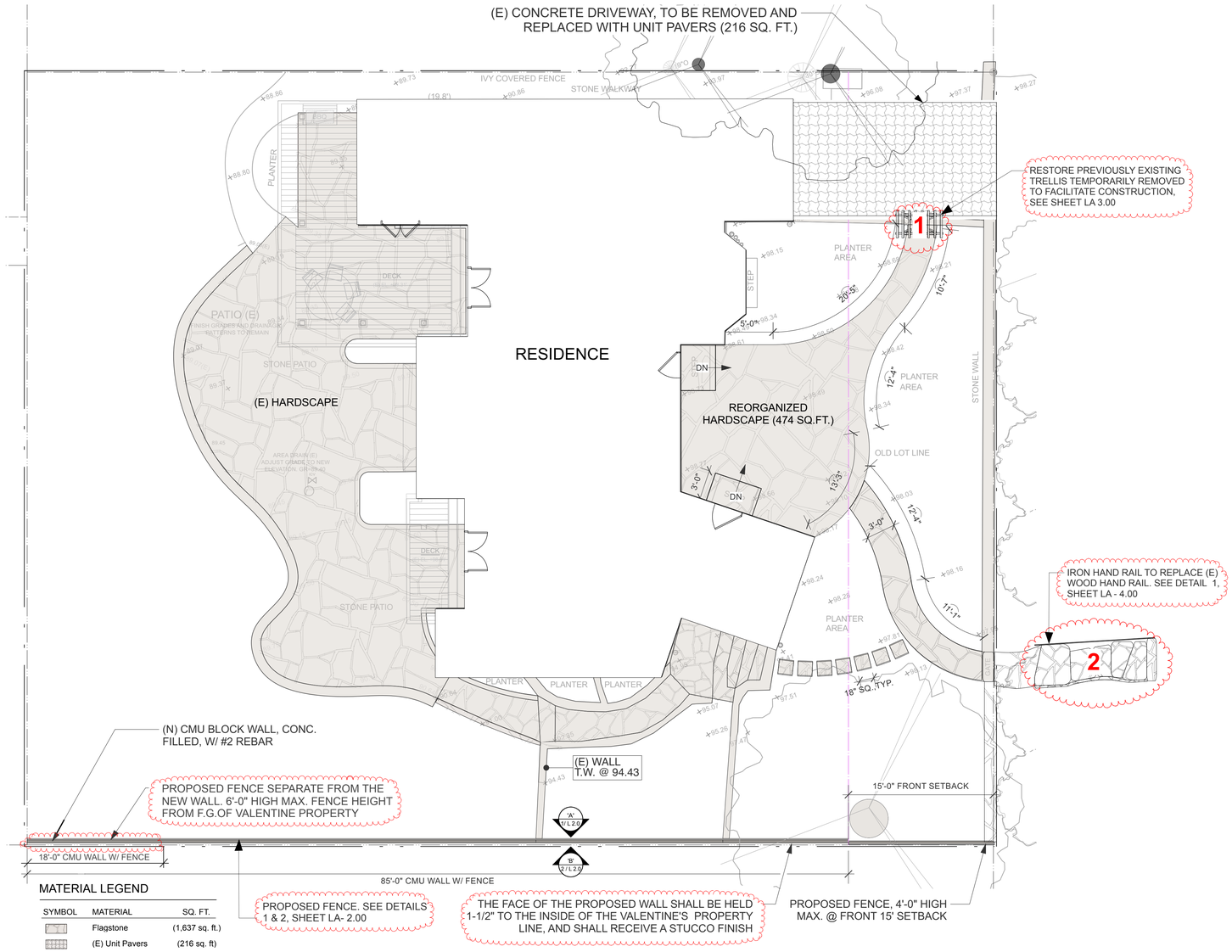

1 PROPOSED FENCE ELEVATION 'A'

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




2 PROPOSED FENCE ELEVATION 'B'

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



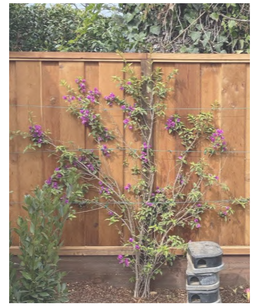

MATERIAL LEGEND

| SYMBOL | MATERIAL | SQ. FT. |
|---|---|---|
| | Flagstone | (1,637 sq. ft.) |
| | (E) Unit Pavers | (216 sq. ft) |

3 HARDSCAPE PLAN REVISIONS

Scale: NTS

## PROPOSED MATERIAL IMAGE



WOOD FENCE EXAMPLE, 6'-0" HIGH

## PROJECT DESCRIPTION:

THE DESIGN INTENT FOR THE PROPOSED LANDSCAPE IS TO REHABILITATE THE EXISTING LANDSCAPE AFTER THE INSTALLATION OF NEW CMU BLOCK RETAINING WALL WITH STUCCO FINISH. PRIVACY SCREENING WILL BE ACHIEVED THROUGH THE THE USE OF HEDGES. CONTINUATION OF THE PREVIOUSLY APPROVED WALL AND FENCE TO THE SOUTHWESTERN PROPERTY CORNER. FENCE WILL BE SEPARATE FROM RETAINING WALL WITH 6'-0" MAX FENCE HEIGHT FROM THE F.G. OF THE VALENTINE PROPERTY. AN IRON HAND RAIL (MATCHING EXISTING IRON RAIL) WILL REPLACE THE EXISTING WOOD HAND RAIL. REPAIR AND REINSTALL EXISTING REDWOOD TRELLIS.

THIS DESIGN PROPOSES A REORGANIZATION OF THE NON-CONFORMING SITE COVERAGE THROUGH THE REMOVAL OF 241 SQ.FT. OF EXISTING STONE PATHWAY AT THE NORTH PROPERTY LINE IN AN EFFORT TO ACCOMODATE FOR THE 56 SQ. FT. OF NEW SITE WALLS + FENCE.

## SITE COVERAGE CALCULATIONS

LOT SIZE + ALLOWABLE COVERAGE:

| | |
|---|---|
| PARCEL # 010-253-005: | 8,000 SF (0.18 ACRES) |
| ALLOWABLE BASE FLOOR AREA: | 2,960 SF |
| ALLOWABLE SITE COVERAGE: | 651 SF |

EXISTING SITE CONDITONS:

| | |
|---|---|
| ACTUAL BASE FLOOR AREA: | 1,863 SF |
| (E) SITE COVERAGE (LEGAL, NON-CONFORMING): | 2,267 SF |
| EXISTING TOTAL: | 4,130 SF |

PROPOSED SITE CONDITIONS:

| | |
|---|---|
| ADDITION OF SITE WALLS: | +52 SF |
| ADDITION OF FENCE: | +25 SF |
| REDUCTION OF STONE PATIO @ FRONT: | -93 SF |
| REDUCTION OF DRIVEWAY: | -34 SF. |
| PROPOSED SITE COVERAGE (REORGANIZED, NON-CONFORMING): | 2,217 SF |
| TOTAL REDUCTION: | 50 SF |

CARMEL POINT LANDSCAPES

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Amber Hollinger
designer

PROJECT:
CARMELO ST. NW 5TH
HOUSE OCEAN AVE
CARMEL-BY-THE SEA, CA
93923

APN: 010-253-005

OWNER/ CLIENT:
VALENTINE RESIDENCE

SCOPE:
HARDSCAPE PLAN & FENCE DETAILS

PROGRESS ISSUE:

| NAME: | PROGRESS SUBMIT: | DATE: |
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SHEET TITLE:
HARDSCAPE PLAN AND FENCE DETAIL

SCALE: 1/8" = 1'-0" AUGUST 18, 2025

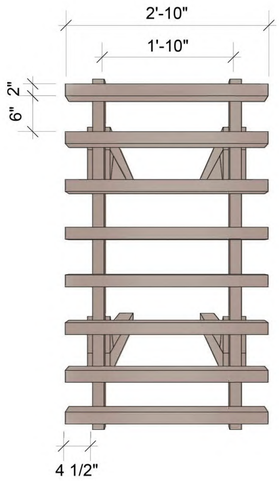
SHEET NUMBER:
LA - 2.00

## EXISTING TRELLIS IMAGES

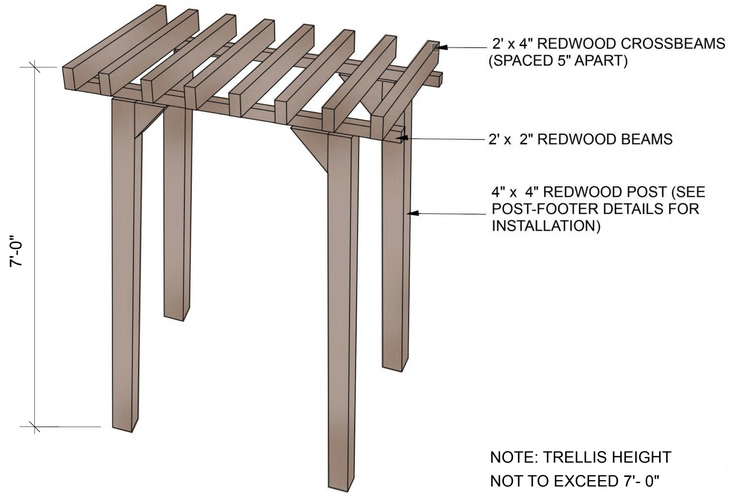
## NOTE:

PROJECT TO REPAIR AND REPLACE ORIGINAL REDWOOD TRELLIS UNIT

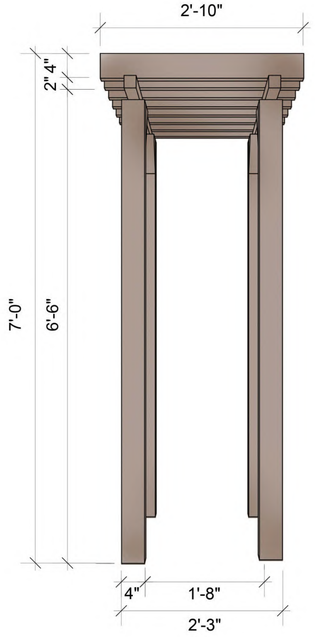
## REPLACEMENT TRELLIS DETAILS



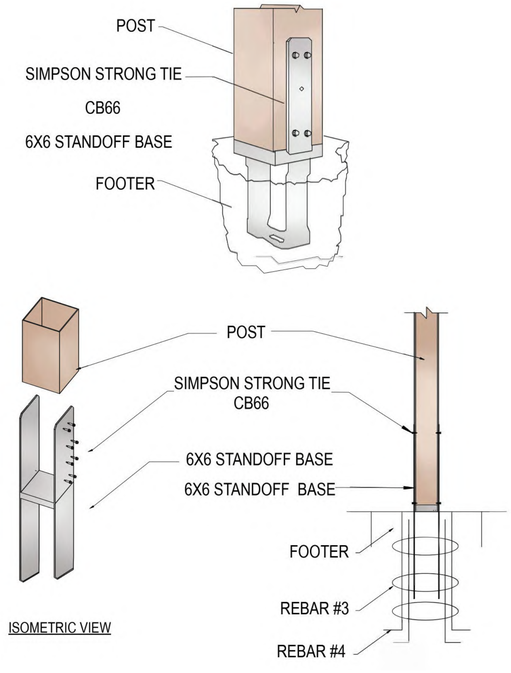

1 TRELLIS : PLAN VIEW
Scale: 1" = 1' - 0"




3 TRELLIS : BIRD'S EYE VIEW
Scale: 1" = 1' - 0"




2 TRELLIS : SIDE VIEW
Scale: 1" = 1' - 0"




4 POST-FOOTER DETAILS FOR TRELLIS
Scale: NTS

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CARMEL POINT LANDSCAPING P.O. BOX 4195 CARMEL-BY-THE-SEA CALIFORNIA 93921

Amber Hollinger
designer

PROJECT:
CARMELO ST. NW 5TH
HOUSE OCEAN AVE
CARMEL-BY-THE SEA, CA
93923

APN: 010-253-005

OWNER/ CLIENT:
VALENTINE RESIDENCE

SCOPE:
TRELLIS

PROGRESS ISSUE:

| NAME: | PROGRESS SUBMIT: | DATE: |
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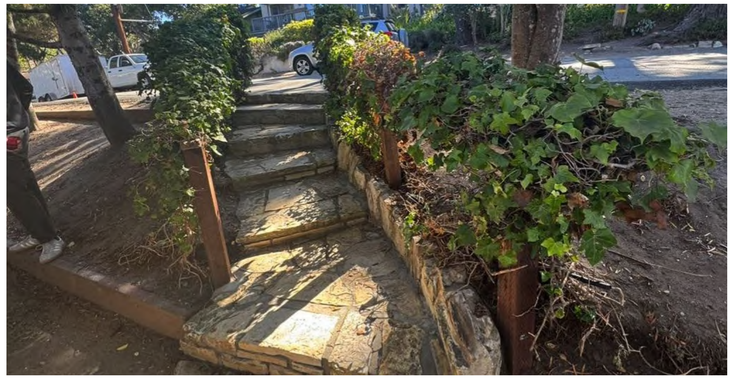
SHEET TITLE:
TRELLIS DETAILS

SCALE: N/A AUGUST 18, 2025

SHEET NUMBER:
LA - 3.00

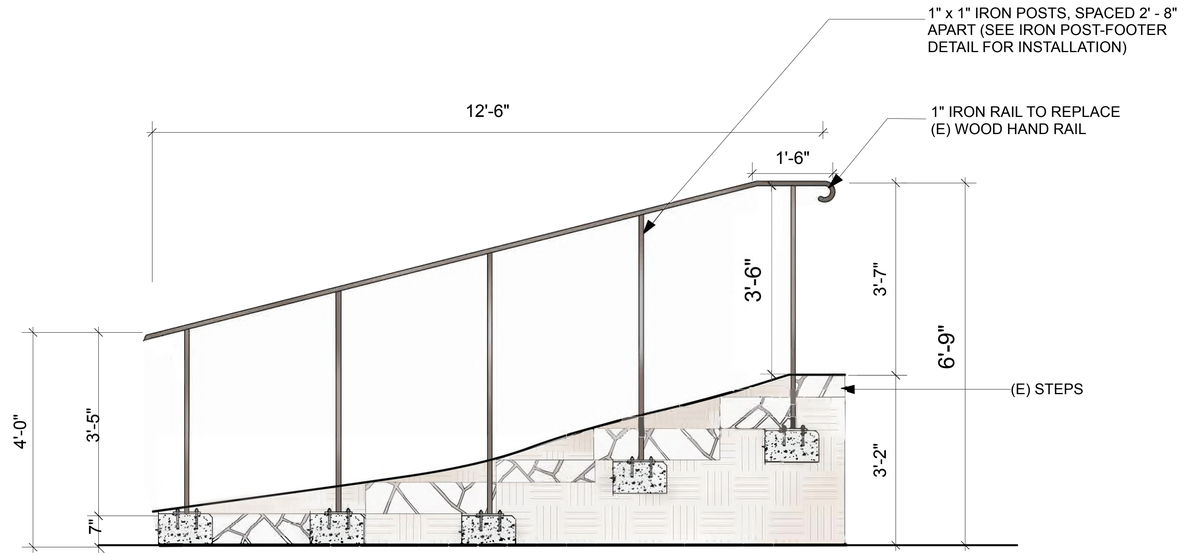
## EXISTING HAND RAIL IMAGES



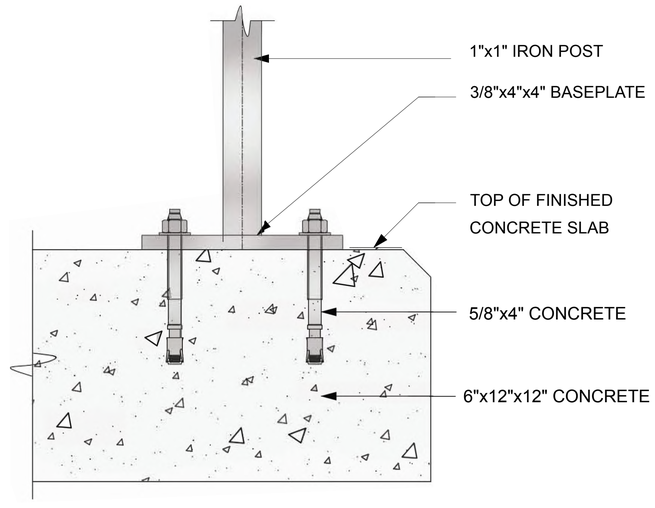
## NOTE:

PROJECT TO REPAIR AND REPLACE ORIGINAL WOOD HAND RAIL

## REPLACEMENT HAND RAIL DETAILS




1 IRON HAND RAIL ELEVATION
Scale: 3/4" = 1'-0"




2 POST-FOOTER DETAIL FOR IRON HAND RAIL INSTALLATION
Scale: NTS

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CARMELO ST. NW 5TH
HOUSE OCEAN AVE
CARMEL-BY-THE SEA, CA
93923

APN: 010-253-005

OWNER/ CLIENT:
VALENTINE RESIDENCE

SCOPE:
HAND RAIL

PROGRESS ISSUE:

| NAME: | PROGRESS SUBMIT: | DATE: |
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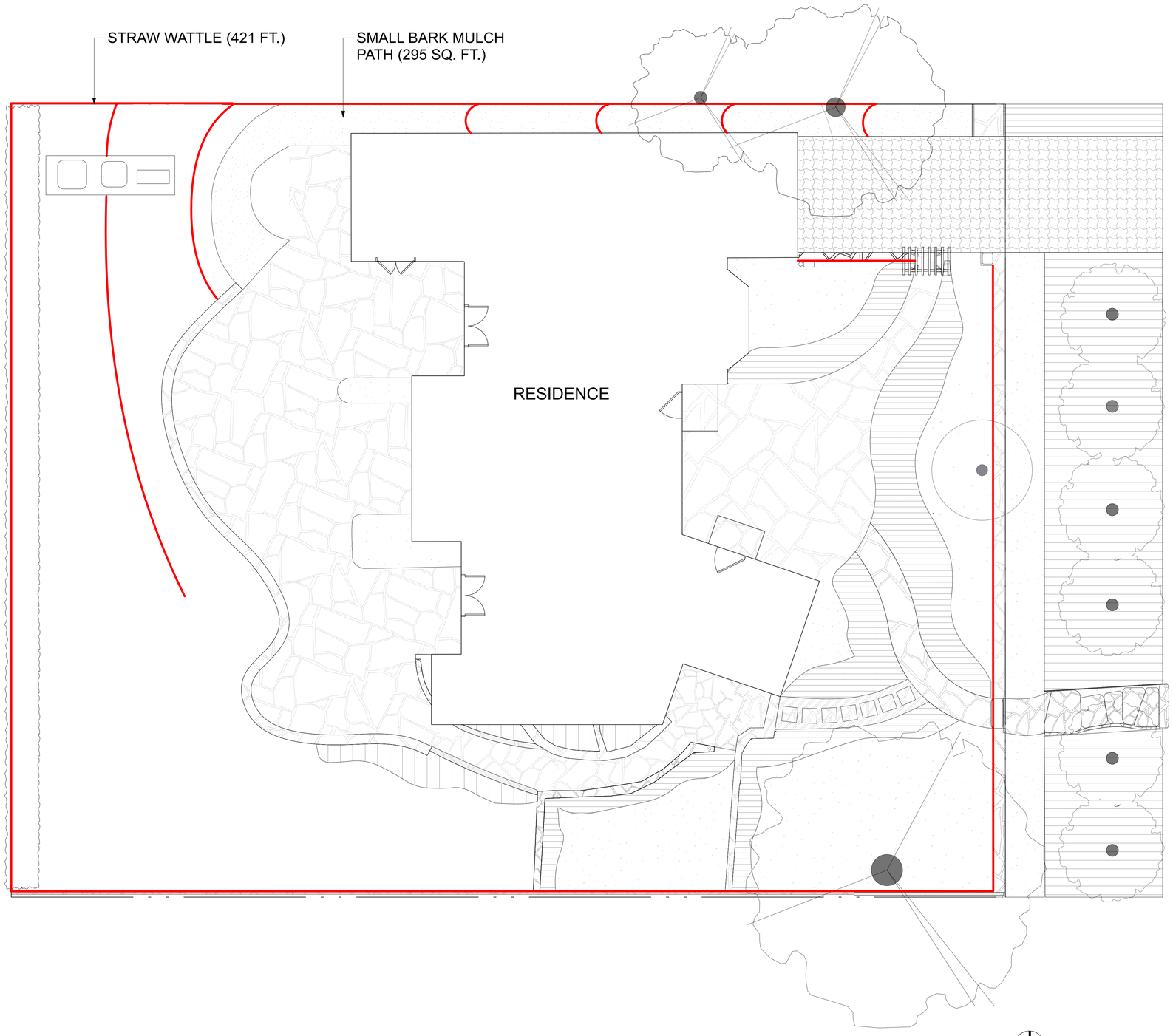
SHEET TITLE:
HAND RAIL DETAILS

SCALE: N/A AUGUST 18, 2025

SHEET NUMBER:
LA - 4.00

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PROJECT:
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HOUSE OCEAN AVE
CARMEL-BY-THE SEA, CA
93923

APN: 010-253-005

OWNER/ CLIENT:
VALENTINE RESIDENCE

SCOPE:
EROSION PLAN

PROGRESS ISSUE:

| NAME: | PROGRESS SUBMIT: | DATE: |
|---|---|---|
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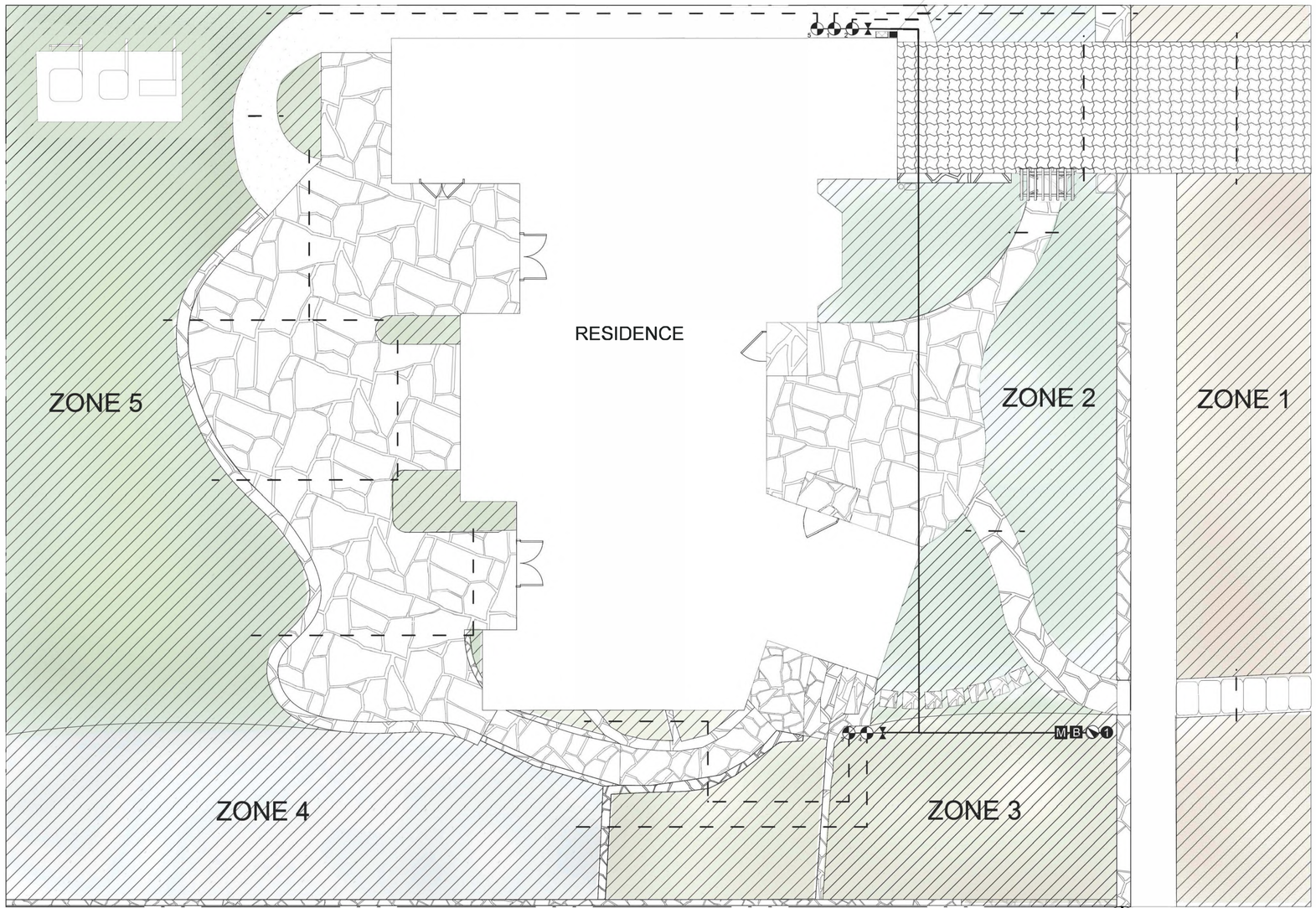
SHEET TITLE:
EROSION PLAN

SCALE: 3/16" = 1'-0" JANUARY 23, 2026

SHEET NUMBER:
LA - 5.00

IRRIGATION CONTROLLER TO BE MOUNTED ON INTERIOR WALL OF GARAGE.
ELECTRICAL CONNECTION BY CONTRACTOR. LOCATE WEATHER SENSOR OUTSIDE
OF DRIPLINE OF EXISTING TREES. VERIFY LOCATION PRIOR TO INSTALLATION.




***HOW TO USE WATER EFFICIENCY TABLE:***

1. ADJUST PLANT FACTOR AS NEEDED FOR PLANT TYPES IN COLUMN B
2. ADJUST IRRIGATION EFFICIENCY AS NEEDED TO MATCH IRRIGATION METHOD (0.75 FOR SPRAY HEAD, 0.81 FOR DRIP)
3. INPUT LANDSCAPE AREA SQUARE FOOTAGE INTO COLUMN F FOR EACH ZONE
4. FIND ETO FOR SITE USING CIMIS DATABASE - TYPICALLY BETWEEN 30-36
   4.1. PUT THAT NUMBER IN THE ETWU FORMULA IN COLUMN H [(EtO) x (0.62) x (COLUMN G)] ALL THE WAY TO THE MAWA CALCULATION
   4.2. PUT THAT NUMBER INTO THE REFERENCE ETO TITLE AT TOP OF CALCULATOR
5. IF TOTAL ETWU IS LESS THAN MAWA, IT PASSES
6. IF NEEDED, ADD MORE ROWS UNDER ROW 3

***HOW TO USE ETAF TABLE:***

1. TAKE TOTAL ETAF X AREA FROM COLUMN G OF WATER EFFICIENCY TABLE AND PLACE IN COLUMN B OF ETAF CALCULATIONS TABLE FOR ETAF X AREA
2. TAKE TOTAL AREA FROM COLUMN F OF WATER EFFICIENCY TABLE AND PLACE IN COLUMN B OF ETAF CALCULATIONS TABLE FOR TOTAL AREA
3. ROW 3 OF TABLE GIVES YOU SITEWIDE ETAF
4. IF SITEWIDE ETAF IS LESS THAN 0.55, IT PASSES

**EFFICIENCY TABLE NOTES:**

1. No Special Landscape Areas (SLA) on site.
2. Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for Non-Residential Areas.

## Reference Evapotranspiration (ETo) Coastal Plains Heavy Fog Belt Region: 33.00"

**WATER EFFICIENTY TABLE**

**Regular Landscape Areas**

| HYDROZONE #a | PLANT FACTOR (PF) | IRRIGATION METHODb | IRRIGATION EFFICIENCY (IE)c | EVAPORATION ADJUSTMENT ETAF (PF/IE) | LANDSCAPE AREA (SQFT) | ETAF x AREA | Estimated Total Water Use (ETWU)d |
|---|---|---|---|---|---|---|---|
| 1 | 0.3 | DRIP | 0.81 | 0.3704 | 787.10 | 291.52 | 5,964.47 |
| 2 | 0.3 | DRIP | 0.81 | 0.3704 | 1,434.80 | 531.41 | 10,872.60 |
| 3 | 0.3 | DRIP | 0.81 | 0.3704 | 2,106.70 | 780.26 | 15,964.10 |
| | | | | TOTALS | 4,328.60 | 1,603.19 | 32,801.17 |
| | | | | | | MAX ALLOWED WATER USAGE (MAWA)e | 48,709.74 |
| | | | | | | MAWA > ETWU TOTAL 48,709.74 >32,801.17 | PASS |

***a. Hydrozone #/Planting Description***
For example:
1.) "front lawn"
2.) "low water use plantings"
3.) "medium water use plantings"

***b. Irrigation Method***
overhead spray or drip

***c. Irrigation Efficiency***
0.75 for spray head
0.81 for drip

***d. ETWU* (Annual Gallons Required) =**
Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

| ETAF CALCULATIONS | |
|---|---|
| PASS | 1,603.19 |
| Total Area | 4,328.60 |
| **Sitewide ETAF** | 0.3704 |
| **ETAF: 0.3704 < 0.55** | **PASS** |

***e. MAWA (Annual Gallons Allowed) =***
(Eto) ( 0.62) [ (ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential areas.

## IRRIGATION LEGEND

| SYMBOL | DESCRIPTION | MANUFACTURER | PRODUCT | MODEL # | NOTES | QUANTITY |
|---|---|---|---|---|---|---|
| 1 | Point of Connection | ASSURED AUTOMATION | PVC CLASS 200 W/ SOLVENT WED FITTINGS | AWM150 | PER MANUFACTURERS RECOMMENDATIONS | 1 |
| | Controller | HUNTER | 8 STATION BASE HYDRAWISE COMPATIBLE CONTROLLER | HCC-800-M | ADD ICM-400 & ICM-800 MODULES AS NEEDED | 1 |
| | Weather Sensor | HUNTER | SOLAR-SYNC-ETO-RAIN-FREEZE SENSOR | WSS-SEN | WIRELESS SENSOR, LOCATE NO MORE THAN 800' FROM CONTROLLER | 1 |
| B | Backflow Preventer | FEBCO | 1-1/2" BACKFLOW PREVENTOR W/ PRESSURE REGULATOR, IN ENCOSURE | 825Y | PER MANUFACTURER'S RECOMMENDATIONS | 1 |
| M | Master Valve | HUNTER | 1-1/2" REMOTE CONTROL VALVE WITH FILTER SCREEN, NORMALLY OPEN | ICV-151G-FS | PER MANUFACTURER'S RECOMMENDATIONS | 1 |
| | Gate Valve | NIBCO | 1/2-3" GATE VALVE | H-1013 | PER MANUFACTURER'S RECOMMENDATIONS | 1 |
| | Brass Shutoff Valve | NIBCO | LINE-SIZE BRASS GATE VALVE | TI-8 | PER MANUFACTURER'S RECOMMENDATIONS | 1 |
| | Main Line | - | PVC SCH 40 W/ SOLVENT WELD FITTINGS | - | SIZE: 1-1/2" | 55 LF |
| | Lateral Line | - | PVC CLASS 200 W/ SOLVENT WED FITTINGS | - | SIZE: 0 - 6 GPM = 3/4", 7-18 GPM = 1" | |
| | Remote Control Valve | HUNTER | DRIP ZONE CONTROL KITS AND GLOBE VALVES | PCZ-101-LF-40 ICV-101G | USE DRIP ZONE KITS AT ALL SUBSURFACE DRIP, BUBBLERS, AND EMITTERS. ICV TO BE USED AT POP-UP SPRAYS | 1 |
| | Shrub Emitters Zone | HUNTER | 1/4" BARB, 2.0 GPH POINT SOURCE EMITTERS ODN 1/2" DISTRIBUTION TUBING | HE-20-B | PLACE ONE (1) PER 1 GAL., TWO (2) PER 5 GAL., THREE PER 10 GAL AND LARGER SHRUBS | 4,328.60 SF |


CARMEL POINT
LANDSCAPES

LIC # 106873
P.O. BOX 4195,
Carmel-by-the-Sea,
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(831)574-9837
carmelpointlandscapes.com


CARMEL POINT INCORPORATED P.O. BOX 4195 CARMEL-BY-THE-SEA CALIFORNIA 93921

Amber Hollinger
designer

PROJECT:
CARMELO ST. NW 5TH
HOUSE OCEAN AVE
CARMEL-BY-THE SEA, CA
93923

APN: 010-253-005

OWNER/ CLIENT:
VALENTINE RESIDENCE

SCOPE:
IRRIGATION PLAN

PROGRESS ISSUE:

| NAME: | PROGRESS SUBMIT: | DATE: |
|---|---|---|
| | | |
| | | |
| | | |
| | | |


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SHEET TITLE:
IRRIGATION PLAN

SCALE: 3/16" = 1'-0" JANUARY 23, 2026

SHEET NUMBER:
LA - 6.00

CA

PHOTO OF TRELLIS PRE-CONSTRUCTION - VIEW FROM COURTYARD.

PHOTO OF TRELLIS PRE-CONSTRUCTION - VIEW FROM DRIVEWAY.

| REVISION | | |
|---|---|---|
| No. | NOTE | DATE |

CONSULTANT:


**ERIC MILLER ARCHITECTS**
211 HOFFMAN AVENUE, MONTEREY, CA 93940
PHONE (831) 372-0410 | FAX (831) 372-7840
www.ericmillerarchitects.com


EMA

Photos of Trellis

Job Name: Valentine Residence
Carmelo St. NW 50th Ocean Ave.
Carmel By The Sea, CA
APN: 010-253-005

| | |
|---|---|
| DATE: | 2/10/26 |
| SCALE: | |
| DRAWN | - |
| JOB NO. | 1904 |

A-7.0


2/11/2026 8:29:34 AM C:\Users\Eric\Documents\2_Revit Files_Jacobs_Architect\2401 Hollis Ct# 19_central77.rvt
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CA

PHOTO OF STEPS PRE-CONSTRUCTION - VIEW FROM THE STREET.

PHOTO OF STEPS PRE-CONSTRUCTION - VIEW FROM THE SIDEWALK.

PHOTO OF STEPS PRE-CONSTRUCTION - VIEW FROM THE MAIN GATE AT THE BOTTOM OF THE STEPS.

| REVISION | | |
|---|---|---|
| No. | NOTE | DATE |
| | | |

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EMA

Photos of Steps

Job Name: Valentine Residence

Carmelo St. NW 50th Ocean Ave.
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APN: 010-253-005

| | |
|---|---|
| DATE: | 2/10/26 |
| SCALE: | |
| DRAWN | - |
| JOB NO. | 1904 |

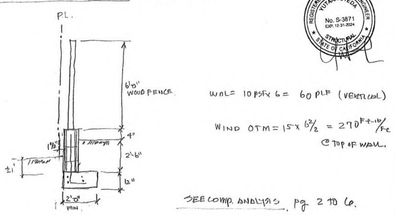
A-7.1

UYEDA and ASSOCIATES
structural engineers

1010 Cass Street, D-9
Monterey, CA 93940 tel: 831-373-3181

Project VALENTINE RESIDENCE
Job No. 19-87 Date 10-9-2024
Eng. Y.U Sheet No. 1

RETAINING WALL DESIGN @ P.L. AREA




WALL = 10 PSF x 6 = 60 PLF (VERTICAL)

WIND OTM = 15 x 18/2 = 270 ft-lb/ft @ TOP OF WALL.

SEE COMP. ANALYSIS, pg. 2 TO 6.

@ FENCE BASE DESIGN

T=C = 270x12/3.5" = 925 lb / 1.33 = 696 lb

LAMA48. Pall = 905 lb

SPACING = 905/696 = 1.3 ft

USE LAMA48 @ 16"o.c. @ BASE @ 2x4

OR

USE DF P.T 4x4 @ 40"o.c. w/ CBSQ-SDS2

---

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Project Title: Valentine Residence
Engineer: Yutaka Uyeda
Project ID: 19-87
Project Descr:

2

## Cantilevered Retaining Wall

Project File: 19-87-valentine_backup_2.ec6

LIC# : KW-06016982, Build:20.24.10.03 UYEDA & ASSOCIATES (c) ENERCALC, LLC 1982-2024

***Code Reference***

Calculations per IBC 2018 1807.3, CBC 2019, SDPWS 2015

### Criteria

| | | |
|---|---|---|
| Retained Height | = | 2.50 ft |
| Wall height above soil | = | 0.33 ft |
| Slope Behind Wall | = | 0.00 |
| Height of Soil over Toe | = | 12.00 in |
| Water table above bottom of footing | = | 0.0 ft |

### Surcharge Loads

| | | |
|---|---|---|
| Surcharge Over Heel | = | 0.0 psf |
| Used To Resist Sliding & Overturning | | |
| Surcharge Over Toe | = | 0.0 |
| Used for Sliding & Overturning | | |

### Axial Load Applied to Stem

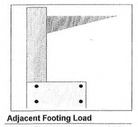
| | | |
|---|---|---|
| Axial Dead Load | = | 60.0 lbs |
| Axial Live Load | = | 0.0 lbs |
| Axial Load Eccentricity | = | 0.0 in |

### Soil Data

| | | |
|---|---|---|
| Allow Soil Bearing | = | 1,500.0 psf |
| Equivalent Fluid Pressure Method | | |
| Active Heel Pressure | = | 30.0 psf/ft |
| | = | |
| Passive Pressure | = | 150.0 psf/ft |
| Soil Density, Heel | = | 110.00 pcf |
| Soil Density, Toe | = | 110.00 pcf |
| Footing\|Soil Friction | = | 0.400 |
| Soil height to Ignore for passive pressure | = | 12.00 in |

### Lateral Load Applied to Stem

| | | |
|---|---|---|
| Lateral Load | = | 0.0 #/ft |
| ...Height to Toe | = | 2.83 ft |
| ...Height to Bottom | = | 0.33 ft |
| Load Type | = | Wind (W) (Service Level) |
| Wind on Exposed Stem (Service Level) | = | 255.0 psf |



### Adjacent Footing Load

| | | |
|---|---|---|
| Adjacent Footing Load | = | 0.0 lbs |
| Footing Width | = | 0.00 ft |
| Eccentricity | = | 0.00 in |
| Wall to Ftg CL Dist | = | 0.00 ft |
| Footing Type | | Spread Footing |
| Base Above/Below Soil at Back of Wall | = | 0.0 ft |
| Poisson's Ratio | = | 0.300 |

---

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Project Title: Valentine Residence
Engineer: Yutaka Uyeda
Project ID: 19-87
Project Descr:

3

## Cantilevered Retaining Wall

Project File: 19-87-valentine_backup_2.ec6

LIC# : KW-06016982, Build:20.24.10.03 UYEDA & ASSOCIATES (c) ENERCALC, LLC 1982-2024

### Design Summary

**Wall Stability Ratios**

| | | |
|---|---|---|
| Overturning | = | 1.55 OK |
| Sliding | = | 1.92 OK |
| Global Stability | = | 6.49 |
| Total Bearing Load | = | 815 lbs |
| ...resultant ecc. | = | 7.28 in |
| Eccentricity outside middle third | | |
| Soil Pressure @ Toe | = | 1,230 psf OK |
| Soil Pressure @ Heel | = | 0 psf OK |
| Allowable | = | 1,500 psf |
| Soil Pressure Less Than Allowable | | |
| ACI Factored @ Toe | = | 1,723 psf |
| ACI Factored @ Heel | = | 0 psf |
| Footing Shear @ Toe | = | 0.0 psi OK |
| Footing Shear @ Heel | = | 4.3 psi OK |
| Allowable | = | 75.0 psi |

**Sliding Calcs**

| | | |
|---|---|---|
| Lateral Sliding Force | = | 267.9 lbs |
| less 100% Passive Force | - | 225.0 lbs |
| less 100% Friction Force | - | 290.7 lbs |
| Added Force Req'd | = | 0.0 lbs OK |
| ...for 1.5 Stability | = | 0.0 lbs OK |

Vertical component of active lateral soil pressure IS NOT considered in the calculation of soil bearing

**Load Factors**

| | |
|---|---|
| Building Code | |
| Dead Load | 1.200 |
| Live Load | 1.600 |
| Earth, H | 1.600 |
| Wind, W | 1.600 |
| Seismic, E | 1.000 |

### Stem Construction

| | | Bottom | | |
|---|---|---|---|---|
| | | Stem OK | | |
| Design Height Above Ftg | ft = | 0.00 | | |
| Wall Material Above "Ht" | = | Masonry | | |
| Design Method | = | ASD | SD | SD |
| Thickness | = | 8.00 | | |
| Rebar Size | = | # 4 | | |
| Rebar Spacing | = | 16.00 | | |
| Rebar Placed at | = | Center | | |
| **Design Data** | | | | |
| fb/FB + fa/Fa | = | 0.366 | | |
| **Total Force @ Section** | | | | |
| Service Level | lbs = | 177.9 | | |
| Strength Level | lbs = | | | |
| **Moment....Actual** | | | | |
| Service Level | ft-# = | 302.4 | | |
| Strength Level | ft-# = | | | |
| Moment....Allowable | = | 854.2 | | |
| **Shear.....Actual** | | | | |
| Service Level | psi = | 1.9 | | |
| Strength Level | psi = | | | |
| Shear.....Allowable | psi = | 43.8 | | |
| Anet (Masonry) | in2 = | 91.50 | | |
| Wall Weight | psf = | 0.0 | | |
| Rebar Depth 'd' | in = | 3.81 | | |
| **Masonry Data** | | | | |
| f'm | psi = | 1,500 | | |
| Fs | psi = | 20,000 | | |
| Solid Grouting | = | Yes | | |
| Modular Ratio 'n' | = | 21.48 | | |
| Equiv. Solid Thick. | in = | 7.63 | | |
| Masonry Block Type | = | | | |
| Masonry Design Method | = | ASD | | |
| **Concrete Data** | | | | |
| f'c | psi = | | | |
| Fy | psi = | | | |

---

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Project Title: Valentine Residence
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Project ID: 19-87
Project Descr:

4

## Cantilevered Retaining Wall

Project File: 19-87-valentine_backup_2.ec6

LIC# : KW-06016982, Build:20.24.10.03 UYEDA & ASSOCIATES (c) ENERCALC, LLC 1982-2024

### Footing Data

| | | |
|---|---|---|
| Toe Width | = | 0.00 ft |
| Heel Width | = | 2.00 |
| Total Footing Width | = | 2.00 |
| Footing Thickness | = | 12.00 in |

fc = 2,500 psi Fy = 40,000 psi
Footing Concrete Density = 150.00 pcf
Min. As % = 0.0018
Cover @ Top 2.00 @ Btm.= 3.00 in

### Footing Design Results

| | | Toe | Heel | |
|---|---|---|---|---|
| Factored Pressure | = | 1,723 | 0 | psf |
| Mu' : Upward | = | 0 | 33 | ft-# |
| Mu' : Downward | = | 0 | 567 | ft-# |
| Mu: Design | = | 0 | 534 | ft-# |
| φ Mn | = | OK - Flush | 7,432 | |
| Actual 1-Way Shear | = | 0.00 | 4.27 | psi |
| Allow 1-Way Shear | = | 0.00 | 75.00 | psi |

Toe Reinforcing = Flush toe condition. No reinforcing required.
Heel Reinforcing = #4 @ 9.25 in
Key Reinforcing = None Spec'd
Footing Torsion, Tu = 0.00 ft-lbs
Footing Allow. Torsion, φ Tn = 0.00 ft-lbs

**If torsion exceeds allowable, provide supplemental design for footing torsion.**

Other Acceptable Sizes & Spacings

Toe: Flush toe condition. No reinforcing required.

Heel: #4@ 9.25 in, #5@ 14.35 in, #6@ 20.37 in, #7@ 27.77 in, #8@ 36.57 in, #9@ 46.29 in, #10@ 56.79 in

Key: No key defined

Min footing T&S reinf Area 0.52 in2
Min footing T&S reinf Area per foot 0.26 in2 /ft

| If one layer of horizontal bars: | If two layers of horizontal bars: |
|---|---|
| #4@ 9.26 in | #4@ 18.52 in |
| #5@ 14.35 in | #5@ 28.70 in |
| #6@ 20.37 in | #6@ 40.74 in |

---

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5

## Cantilevered Retaining Wall

Project File: 19-87-valentine_backup_2.ec6

LIC# : KW-06016982, Build:20.24.10.03 UYEDA & ASSOCIATES (c) ENERCALC, LLC 1982-2024

### Summary of Overturning & Resisting Forces & Moments

| Item | OVERTURNING Force lbs | Distance ft | Moment ft-# | RESISTING Force lbs | Distance ft | Moment ft-# |
|---|---|---|---|---|---|---|
| HL Act Pres (ab water tbl) | 183.8 | 1.17 | 214.4 | | | |
| HL Act Pres (be water tbl) | | | | | | |
| Hydrostatic Force | | | | | | |
| Buoyant Force | = | | | | | |
| Surcharge over Heel | = | | | | | |
| Surcharge Over Toe | = | | | | | |
| Adjacent Footing Load | = | | | | | |
| Added Lateral Load | = | | | | | |
| Load @ Stem Above Soil | = | 84.2 | 3.67 | 308.4 | | |
| | = | | | | | |
| Total | = | 267.9 | O.T.M. = | 522.8 | | |
| Resisting/Overturning Ratio | | | = | 1.55 | | |
| Vertical Loads used for Soil Pressure | | | = | 815.0 lbs | | |

| | RESISTING Force lbs | Distance ft | Moment ft-# |
|---|---|---|---|
| Soil Over HL (ab. water tbl) | 366.7 | 1.33 | 488.9 |
| Soil Over HL (bel. water tbl) | | 1.33 | 488.9 |
| Water Table | | | |
| Sloped Soil Over Heel = | | | |
| Surcharge Over Heel = | | | |
| Adjacent Footing Load = | | | |
| Axial Dead Load on Stem = | 60.0 | 0.33 | 20.0 |
| * Axial Live Load on Stem = | | | |
| Soil Over Toe = | | | |
| Surcharge Over Toe = | | | |
| Stem Weight(s) = | | | |
| Earth @ Stem Transitions = | | | |
| Footing Weight = | 300.0 | 1.00 | 300.0 |
| Key Weight = | | | |
| Vert. Component = | | | |
| Total = | 726.7 lbs | R.M.= | 808.9 |

* Axial live load NOT included in total displayed, or used for overturning resistance, but is included for soil pressure calculation.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Sliding Resistance.

Vertical component of active lateral soil pressure IS NOT considered in the calculation of Overturning Resistance.

### Tilt

**Horizontal Deflection at Top of Wall due to settlement of soil**

(Deflection due to wall bending not considered)

| | | |
|---|---|---|
| Soil Spring Reaction Modulus | 150.0 | pci |
| Horizontal Defl @ Top of Wall (approximate only) | 0.081 | in |

---

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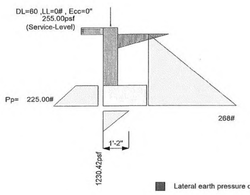
Project Descr:

6

## Cantilevered Retaining Wall

Project File: 19-87-valentine_backup_2.ec6

LIC# : KW-06016982, Build:20.24.10.03 UYEDA & ASSOCIATES (c) ENERCALC, LLC 1982-2024




Lateral earth pressure due to the soil BELOW water table

---

REVISION

| No. | NOTE | DATE |
|---|---|---|

CONSULTANT: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EMA

Retaining Wall Calculations

Job Name: Valentine Residence
Carmelo St. NW 50th Ocean Ave.
Carmel By The Sea, CA
APN: 010-253-005

DATE: 2/10/26
SCALE:
DRAWN -
JOB NO. 1904

S-1


2/10/2026 3:58:23 PM C:\Users\Owner\Documents\2_Active\Jobs\1901 Hobo Lot 19_anmol*.rvt
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# CITY OF CARMEL-BY-THE-SEA
# Planning Commission
# Staff Report

**April 8, 2026**
**PUBLIC HEARINGS**

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

**SUBJECT:** **UP 26053 (PRG Carmel LLC) & DR 26002 (PRG Carmel LLC):** Consideration of a Use Permit Amendment, UP 26053 (PRG Carmel LLC), and Track 1 Design Review, (DR 26002 (PRG Carmel LLC), for the expansion of the approved mechanical equipment and screening on the roof of the existing hotel, and to amend UP 25192 (Svendsgaard Inn) to maintain the nonconforming parking and amend Special Condition of Approval #27 to remove the requirement for a manager's unit located at the northwest corner of San Carlos Street and 4th Avenue in the Residential and Limited Commercial (RC) Zoning District. APN: 010-124-012-000

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

| | | | |
|---|---|---|---|
| **Application:** | **UP 26053 (PRG Carmel LLC) & DR 26002 (PRG Carmel LLC)** | **Applicant:** | Asher Low |
| **APN:** | 010-124-012-000 | **Owner:** | PRG Carmel LLC |
| **Block & Lot:** | Block 34 and Lot 13, 15, 16, 17 ,18, 19, & 20 | | |
| **Location:** | NW Corner of San Carlos St and 4th Ave | | |

## Recommendation:

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

A. Finding that the alterations to existing structure and amendment to the use permit will not increase capacity and will have a negligible effect on the intensity

of the use, which qualifies as Categorically Exempt pursuant to CEQA Guidelines Sections 15301 and none of the exceptions pursuant to Section 15300.2 can be made; and

B. Approving a Design Review and Use Permit Amendment of UP 25192 (Svendsgaard Inn) allowing the expansion of the approved rooftop mechanical equipment and screening for the existing hotel, maintain the nonconforming parking and amend Special Condition of Approval #27 of Resolution 2025-041-PC to remove the requirement for a manager's unit. The property is located at the northwest corner of San Carlos and 4th Avenues in the Residential and Limited Commercial (RC) Zoning District. APN: 010-124-012-000.

## Summary, Background, and Project Description:

**EXECUTIVE SUMMARY**

On September 10, 2025, the Planning Commission approved a Design Review (DR 21-170, Carmel Beach Hotel & Spa), Use Permit UP 25191 (Svendsgaard Inn) and Coastal Development Permit (Resolution 25-041-PC, Attachment 2) allowing the interior remodel to an existing hotel, including adding restaurant and bar as guest-only amenities, and exterior building and site modifications.

The applicant discovered during construction that the rooftop mechanical equipment needed to be larger that anticipated for the HVAC system.

Subsequent to Planning Commission approval, the applicant and staff discussed that state law requiring a manager on site 24 hours a day. Staff received clarification that having an awake employee on site for 24 hours would sufficiently address the requirement.

During plan check of the building permit review, it was identified that in addition to ADA accessible parking spaces, spaces for electric vehicle (EV) charging were required. In particular, one EV space is required to be van accessible. The minimum width of this space resulted in revising the parking lot layout. In addition, the preferred location of the PG&E transformer is within the parking area. Due to these requirements and the limited size of the parking area, the maximum number of feasible spaces was reduced from 35, as approved, to 33.

Based on the above, the applicant seeks to amend the approved Use Permit to maintain the nonconforming parking and amend Special Condition of Approval #27 incorporated in Planning Commission Resolution No. 2025-041-PC. Additionally, the project includes a Design Review for the expansion of rooftop mechanical equipment and associated screening.

**BACKGROUND AND PROJECT DESCRIPTION**

The applicant received approval from the Planning Commission on September 10, 2025, for a remodel of the Svendsgaard's Inn (Attachment 2). The exterior modifications included replacing all windows and doors, minor modifications to existing

door openings, removal of windows, new cedar shingle siding around the front of the property, repainting, site accessibility, and landscape modifications. The project also included amendments to the use with the addition of a bar and restaurant for guests of the hotel. The property was previously determined to be ineligible for the Carmel Historic Inventory on July 17, 2024, as it does not represent a superior example of architectural work or relate to themes in the Historic Context Statement.

The applicant requested an amendment to their Use Permit to remove the manager's unit requirement and to maintain their existing nonconforming parking. Due to a PG&E transformer, EV charging stations, and ADA compliant parking spaces, the applicant was unable to provide 35 spaces and has asked to be allowed to maintain the existing 33 total spaces on site.

## Staff Analysis:

***Use Permit Amendment:***

Manager's Unit (Special Condition of Approval #27 of Resolution 25-041-PC):
25 California Code of Regulations (CCR) Section 42 requires, "A manager, janitor, housekeeper, or other responsible person shall reside upon the premises and shall have charge of every apartment house in which there are 16 or more apartments, and of every hotel in which there are 12 or more guest rooms, in the event that the owner of an apartment house or hotel does not reside upon said premises. Only one caretaker would be required for all structures under one ownership and on one contiguous parcel of land. If the owner does not reside upon the premises of any apartment house in which there are more than four but less than 16 apartments, a notice stating the owner's name and address, or the name and address of the owner's agent in charge of the apartment house, shall be posted in a conspicuous place on the premises."

In order to comply with state requirements, UP 25192 (Svendsgaard Inn) included Special Condition of Approval #27 requiring a manager's unit on site. Subsequent to approval, the applicant inquired if this condition was legally required if staff were to be available onsite at all times. After discussions between city staff, the city attorney, and the applicant, it was determined that having a 24-hour, awake employee on site meets the intent of 25 California Code of Regulations (CCR) Section 42. As such, staff recommends that Special Condition of Approval #29 has been modified to require an awake employee on site 24 hours a day. The modified language is incorporated as Condition of Approval #29 of the attached draft resolution.

Non-Conforming Parking:
CMC Chapter 17.38 requires 1 parking space per unit. The property is nonconforming, with only 33 spaces for 35 units. The applicant proposed, and was approved, to bring the site into compliance by adding two new parking spaces. However, it is not feasible to provide 35 spaces due to a new transformer required by PG&E for electrical upgrades on site, new EV and ADA parking spaces, and a trash enclosure. Although the maximum number of compact spaces allowed is provided, providing 35 spaces is not achievable. Therefore, the amendment seeks to maintain 33 spaces on site.

Carmel Municipal Code (CMC) Section 17.36.050.C states, “A use that is nonconforming due to physical or structural standards (e.g., floor area, number of parking spaces, etc.) shall not be required to conform upon change of ownership of the use.” This supports the request to maintain the site’s nonconforming parking.

***Design Review:***

Mechanical Screening:
The applicant proposes to increase the size of the mechanical equipment and screening on the northwest corner of the building. As approved, the screening measured approximately 6.5’ wide by 5.5’ tall by 4.5’ deep. While in the process of building permit review, it was determined that the mechanical equipment needed to be larger to meet code. As such, the project includes increasing the size to approximately 11.75’ wide by 5.5’ tall by 4.5’ deep. The location of the equipment will be in the same location and continue to be entirely screened. There are similar sized and screened equipment on nearby commercial structures. CMC Section 17.14.220.C requires mechanical equipment to be screened and set behind roof forms so that it is not visible from the public right-of-way. The proposed equipment would be screened and partially concealed behind the front ridgeline. Expansion of the equipment would not increase the visibility of the mechanical equipment from the public right-of-way beyond what was approved.

***Controlling Permit:***

Approval of this amendment would supersede UP 25192 and Resolution 318. All applicable findings, evidence and conditions of approval have been brought forward and incorporated within the draft resolution (Attachment 1).

**Environmental Review**
Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include minor interior and exterior alterations to existing structures and landscapes involving no expansion of the existing use. The project consists of increasing the size of mechanical equipment and screening on the roof of the existing hotel. Further, the project will include the amendment of UP 25192 (Svendsgaard Inn) to maintain the nonconforming parking and amend Special Condition of Approval #27 to remove the requirement for a manager’s unit. The proposed project does not intensify the existing use as it will continue to be used as a transient rental with the same number of rooms and parking. The project scope is routine in nature and does not present any unusual circumstances that would result in a potentially significant environmental impact. There are no exceptions to the exemption that apply to the project pursuant to section 15300.2 of the CEQA Guidelines. The project will not result in an cumulative impact because there have not be successive projects of the same type in the same location. There are no other similar projects proposed for the subject site. The project will not result in any impacts to scenic highways or scenic resources.

The project is for the demolition and reconstruction of a single-family home that has been determined not to be historic. No significant trees or resources are proposed to demolished as part of the proposed work. The subject site will not have any effect on a hazardous waste site and is not a site listed pursuant to Section 65962.5 of the Government Code.

## Other Project Components:

## Attachments:

1. Attachment 1 - Resolution final
2. Attachment 2 - Reso 2025-041-PC UP 25191 & DR 25119
3. Attachment 3 - Project Plans

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

**PLANNING COMMISSION RESOLUTION NO. 2026-XX-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT 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 DESIGN REVIEW AND USE PERMIT FOR THE EXPANSION OF THE APPROVED MECHANICAL EQUIPMENT AND SCREENING ON THE ROOF OF THE EXISTING HOTEL AND TO AMEND UP 25192 (SVENDSGAARD INN) TO MAINTAIN THE NONCONFORMING PARKING AND AMEND SPECIAL CONDITION OF APPROVAL #27 TO REMOVE THE REQUIREMENT FOR A MANAGER'S UNIT LOCATED AT THE NORTHWEST CORNER OF SAN CARLOS AND 4TH AVENUES IN THE RESIDENTIAL AND LIMITED COMMERCIAL (RC) ZONING DISTRICT. APN: 010-124-012-000**

WHEREAS, Asher Low ("Applicant") submitted an application on behalf of PRG Carmel LLC requesting approval of a Design Review and Use Permit (DR 26002 (PRG Carmel LLC) & UP 26053 (PRG Carmel LLC)) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at the northwest Corner of San Carlos and 4th Avenue in the Residential and Limited Commercial (RC) District (Block 34, Lot 13, 15, 16, 17, 18, 19, & 20); and

WHEREAS, the Applicant is requesting approval of the expansion of the approved mechanical equipment and screening on the roof of the existing hotel, and to amend UP 25192 (Svendsgaard Inn) to maintain the nonconforming parking and amend Special Condition of Approval #27 of Resolution 25-041-PC to remove the requirement for a manager's unit. In accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), and Section 17.52.080 (Use Permits), approval of a Design Review and Use Permit by the Planning Commission is required; and

WHEREAS, notice of the Planning Commission's public hearing was published on March 27, 2026, in the Carmel Pine Cone in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing on or before the notice by date of March 29, 2026; and

WHEREAS, on April 8, 2026, the Planning Commission held a duly noticed public hearing to receive public testimony, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Existing Facilities) and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, pursuant to Section 15300.2 of the CEQA Guidelines, the cumulative impact, unusual circumstances and historical resources exceptions do not apply. There was a recent approvals for a minor addition to the property, and the previously approved work was evaluated for historic and environmental impacts. The property was determined to be ineligible for Carmel Historic Inventory July 17, 2024. The two permits are for minor alterations to the exterior of the building and operational standards, and will not create cumulative impacts that will have an effect on the environment. The project is a permitted use for the site's designated commercial zoning district and due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects or historic resources; and

WHEREAS, the findings, evidence and conditions of approval in Resolution 25-041-PC that remain applicable are incorporated herein by reference; 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 **Use Permit**:

| **FINDINGS REQUIRED FOR USE PERMIT APPROVAL**<br>For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
|---|---|---|
| **CMC 17.64.010, General Findings Required for All Use Permits** | **YES** | **NO** |
| 1. That the proposed use will not be in conflict with the City's General Plan. | ✓ | |

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| 2. That the proposed use will comply with all zoning standards applicable to the use and zoning district. | ✓ | |
| 3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan. | ✓ | |
| 4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection. | ✓ | |
| 5. That the proposed use will not be injurious to public health, safety or welfare. | ✓ | |
| 6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located. | ✓ | |
| 7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses. | ✓ | |
| **CMC 17.64.020, General Findings Required for Commercial Use Permit** | **YES** | **NO** |
| A. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations. | ✓ | |
| B. That proposed use will provide adequate ingress and egress to and from the proposed location. | ✓ | |
| C. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use. | ✓ | |

**BE IT FURTHER RESOLVED,** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **remodeling, reconstruction, or alteration of a hotel in the Residential and Limited Commercial (RC) Zoning District**:

| **FINDINGS REQUIRED FOR EXISTING MOTEL USES AND THE RECONSTRUCTION OF MOTEL BUILDINGS IN COMMERCIAL AND R-4 DISTRICTS**<br>For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
|---|---|---|
| **CMC 17.64.120, Existing Motel Uses and the Reconstruction of Motel Buildings in Commercial and R-4 Districts.** | **YES** | **NO** |
| A. That the motel or hotel was in existence and lawfully established prior to April 1988 and has remained in operation since that time. That the proposed use will not increase the number of lodging units in existence as of that date. | ✓ | |
| B. That the proposed use will be operated as a commercial business offering transient lodging for guests and visitors. That the use will maintain living quarters | N/A | N/A |

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| occupied by a full-time manager on-site, if such occupancy was previously established as part of the use. | | |
| C. That the minimum number of units on the site is five. That, except for the manager's unit, no units shall contain kitchens or similar facilities for cooking food. | ✓ | |
| D. That, when reconstruction is involved, a site plan has been approved through the design review process that maximizes usable open space, minimizes unrelieved expanses of pavement devoted to parking and conforms in all respects to the commercial design requirements in Chapter 17.14 CMC, Commercial Zoning Districts. | ✓ | |
| E. That the use meets all parking requirements for all uses on the site established by Chapter 17.38 CMC, Off-Street Parking Requirements. | ✓ | |
| F. That incidental service uses provided by the motel, that are not otherwise allowed within the land use district, will be limited to use by motel occupants only and will not be made available to the general public. | ✓ | |

**BE IT FURTHER RESOLVED,** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Design Review**:

| **FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL**<br>For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
|---|---|---|
| **CMC 17.58.060.B, Findings Required for Design Review Approval in any district** | **YES** | **NO** |
| 1. Conform to the applicable policies of the General Plan and the Local Coastal Program | ✓ | |
| 2. Comply with all applicable provisions of this code | ✓ | |
| 3. Are consistent with applicable adopted design review guidelines | ✓ | |

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** the Design Review and Use Permit Amendment (UP 25192 - Svendsgaard Inn) for the expansion of the approved rooftop mechanical equipment and screening for the existing hotel, maintain the nonconforming parking and amend Special Condition of Approval #27 of Resolution 2025-041-PC to remove the requirement for a manager's unit. The property is located at the northwest corner of San Carlos and 4th Avenues in the Residential and Limited Commercial (RC) Zoning District (APN 010-124-012-000), subject to the following Conditions of Approval:

| **CONDITIONS OF APPROVAL** | | |
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| **No.** | **Standard Conditions** | |
| 1. | **Authorization.** Approval of the Design Review and Use Permit Amendment (UP 25192 - Svendsgaard Inn) for the expansion of the approved rooftop mechanical equipment and | ✓ |

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| | screening for the existing hotel, maintain the nonconforming parking and amend Special Condition of Approval #27 of Resolution 2025-041-PC to remove the requirement for a manager's unit. The property is located at the northwest corner of San Carlos and 4th Avenues in the Residential and Limited Commercial (RC) Zoning District (APN 010-124-012-000), as depicted in the plans prepared by Studio Murnane approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein. | |
| 2. | **Use Permit.** This Use Permit, UP 26053 (PRG Carmel LLC), supersedes and replaced the existing Use Permits, UP 25192 (Svendsgaard Inn) and Resolution 318, associated with the existing use. | ✓ |
| 3. | **Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission. | ✓ |
| 4. | **Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction. | ✓ |
| 5. | **Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission. | ✓ |
| 6. | **Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020). | ✓ |
| 7. | **Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection. | ✓ |
| | **Landscape Conditions** | |

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| 8. | **Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester. | ✓ |
| 9. | **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. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit. | ✓ |
| 10. | **Erosion Control in the Right-of-Way.** Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan. | ✓ |
| 11. | **Tree Planting Requirements.** Prior to issuance of a building permit, the applicant shall submit for review and approval by the Community Planning & Building Department and the City Forester, a final landscape and irrigation plan that shows the location, size and species of the following <u>required tree plantings</u>: 11 upper canopy trees and 8 lower canopy trees. Source: Forest & Beach Commission, 07.08.2021.<br><br>All new trees shall be installed prior to 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 and/or Forest & Beach Commission. | ✓ |
| 12. | **Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.<br>● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.<br>● Excavation within 6 feet of a tree trunk is not permitted.<br>● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.<br>● 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.<br>● Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline | ✓ |

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| | 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.<br>● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.<br>● 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.<br>● If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place. | |
| 13. | **Exterior Lighting.**<br>1. All light fixtures shall not be directed toward the public right-of-way.<br><br>2. Lighting intensity shall not exceed eight-candlefoot power at a point two feet beyond the storefront windows as measured in a vertical or horizontal plane three feet above the ground or public walking surface.<br><br>3. Lighting intensity within the interior of the store space shall not exceed 30-candlefoot power at any point visible from the public right-of-way as measured in a vertical or horizontal plane three feet above the floor or walking surface. | ✓ |
| 14. | **Stone Facades (including chimneys).** Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or | ✓ |

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| | his/her designee. The masonry patter shall be clearly identified in the construction drawings submitted with the building permit application. | |
| 15. | **Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto. | ✓ |
| 16. | **Driveway.** The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings. | ✓ |
| 17. | **Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit. | ✓ |
| 18. | **Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98. | ✓ |
| 19. | **Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures. | ✓ |

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| 20. | **USA North 811.** Prior to any excavation or digging, the applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on site until the applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information) | ✓ |
| 21. | **Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be signed and printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division. | ✓ |
| | **ENVIRONMENTAL COMPLIANCE CONDITIONS** | |
| 22. | **Drainage Plan.** Prior to issuance of a building permit, the applicant shall provide 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 into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas. | ✓ |
| 23. | **BMP Tracking Form.** Prior to issuance of a building permit, the applicant shall submit a completed BMP Tracking form for review and approval by the City of Carmel. | ✓ |
| 24. | **Semi-Permeable Surfaces.** Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces. | ✓ |
| 25. | **Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel. | ✓ |
| | **SPECIAL CONDITIONS** | |
| ~~26.~~ | ~~**Pre-Construction Meeting.** The contractor overseeing the project shall schedule a pre-construction meeting with the project Planner prior to issuance of the building permit for the purpose of reviewing the conditions of approval and expectations during construction.~~ | ~~✓~~ |
| 27. | **Water Use.** Prior to building permit issuance, the applicant shall receive approval from the Monterey Peninsula Water Management District for the new bar and restaurant use on the property. | ✓ |
| 28. | **Aluminum Windows.** Prior to building permit submission, the applicant shall revise the project plans to show the replacement of all existing windows with aluminum retrofit windows. | |
| 29. | ~~**Manager's Unit.** The property shall maintain living quarters occupied by a full-time manager on site equipped with sleeping, bathing, restroom, and cooking facilities. Prior to the building permit issuance, the applicant shall include details of all facilities in the manager's unit.~~<br>**On Site Staff.** The hotel shall, at all times, have an awake, available employee on site available for all guests needs and emergencies. | ✓ |

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| 30. | **On Site Parking.** The property shall have no less than 33 parking spaces. The site is an existing nonconforming use and shall not increase the nonconformity at any point. | ✓ |

Acknowledgement and acceptance of conditions of approval.

| _____ | _____ | _____ |
|---|---|---|
| Applicant Signature | Printed Name | Date |

| _____ | _____ | _____ |
|---|---|---|
| Property Owner Signature | Printed Name | Date |

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of April 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

| APPROVED: | ATTEST: |
|---|---|
| _____ | _____ |
| Michael LePage | Shelby Gorman |
| Chair | Planning Commission Secretary |

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

**PLANNING COMMISSION RESOLUTION NO. 2025-041-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN REVIEW, USE PERMIT AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE ALTERATIONS TO AN EXISTING HOTEL AND THE ADDITION OF A KITCHEN AND BAR FOR PATRONS LOCATED AT THE NORTHWEST CORNER OF SAN CARLOS AND 4TH AVENUES IN THE RESIDENTIAL AND LIMITED COMMERCIAL (RC) ZONING DISTRICT. APN: 010-124-012-000**

WHEREAS, Asher Low ("Applicant") submitted an application on behalf of PRG Carmel LLC requesting approval of a Design Review, Use Permit, and associated Coastal Development Permit (DR 25119 (PRG Carmel LLC) & UP 25191 (Svendsgaard Inn)) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at the northwest Corner of San Carlos and 4th Avenue in the Residential and Limited Commercial (RC) District (Block 34, Lot 13, 15, 16, 17, 18, 19, & 20); and

WHEREAS, the Applicant is requesting approval of alterations to an existing hotel and the addition of a kitchen and bar for patrons in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), and Section 17.52.080 (Use Permits) requires approval of a Design Review and Use Permit by the Planning Commission; and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, notice of the Planning Commission's public hearing was published on August 29, 2025, in the Carmel Pine Cone in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing on or before the notice by date of August 31, 2025; and

WHEREAS, on September 10, 2025, the Planning Commission held a duly noticed public hearing to receive public testimony, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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WHEREAS, the Planning Commission did hear and consider all said reports, attachments, recommendations and testimony herein above set forth and used their independent judgement to evaluate the project; and WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.,* "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.,* the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Existing Facilities) and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, pursuant to Section 15300.2 of the CEQA Guidelines, the cumulative impact, unusual circumstances and historical resources exceptions do not apply. There was a recent approval for a minor addition to the property, and the previously approved work was evaluated for historic and environmental impacts. The property was determined to be ineligible for Carmel Historic Inventory July 29, 2024. The two projects are for minor alterations to the interior and exterior of the building and will not create cumulative impacts that will have an effect on the environment. The project is a permitted use for the site's designated commercial zoning district and due to the size of the city, it is not usual for construction projects to occur in proximity to other active projects or historic resources; 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 **Use Permit**:

| **FINDINGS REQUIRED FOR USE PERMIT APPROVAL**<br>For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
|---|---|---|
| **CMC 17.64.010, General Findings Required for All Use Permits** | **YES** | **NO** |
| 1. That the proposed use will not be in conflict with the City's General Plan. | ✓ | |
| 2. That the proposed use will comply with all zoning standards applicable to the use and zoning district. | ✓ | |
| 3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City, or will be in conflict with the General Plan. | ✓ | |

Docusign Envelope ID: 9FA8D60F-5801-4996-90D9-501D7C77D436



| | | |
|---|---|---|
| 4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection. | ✓ | |
| 5. That the proposed use will not be injurious to public health, safety or welfare. | ✓ | |
| 6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located. | ✓ | |
| 7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses. | ✓ | |
| **CMC 17.64.020, General Findings Required for Commercial Use Permit** | **YES** | **NO** |
| A. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations. | ✓ | |
| B. That proposed use will provide adequate ingress and egress to and from the proposed location. | ✓ | |
| C. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use. | ✓ | |

**BE IT FURTHER RESOLVED,** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **remodeling, reconstruction, or alteration of a hotel in the Residential and Limited Commercial (RC) Zoning District**:

| **FINDINGS REQUIRED FOR EXISTING MOTEL USES AND THE RECONSTRUCTION OF MOTEL BUILDINGS IN COMMERCIAL AND R-4 DISTRICTS**<br>For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
|---|---|---|
| **CMC 17.64.120, Existing Motel Uses and the Reconstruction of Motel Buildings in Commercial and R-4 Districts.** | **YES** | **NO** |
| A. That the motel or hotel was in existence and lawfully established prior to April 1988 and has remained in operation since that time. That the proposed use will not increase the number of lodging units in existence as of that date. | ✓ | |
| B. That the proposed use will be operated as a commercial business offering transient lodging for guests and visitors. That the use will maintain living quarters occupied by a full-time manager on-site, if such occupancy was previously established as part of the use. | ✓ | |
| C. That the minimum number of units on the site is five. That, except for the manager's unit, no units shall contain kitchens or similar facilities for cooking food. | ✓ | |

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| | | |
|---|---|---|
| D. That, when reconstruction is involved, a site plan has been approved through the design review process that maximizes usable open space, minimizes unrelieved expanses of pavement devoted to parking and conforms in all respects to the commercial design requirements in Chapter 17.14 CMC, Commercial Zoning Districts. | ✓ | |
| E. That the use meets all parking requirements for all uses on the site established by Chapter 17.38 CMC, Off-Street Parking Requirements. | ✓ | |
| F. That incidental service uses provided by the motel, that are not otherwise allowed within the land use district, will be limited to use by motel occupants only and will not be made available to the general public. | ✓ | |

**BE IT FURTHER RESOLVED,** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Design Review**:

| **FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL**<br>For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
|---|---|---|
| **CMC 17.58.060.B, Findings Required for Design Review Approval in any district** | **YES** | **NO** |
| 1. Conform to the applicable policies of the General Plan and the Local Coastal Program | ✓ | |
| 2. Comply with all applicable provisions of this code | ✓ | |
| 3. Are consistent with applicable adopted design review guidelines | ✓ | |

**BE IT FURTHER RESOLVED,** that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Coastal Development Permit**:

| **FINDINGS REQUIRED FOR COASTAL DEVLEOPMENT PERMITS**<br>For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues. | | |
|---|---|---|
| **CMC 17.64.010.B, Coastal Development Permits** | **YES** | **NO** |
| 1. That 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, that the project is in conformity 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). | ✓ | |

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**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE** the Design Review DR 25119 (PRG Carmel LLC), UP 25191 (Svendsgaard Inn), and associated Coastal Development Permit for an interior remodel to an existing hotel, including adding restaurant and bar as guest-only amenities, and exterior building and site modifications located at the west Corner of San Carlos and 4th Avenue in the Residential and Limited Commercial (RC) Zoning District (APN 010-124-012-000), subject to the following Conditions of Approval:

| CONDITIONS OF APPROVAL | | |
|---|---|---|
| **No.** | **Standard Conditions** | |
| 1. | **Authorization.** Approval of the Design Review (DR 21-170, Carmel Beach Hotel & Spa), Use Permit UP 25191 (Svendsgaard Inn) and associated Coastal Development Permit authorizes an interior remodel to an existing hotel, including adding restaurant and bar as guest-only amenities, and exterior building and site modifications located at the west Corner of San Carlos and 4th Avenue in the Residential and Limited Commercial (RC) Zoning District (APN 010-124-012-000), as depicted in the plans prepared by Studio Murnane dated 8.28.2025 stamped approved and on file in the Community Planning & Building Department, unless modified by the conditions of approval contained herein.<br><br>**Use Permit.** This approval amends, in part, the City of Carmel-By-The-Sea Planning Commission Resolution No. 318 to permit the addition of a bar and restaurant in the reception/lobby area, restricted to hotel guests only. | ✓ |
| 2. | **Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission. | ✓ |
| 3. | **Permit Validity.** This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction. | ✓ |
| 4. | **Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission. | ✓ |
| 5. | **Service Laterals.** All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than | ✓ |

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| | | |
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| | $200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020). | |
| 6. | **Modifications.** The applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the applicant changes the project without first obtaining City approval, the applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection. | ✓ |
| | **Landscape Conditions** | |
| 7. | **Tree Removal.** Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester. | ✓ |
| 8. | **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. Twelve inches (12") of mulch shall be evenly spread inside the dripline of all trees prior to the issuance of a building permit. | ✓ |
| 9. | **Erosion Control in the Right-of-Way.** Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan. | ✓ |
| 10. | **Tree Planting Requirements.** Prior to issuance of a building permit, the applicant shall submit for review and approval by the Community Planning & Building Department and the City Forester, a final landscape and irrigation plan that shows the location, size and species of the following required tree plantings: 11 upper canopy trees and 8 lower canopy trees. Source: Forest & Beach Commission, 07.08.2021.<br><br>All new trees shall be installed prior to 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 | ✓ |

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| | 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 and/or Forest & Beach Commission. | |
| 11. | **Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site.<br>● Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.<br>● Excavation within 6 feet of a tree trunk is not permitted.<br>● No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.<br>● 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.<br>● 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.<br>● The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5’ above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots.<br>● 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.<br>● 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. | ✓ |
| 12. | **Exterior Lighting.**<br>1. All light fixtures shall not be directed toward the public right-of-way. | ✓ |

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| | 2. Lighting intensity shall not exceed eight-candlefoot power at a point two feet beyond the storefront windows as measured in a vertical or horizontal plane three feet above the ground or public walking surface.<br><br>3. Lighting intensity within the interior of the store space shall not exceed 30-candlefoot power at any point visible from the public right-of-way as measured in a vertical or horizontal plane three feet above the floor or walking surface. | |
| 13. | **Stone Facades (including chimneys).** Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or his/her designee. The masonry patter shall be clearly identified in the construction drawings submitted with the building permit application. | ✓ |
| 14. | **Indemnification.** The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto. | ✓ |
| 15. | **Driveway.** The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings. | ✓ |
| 16. | **Hazardous Materials Waste Survey.** A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to issuance of a demolition permit. | ✓ |
| 17. | **Cultural Resources.** All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not | ✓ |

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| | be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98. | |
| 18. | **Truck Haul Route.** Prior to Building Permit issuance, the applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route and any necessary temporary traffic control measures for the grading activities. The applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures. | ✓ |
| 19. | **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) | ✓ |
| 20. | **Conditions of Approval.** All conditions of approval for the Planning permit(s) shall be signed and printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division. | ✓ |
| | **ENVIRONMENTAL COMPLIANCE CONDITIONS** | |
| 21. | **Drainage Plan.** Prior to issuance of a building permit, the applicant shall provide 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 into one corner of the property, infiltration features must be sized appropriately and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas. | ✓ |
| 22. | **BMP Tracking Form.** Prior to issuance of a building permit, the applicant shall submit a completed BMP Tracking form for review and approval by the City of Carmel. | ✓ |
| 23. | **Semi-Permeable Surfaces.** Prior to issuance of a building permit, the applicant shall provide cross-section details for semi-permeable surfaces. | ✓ |
| 24. | **Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the applicant shall provide an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access for review and approval by the City of Carmel. | ✓ |
| | **SPECIAL CONDITIONS** | |
| 25. | **Pre-Construction Meeting.** The contractor overseeing the project shall schedule a pre-construction meeting with the project Planner prior to issuance of the building | ✓ |

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| | | |
|---|---|---|
| | permit for the purpose of reviewing the conditions of approval and expectations during construction. | |
| 26. | **Water Use.** Prior to building permit issuance, the applicant shall receive approval from the Monterey Peninsula Water Management District for the new bar and restaurant use on the property. | |
| 27. | **Manager's Unit.** The property shall maintain living quarters occupied by a full-time manager on site equipped with sleeping, bathing, restroom, and cooking facilities. Prior to the building permit issuance, the applicant shall include details of all facilities in the manager's unit. | |
| 28. | **Aluminum Windows.** Prior to building permit submission, the applicant shall revise the project plans to show the replacement of all existing windows with aluminum retrofit windows. | |

Acknowledgement and acceptance of conditions of approval.

| _____ | _____ | _____ |
|---|---|---|
| Applicant Signature | Printed Name | Date |
| _____ | _____ | _____ |
| Property Owner Signature | Printed Name | Date |

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of September 2025, by the following vote:

AYES: Ahlborn, Allen, LePage

NOES:

ABSENT: Karapetkov

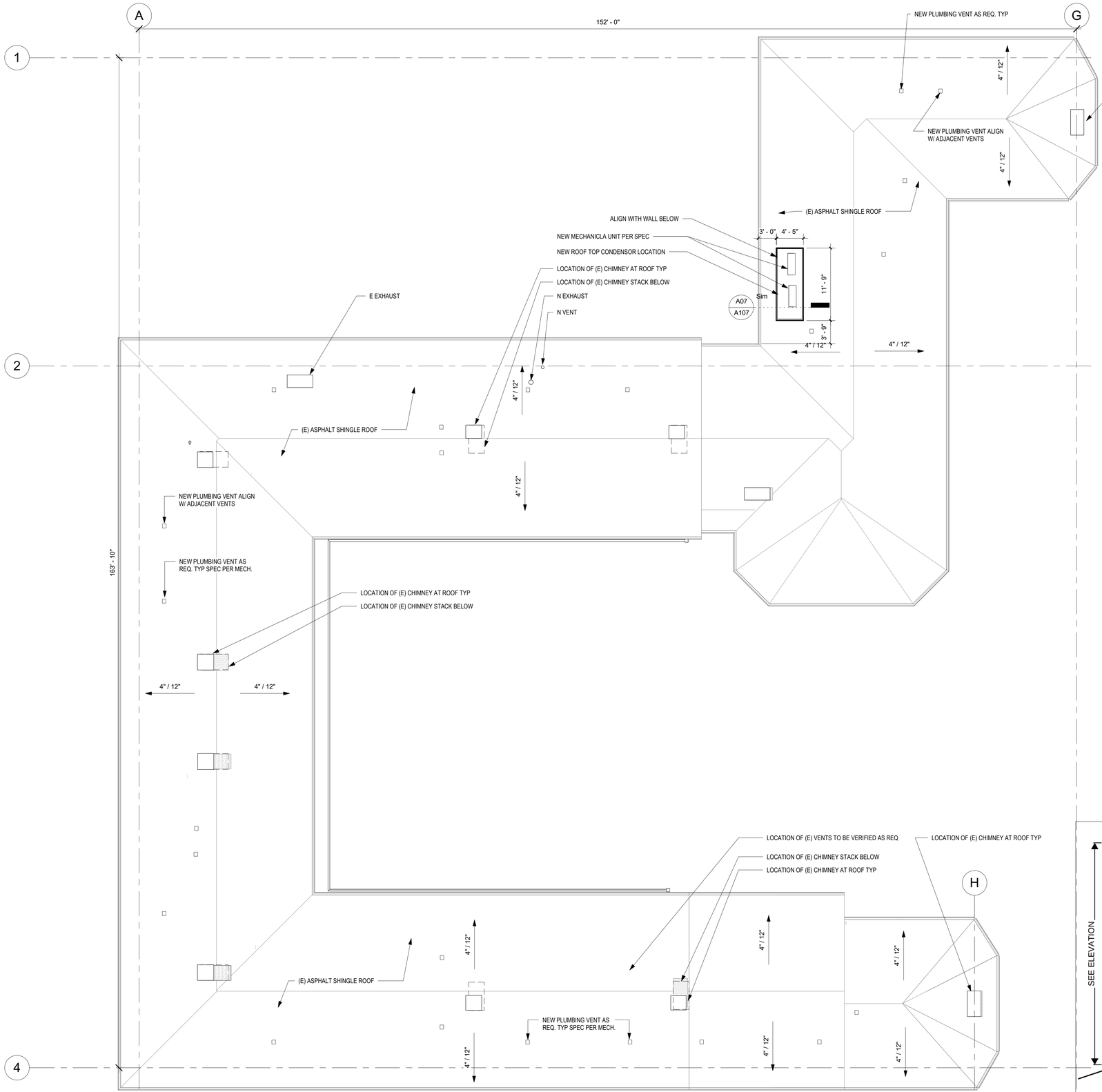
ABSTAIN: Locke

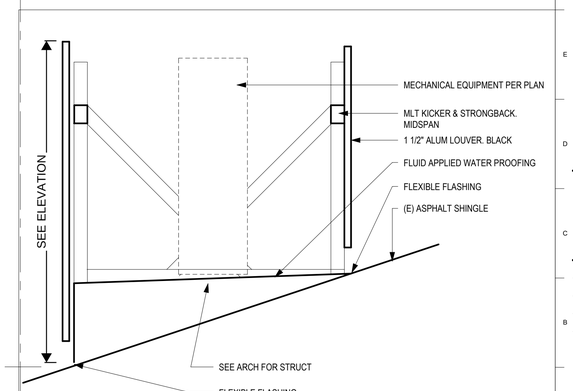
APPROVED:

Signed by:
Chair Michael LePage
4FF97D7E0A3D499...
Michael LePage
Chair

ATTEST:

Signed by:
Shelby Gorman
0E9202EE448F4FF...
Shelby Gorman
Planning Commission Secretary




A25 ROOF PLAN
1/8" = 1'-0"

A07 MECHANICAL SCREEN Copy 1
3/4" = 1'-0"

## GENERAL NOTES:

1. ALL DESIGN, STUDIES, DRAWINGS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND THE PROPERTY OF PROJECT M+ AND WERE CREATED AND DEVELOPED FOR USE IN THE CONNECTION WITH THE DESIGNATED PROJECT. USE, ALTERATION, OR REPRODUCTION FOR ANY PURPOSES WHATSOEVER IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PROJECT M+.
2. INTERIOR DIMENSIONS ARE MEASURED FROM FACE OF FINISH TO FINISH U.N.O.
3. THE DRAWINGS SHOW DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR/ MANUFACTURER BY SUBMITTING SHOP DRAWINGS FOR DESIGNER'S APPROVAL.
4. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.
5. ALL ELECTRICAL, LIGHTING, HVAC AND PLUMBING ISSUES ARE TO BE REFERRED TO ENGINEER'S DRAWINGS PRIOR TO COMMENCEMENT OF WORKS.
6. THE DESIGNS ARE SUBJECT TO APPROVALS BY GOVERNMENTAL AUTHORITIES AND ANY NECESSARY ALTERATIONS SHOULD BE MADE TO COMPLY WITH BUILDING REQUIREMENTS.
7. PROVIDE BLOCKING AS REQUIRED FOR CURTAIN RODS, MIRRORS, WALL SCONCES, PENDANT LIGHTS, ETC.
8. DESIGN DRAWINGS ARE NOT TO BE SCALED FOR PRODUCTION.

## ROOF PLAN KEYNOTES

# CTH CARMEL

4TH ST & SAN CARMEL,
CARMEL BY THE SEA, CA 93921

TRUE NORTH
PROJECT NORTH

| No. | DATE | ISSUE FOR |
|---|---|---|
| 02 | 19 DEC 25 | PLANNING |
| 01 | 09 OCT 25 | EXTERIOR PERMIT |

stamp:

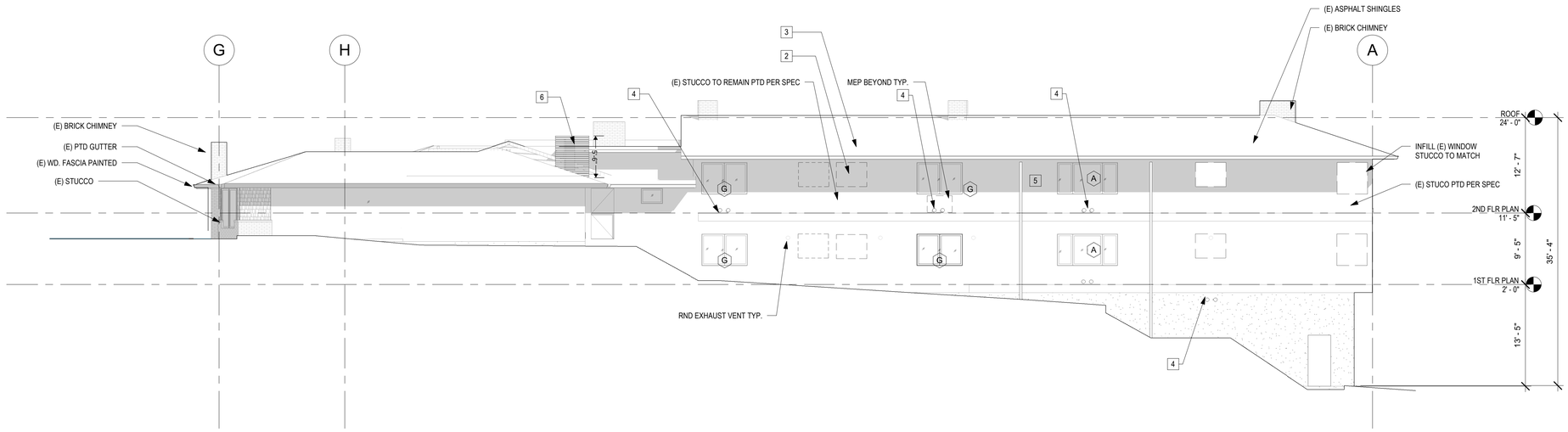
ARCHITECT
MURNANE
2898 Rowena Ave Suite 102
Los Angeles, CA 90039
T 323 284 8921
www.studiomurnane.com

| | |
|---|---|
| PROJECT NO: | 24.014 |
| DRAWN BY: | Author |
| CHECKED BY: | |
| PERMIT NO: | N/A |
| SHEET TITLE: | |

ROOF PLAN EXT

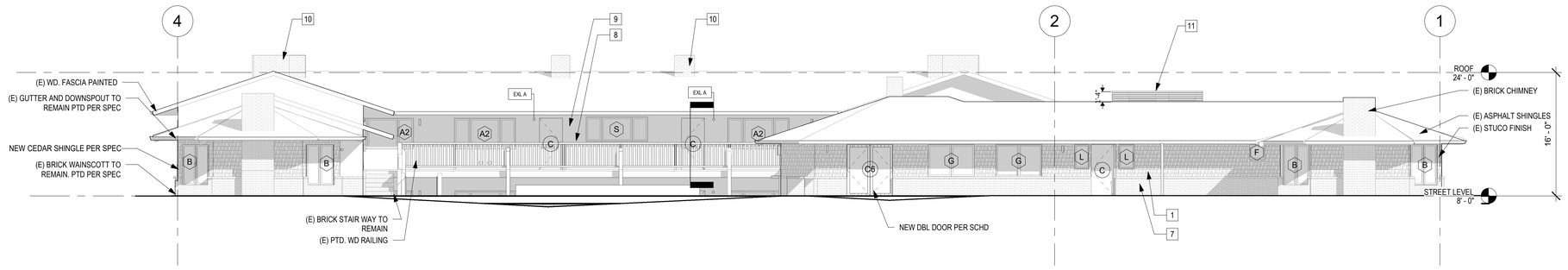
A107

© STUDIO MURNANE




K25 NORTH ELEVATION EXT PERMIT

1/8" = 1'-0"




A25 EAST ELEVATION

1/8" = 1'-0"

## EXT ELEVATION KEYNOTES

1 NEW CEDAR SHINGLE PER SPEC
2 (E) WINDOW TO BE REMOVED & OPENING TO BE INFILLED TO MATCH (E) WALL.
3 (E) ASPHALT SHINGLE ROOF TO REMAIN
4 NEW VENT FOR HVAC. SEE MECHANICAL
5
6 NEW PTAC MECH EQUIP. SEE MECHANICAL
7 (E) BRICK WAINSCOTT TO REMAIN. PTD PER SPEC
8 NEW WD RALING, PT PER SPEC.
9 (E) STUCCO TO REMAIN. PTD PER SPEC
10 (E) BRICK CHIMNEY TO REMAIN
11 NEW ROOF MOUNTED HVAC & SURROUND

# CTH CARMEL

4TH ST & SAN CARMEL,
CARMEL BY THE SEA, CA 93921

TRUE NORTH PROJECT NORTH

| No. | DATE | ISSUE FOR |
|---|---|---|
| 02 | 19 DEC 25 | PLANNING |
| 01 | 09 OCT 25 | EXTERIOR PERMIT |

stamp:

LICENSED ARCHITECT
R. MCSHANE MURNANE JR.
C-34176
RENEWAL 12/31/25
STATE OF CALIFORNIA


ARCHITECT
MURNANE
2898 Rowena Ave Suite 102
Los Angeles, CA 90039
T 323 284 8921
www.studiomurnane.com


| | |
|---|---|
| PROJECT NO: | 24.014 |
| DRAWN BY: | Author |
| CHECKED BY: | |
| PERMIT NO: | N/A |
| SHEET TITLE: | |

BUILDING ELEVATIONS EXT

A304

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

**April 8, 2026**
**PUBLIC HEARINGS**

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

**SUBJECT:** **UP 25373 (Gelato-by-the-Sea):** Consideration of a Use Permit Amendment, UP 25373 (Gelato-by-the-Sea), to change business hours from "12 pm to 7 pm daily" to "11am to 11pm daily", located at San Carlos 2 northeast of 7th Avenue, Carmel Square, Unit 6, in the Central Commercial (CC) Zoning District. APN: 010-141-005-000

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

| | | | |
|---|---|---|---|
| **Application:** | | **Applicant:** | Danny Hala, Business Owner |
| **APN:** | 010-141-005-000 | **Owner:** | Johanna C. White |
| **Block & Lot:** | Block: 77, Lot: 4 & 6 | | |
| **Location:** | | | |

## Recommendation:

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

1. Finding the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 (Class 1) – Existing Facilities and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case; and
2. Approving a Use Permit amendment to extend the hours of operation from 12:00 pm - 7:00 pm by five hours, resulting in the operational hours of 11:00 am to 11:00 pm, seven days a week for Gelato-by-the-Sea, a Specialty Restaurant located in Carmel Square on San Carlos 2 NE of 7$^{th}$, Unit 6 in the Central Commercial (CC) zoning district. APN: 010-141-005-000.

## Summary, Background, and Project Description:

**EXECUTIVE SUMMARY**

Gelato-by-the-Sea is an existing Specialty Restaurant located in Carmel Square on San Carlos 2 NE of 7th. The applicant received approval from the Planning Commission on July 9, 2025. Gelato-by-the-Sea was permitted with 14 indoor seats specializing in the sale of gelato, espresso, tea, and Italian soda with the original operating hours of 12:00 pm to 7:00 pm, daily.

The applicant requests an amendment to their use permit to extend the hours of operation by five additional hours; one hour in the morning and four hours in the evening.

**BACKGROUND AND PROJECT DESCRIPTION**

On July 9, 2025, the Planning Commission adopted Resolution No. 2025-032-PC (see Attachment 2), approving Use Permit UP 25150 allowing the establishment of a Specialty Restaurant, Gelato-by-the-Sea, within the subject property. As proposed by the applicant, and as incorporated and approved as Condition of Approval No. 18, the permitted hours of operation are 12:00 pm to 7:00 pm, seven days a week.

The applicant requests to amend their Use Permit, specifically Condition of Approval No. 18, to extend their hours an hour earlier in the day and into the evening to 11:00 pm.

## Staff Analysis:

***Use Permit Amendment:***

The Zoning Code requires all restaurants to obtain a Use Permit from the Planning Commission but does not establish permitted hours of operation in the Central Commercial zoning district. The Code specifically allows hours of service to be regulated through appropriate conditions of approval to prevent impacts to adjacent people or property.

Gelato-by-the-Sea is located within Carmel Square and is adjacent to the Barmel Supper Club and Barmel. The Barmel Supper Club is open until 11:00 pm, Tuesday through Sunday. Barmel is open until 1:00 am, Sunday through Thursday, and until 2:00 am Friday & Saturday. Therefore, granting the proposed extension of operating hours will allow Gelato-by-the-Sea's hours to be consistent with other nearby establishments.

Based on the above, staff recommends the Planning Commission amend Condition of Approval No. 18 of Resolution No. 25-032-PC to read as follows:

*"**Permitted Hours of Operation.** Permitted hours of operation are from ~~12:00 pm~~ 11:00 am to ~~7:00~~ 11:00 pm, 7 days a week."*

There would be no change to the findings and evidence and the remaining conditions of

approval contained in Planning Commission Resolution No. 25-032-PC.

***Public Correspondence:***
On April 1, 2026, staff received correspondence on this project from the property owner, Johanna C. White. Although the Use Permit amendment application included the signature of the property owner authorizing submittal of the application, Ms. White expressed concerns on how extending operation hours would substantially change the intensity and duration of operations. In particular, customer demand during peak times cause longer wait times where the line extends into the shared courtyard area and extending the hours would exacerbate the problem. This would potentially impact neighboring businesses as well as the common area. To address these issues, Ms. White has provided recommended Conditions of Approval (see Attachment 3).

In summary, Ms. White's proposed conditions include operational hours from 12:00 pm to 8:00 pm, actively manage customers, prohibiting customers from queuing or congregating in common areas where business access and pedestrian pathways within the courtyard would be obstructed, ensuring sufficient staff levels; prohibit interference with access to business, outdoor dining area or the quiet enjoyment of neighboring tenant spaces, maintenance of common area, and a "good neighbor standard". In addition, Ms. White recommends approval of the extended hours be provisional.

## Other Project Components:

**Environmental Review**
Staff recommends the project be found categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include operations involving a negligible expansion of an existing use. The project consists of increasing the operating hours from seven to 12 hours. The proposed project does not intensify the existing use as it will continue to be used as a Specialty Restaurant with the same menu and seating. The project scope is routine in nature and does not present any unusual circumstances that would result in a potentially significant environmental impact. The subject property does not support a historic resource. Extending business hours would not create a situation where there is a considerable intensification of use resulting in cumulative impacts to the project area. The subject property is not located within, or adjacent to, a State designated scenic highway nor is it included on the hazardous waste site list maintained by the Department of Toxic Substances Control. Based on the above, there are no exceptions to the exemptions contained in CEQA Guidelines Section 15300.2 that apply to the project.

## Attachments:

1. Attachment 1 - Resolution and Conditions_final
2. Attachment 2 - Resolution 2025-32-PC
3. Attachment 3 - 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 PROJECT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND NONE OF THE EXCEPTIONS TO THE EXEMPTIONS APPLY IN THIS CASE, AND APROVING A USE PERMIT AMENDMENT (UP 25-373) FOR THE EXTENSION OF THE HOURS OF OPERATION FROM 12:00 PM - 7:00 PM BY FIVE HOURS, RESULTING IN THE OPERATIONAL HOURS OF 11:00 AM TO 11:00 PM, SEVEN DAYS A WEEK FOR AN EXISTING SPECIALTY RESTAURANT, GELATO-BY-THE-SEA, IN AN EXISTING COMMERCIAL SPACE LOCATED IN CARMEL SQUARE ON SAN CARLOS 2 NE OF 7TH (APN 010-141-005-000).**

WHEREAS, On May 23, 2025, business owner Danny Hala ("Applicant"), on behalf of the property owner, Johanna C White, submitted an application requesting approval of a Use Permit (UP 25-150) to allow the establishment of an ice cream shop; and

WHEREAS, on July 9, 2025, the Planning Commission approved Use Permit UP 21-150 and adopted Resolution No. 2025-032-PC allowing the establishment of a new Specialty Restaurant called "Gelato by the Sea", located in a 400 square foot commercial space located in Unit #6 located on San Carlos 2 northeast of 7th in the Central Commercial (CC) Zoning District; and

WHEREAS, on December 4, 2025, business owner Danny Hala ("Applicant"), on behalf of the property owner, Johanna C. White, submitted an application requesting approval of a Use Permit amendment (UP 25373) described herein ("Application"); and

WHEREAS, the applicant is requesting to amend Gelato by the Sea's existing Use Permit 25150 to extend the hours of operation from 12:00 p.m. to 7:00 p.m. 7 days per week to 11:00 am to 11:00 pm, 7 days per week; and

WHEREAS, the CMC does not establish a procedure for processing amendments to existing entitlements. Therefore, this application was processed pursuant to Carmel-by-the-Sea Municipal Code (CMC) Section 17.14.030, which requires issuance of a Conditional Use Permit by the Planning Commission for a Specialty Restaurants in the Central Commercial or "CC" zoning district; and

WHEREAS, hours of service may be regulated in association with a Full Line Restaurant as outlined in CMC Section 17.14.040.I.3.g; and

WHEREAS, notice of the Planning Commission's public hearing was published on March 27, 2026, in the Carmel Pine Cone in compliance with State Law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing on or before the notice by date of March 29, 2026; and

WHEREAS, on or before April 3, 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 April 8, 2026, the Planning Commission held a duly noticed public hearing to

receive public testimony, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the project is categorically exempt under CEQA Guidelines Section 15301 (Existing Facilities); and

WHEREAS, none of the exceptions to the exemptions found in Section 15300.2 of the CEQA Guidelines apply in this case. The proposed project does not intensify the existing use as it will continue to be used as a Specialty Restaurant with the same menu and seating. The project scope is routine in nature and does not present any unusual circumstances that would result in a potentially significant environmental impact. The subject property does not support a historic resource. Extending business hours would not create a situation where there is a considerable intensification of use resulting in cumulative impacts to the project area. The subject property is not located within, or adjacent to, a State designated scenic highway nor is it included on the hazardous waste site list maintained by the Department of Toxic Substances Control; and

WHEREAS, the findings, evidence and conditions of approval in Resolution 25-032-PC that remain applicable are incorporated herein by reference; 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 **Use Permit**:

**FINDINGS REQUIRED FOR USE PERMIT APPROVAL (CMC 17.64)** For each of the required findings listed below, staff has indicated whether the plans, as submitted or as conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

| Municipal Code Findings – CMC 17.64.010 General Findings Required for All Use Permits | YES | NO |
|---|---|---|
| 1. The proposed use will not conflict with the City's General Plan. | ✓ | |
| 2. That the proposed use will comply with all zoning standards applicable to the use and zoning district. | ✓ | |
| 3. That granting the use permit will not set a precedent for the approval of similar uses whose incremental effect will be detrimental to the City or will be in conflict with the General Plan. | ✓ | |
| 4. That the proposed use will not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection | ✓ | |
| 5. That the proposed use will not be injurious to public health, safety, or welfare. | ✓ | |
| 6. That the proposed use will be compatible with surrounding land uses and will not conflict with the purpose established for the district within which it will be located. | ✓ | |
| 7. That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses. | ✓ | |
| **Municipal Code Findings – 17.64.020 General Findings Required for Commercial Use Permits** | | |
| 1. That allowing the proposed use will not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and nonlocal populations. | ✓ | |
| 2. That proposed use will provide adequate ingress and egress to and from the proposed location. | ✓ | |
| 3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use. | ✓ | |

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and none of the exceptions to the exemption found in Section 15300.2 apply in this case, and **APPROVE** a Use Permit amendment (UP 25-373) for the extension of operating hours from 12:00 p.m. to 7:00 p.m. by five hours, resulting in the operational hours of to 11:00 am to 11:00 pm, 7 days per week for the existing specialty restaurant, Gelato-by-the-Sea in a commercial space located in Carmel Square at Dolores Street, between 5th and 6th Avenues (APN 010-141-005) subject to the following Conditions of Approval:

| CONDITIONS OF APPROVAL | | |
|---|---|---|
| **No.** | **Standard Conditions** | |
| 1. | **Authorization. Authorization.** This approval Use Permit (UP 25-373) authorizes: the extension of hours of operation to 11:00 am to 11:00 pm, 7 days per week. The business shall otherwise operate consistent with the plans and business description reviewed by the Planning Commission on July 9, 2025 unless modified by the Conditions of Approval herein. | ✓ |
| 2. | **Use Permit.** This Use Permit (UP 25-373) supersedes and replaces the existing Use Permit associated with the existing use. | ✓ |
| 3. | **Codes and Ordinances.** The business shall operate consistent with the requirements for a Specialty Restaurant as established in CMC 17.14.040.I.4 | ✓ |
| 4. | **Codes and Ordinances.** Any tenant improvements associated with the project shall be constructed in conformance with all requirements of the Central Commercial (CC) district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.<br><br>Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission. | ✓ |
| 5. | **Sale of Nonfood Merchandise.** The sale of nonfood merchandise directly related to the use may be allowed if it is determined to be incidental to the specialty restaurant. The display of nonfood merchandise shall be ancillary to the specialty restaurant. | |
| 6. | **Closed Storage of Trash.** Adequate facilities shall be provided on-site for the closed storage of trash and garbage generated by the full-line restaurant. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.<br>a. The trash storage area shall be designed and maintained to prevent storm | ✓ |

| | | |
|---|---|---|
| | water contamination by loose trash and debris.<br>b. All drainage from adjoining roofs and pavement shall be diverted around the trash area to minimize water flow through the storage area.<br>c. The trash storage area shall be maintained in a screened or walled area to prevent off-site transport of trash. | |
| 7. | **Public Restroom.** At least one restroom shall be available for use by all persons within, or conveniently adjacent to, the specific business premises and on the same property on which the full-line restaurant is located. The restroom shall comply with all provisions of the California Building and Plumbing Codes as to the required size, location and accessibility standards, and shall be available for use by both the employees and patrons of the business. | ✓ |
| 8. | **Alcoholic Beverage Sales.** Alcoholic beverage sales are prohibited. | ✓ |
| 9. | **Formula and Fast Food Establishments Not Permitted.** The restaurant shall not operate as a "Drive-in, Formula Food or Fast Food" establishment as defined in CMC Section 17.70. | |
| 10. | **Seating Capacity.** The seating capacity for the use approved as part of this use permit is fourteen (14) indoor seats. No exterior seating is authorized as part of this approval. The actual maximum seating capacity shall not exceed the standards in the California Building and Fire Codes or the number of seats approved by this Use Permit, whichever is less. | |
| 11. | **Food Sold for Consumption off Premise.** Food sold for consumption off the premises, , other than frozen desserts, shall be incidental to the primary use. Such food shall be placed in covered containers or wrapping.<br><br>Except as provided in CMC Sections 8.68.070 and 8.68.080, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene foam food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers or otherwise use in its business any CFC-processed food packaging or polystyrene foam food packaging. The restaurant shall comply with all other requirements in CMC Chapter 8.68. | |
| 12. | **Indemnification.** The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto. | |

| | | |
|---|---|---|
| 13. | **Water Units.** Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission. | |
| 14. | **Monterey County Health Department Permits.** The applicant shall obtain all necessary permits from the Monterey County Health Department prior to building permit issuance. | |
| 15. | **Consistency with Approved Application and Seating Plan.** The use shall be conducted in a manner consistent with the plans, and application materials submitted with the project, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new or amended Use Permit by the City. | |
| 16. | **Use Permit Must be Initiated within 12 Months.** This Use Permit shall become void and in no further force or effect if the use is not initiated within twelve (12) months of the issuance of the Certificate of Occupancy from the Building Official. | |
| 17. | **Violation of the Terms of this Use Permit.** Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission. | |
| 18. | **Summary Sheet of Use Permit Must be Posted on the Premises.** A summary sheet of basic Use Permit requirements (allowed days, allowed hours, special conditions) shall be posted on the premises or shall be available upon request by any enforcement officer of the City. | |
| 19. | **Conditions of Approval.** These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to initiation of this use permit. | ✓ |
| | **SPECIAL CONDITIONS** | |
| 20. | **Hours of Operation.** The specialty restaurant is permitted to operate between the hours of 11:00 AM and 11:00 PM seven (7) days a week. | ✓ |
| 21. | **Permitted Interior Seating.** The restaurant is permitted a maximum fourteen (14) interior seats. A minimum of fourteen (14) interior seats shall be maintained at all times. | ✓ |
| 22. | **Exterior Seating.** Outside seating may be allowed, subject to CMC Chapter 17.58, Design Review. Prior to the establishment any outdoor seating, the applicant shall apply for and obtain approval of a Design Review Application for any associated outdoor seating. | ✓ |
| 23. | **Exterior cleaning.** The business operator shall be responsible for the clean-up of all on-site and off-site litter generated by the use, including twice-daily clean-up of all sidewalks and gutters within 50 feet of the storefront and twice-yearly steam cleaning of this area. | ✓ |

| | | |
|---|---|---|
| 24. | **Maximum Occupancy.** The maximum seating capacity shall not exceed the standards in the California Building and Fire Codes, the number of seats approved by this Use Permit, or the number of seats permitted by the Monterey Peninsula Water Management District based on water use, whichever is less. In addition to the maximum occupant load, the seating capacity shall be posted on the premises. | ✓ |

_____ _____ _____

Property Owner Signature Printed Name Date

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

**PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 8th day of April 2026, by the following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

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

**PLANNING COMMISSION RESOLUTION NO. 2025-032-PC**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAN BE MADE IN THIS CASE; AND APPROVING A USE PERMIT FOR THE ESTABLISHMENT OF A NEW SPECIALTY RESTAURANT , "GELATO BY THE SEA", WITH 14 INDOOR SEATS. THE PROPERTY IS LOCATED ON SAN CARLOS 2NE OF 7TH, UNIT 6 (CARMEL SQUARE) IN THE CENTRAL COMMERCIAL (CC) DISTRICT. APN: 010-141-005-000**

WHEREAS, Danny Hala ("Applicant"), on behalf of the property owner, Johanna C White ("Owner"), submitted an application requesting approval of a Use Permit application ("UP 25150, Gelato by the Sea") described herein ("Application"); and

WHEREAS, the applicant is proposing to establish a new Specialty Restaurant, called the "Gelato by the Sea" to be located in a 400 square foot commercial space located in Unit #6 located on San Carlos 2 northeast of 7$^{th}$ in the Central Commercial (CC) Zoning District; and

WHEREAS, Specialty Restaurant are permitted in the Central Commercial or "CC" zoning district upon issuance of a Conditional Use Permit by the Planning Commission pursuant to Carmel-by-the-Sea (CMC) Section 17.14.030; and,

WHEREAS, notice of the public hearing was published on June 27, 2025, in the Carmel Pine Cone in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing on or before the notice by date of June 29, 2025; and

WHEREAS, on July 9, 2025, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the project proposes the establishment of a Specialty Restaurant within an existing commercial space. Therefore, pursuant to CEQA regulations, the project is categorically exempt under

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Section 15301 (Existing Facilities). Class 1 exemptions include the operation, maintenance, permitting, and minor alterations to existing private structures involving negligible or no expansion of an existing or former use. The project consists of establishing a specialty food store within an existing commercial space; and

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

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

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

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

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Carmel-by-the-Sea does hereby

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FIND the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 and not exceptions to the exemptions contained in Section 15300.2 can be made in this case, and APPROVE the Use Permit UP 25150 (Gelato by the Sea) for the establishment of a new Specialty Restaurant. The property is located on San Carlos 2NE of 7th, Unit 6 (Carmel Square) in the Central Commercial (CC) District, APN: 010-141-005-000. Approval of the use permit is subject to the following Conditions of Approval:

| CONDITIONS OF APPROVAL | | |
|---|---|---|
| **No.** | | |
| 1. | **Authorization.** This approval Use Permit (UP 251510) authorizes: a new Specialty Restaurant, "Gelato by the Sea", with 14 indoor seats to operate from 12 pm to 7 pm daily located on San Carlos 2NE of 7th, Unit 6 (Carmel Square) in the Central Commercial (CC) District. APN: 010-141-005-000. The business shall operate consistent with the plans and business description approved by the Planning Commission on July 9, 2025. | ✓ |
| 2. | **Codes and Ordinances.** The business shall operate consistent with the requirements for a ~~Cosmetic Store~~ Specialty Restaurant as established in CMC 17.14.040.I.4 | ✓ |
| 3. | **Codes and Ordinances.** Any tenant improvements associated with the project shall be constructed in conformance with all requirements of the Central Commercial (CC) district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.<br><br>Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission. | ✓ |
| 4. | **Sale of Nonfood Merchandise.** The sale of nonfood merchandise directly related to the use may be allowed if it is determined to be incidental to the specialty restaurant. The display of nonfood merchandise shall be ancillary to the specialty restaurant. | ✓ |
| 5. | **Closed Storage of Trash.** Adequate facilities shall be provided on-site for the closed storage of trash and garbage generated by the full-line restaurant. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.<br>a. The trash storage area shall be designed and maintained to prevent storm water contamination by loose trash and debris.<br>b. All drainage from adjoining roofs and pavement shall be diverted around the trash area to minimize water flow through the storage area.<br>c. The trash storage area shall be maintained in a screened or walled area to prevent off-site transport of trash. | ✓ |
| 6. | **Public Restroom.** At least one restroom shall be available for use by all persons within, or conveniently adjacent to, the specific business premises and on the same property on which the full-line restaurant is located. The restroom shall comply with all provisions of the California Building and Plumbing Codes as to the required size, location and accessibility standards, and shall be available for use by both the employees and patrons of the business. | ✓ |
| 7. | **Alcoholic Beverage Sales.** Alcoholic beverage sales are prohibited. | ✓ |

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| | | |
|---|---|---|
| 8. | **Formula and Fast Food Establishments Not Permitted.** The restaurant shall not operate as a "Drive-in, Formula Food or Fast Food" establishment as defined in CMC Section 17.70. | ✓ |
| 9. | **Seating Capacity.** The seating capacity for the use approved as part of this use permit is fourteen (14) indoor seats. No exterior seating is authorized as part of this approval. The actual maximum seating capacity shall not exceed the standards in the California Building and Fire Codes or the number of seats approved by this Use Permit, whichever is less. | ✓ |
| 10. | **Food Sold for Consumption off Premise.** Food sold for consumption off the premises, , other than frozen desserts, shall be incidental to the primary use. Such food shall be placed in covered containers or wrapping.<br><br>Except as provided in CMC Sections 8.68.070 and 8.68.080, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene foam food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers or otherwise use in its business any CFC-processed food packaging or polystyrene foam food packaging. The restaurant shall comply with all other requirements in CMC Chapter 8.68. | ✓ |
| 11. | **Indemnification.** The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto. | ✓ |
| 12. | **Water Units.** Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission. | ✓ |
| 13. | **Monterey County Health Department Permits.** The applicant shall obtain all necessary permits from the Monterey County Health Department prior to building permit issuance. | ✓ |
| 14. | **Consistency with Approved Application and Seating Plan.** The use shall be conducted in a manner consistent with the plans, and application materials submitted with the project, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new or amended Use Permit by the City. | ✓ |

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| | | |
|---|---|---|
| 15. | **Use Permit Must be Initiated within 12 Months.** This Use Permit shall become void and in no further force or effect if the use is not initiated within twelve (12) months of the issuance of the Certificate of Occupancy from the Building Official. | ✓ |
| 16. | **Violation of the Terms of this Use Permit.** Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission. | ✓ |
| 17. | **Summary Sheet of Use Permit Must be Posted on the Premises.** A summary sheet of basic Use Permit requirements (allowed days, allowed hours, special conditions) shall be posted on the premises or shall be available upon request by any enforcement officer of the City. | ✓ |
| | **Use Permit Special Conditions** | |
| 18. | **Permitted Hours of Operation.** Permitted hours of operation are from 12:00 pm to 7:00 pm, 7 days a week. | ✓ |
| 19. | **Permitted Interior Seating.** The restaurant is permitted a maximum fourteen (14) interior seats. A minimum of fourteen (14) interior seats shall be maintained at all times. | ✓ |
| 20. | **Exterior Seating.** Outside seating may be allowed, subject to CMC Chapter 17.58, Design Review. Prior to the establishment any outdoor seating, the applicant shall apply for and obtain approval of a Design Review Application for any associated outdoor seating. | ✓ |
| 21. | **Exterior cleaning.** The business operator shall be responsible for the clean-up of all on-site and off-site litter generated by the use, including twice-daily clean-up of all sidewalks and gutters within 50 feet of the storefront and twice-yearly steam cleaning of this area. | ✓ |
| 22. | **Business License.** A business license shall be obtained prior to the commencement of business operation. | ✓ |

Signed by:
Danny Hala
86A30A48C59F4C4...
Applicant Signature

Danny Hala
Printed Name

7/16/2025
Date

DocuSigned by:
Johanna C. White
E15CD5439108497...
Property Owner Signature

Johanna C. White
Printed Name

7/16/2025
Date

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

Docusign Envelope ID: EC2B176F-2DBC-425A-BC38-B3B4D7F18459


**PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of July 2025, by the following vote:**

AYES: Ahlborn, Allen, Karapetkov, Locke, LePage

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Signed by:
Chair Michael LePage
4FF97D7E0A3D499...
Michael LePage
Chair

ATTEST:

Signed by:
Shelby Gorman
6E9202EE446F4FF...
Shelby Gorman
Planning Commission Secretary

**Date:** April 1st, 2026
**Subject:** Public Hearing – April 8, 2026 | Use Permit Amendment (UP 25373 – Gelato-by-the-Sea)

**Re: Use Permit Amendment – Extended Hours Request (Gelato By The Sea, Carmel Square)**
**Project Planner:** Erin Lewis, Assistant Planner

**Project Details:**
Danny Hala, Business Owner
San Carlos Street 2 northeast of 7th Avenue, Carmel Square Unit 6
Block: 77 Lot: 16 & 18
APN: 010-141-005-000

Johanna C. White, Trustee / Landlord
Carmel Square
San Carlos Street Between Ocean Avenue & 7th Avenue
Carmel-by-the-Sea, CA 93921

To:
Erin Lewis, Assistant Planner (elewis@ci.carmel.ca.us)
Anna Ginette, AICP, Director of Community Planning and Building (aginette@ci.carmel.ca.us)

Dear City of Carmel By The Sea Planning Commission Staff;

We appreciate the opportunity to provide input regarding the tenant request to extend operating hours from **12:00 p.m.–7:00 p.m. to 11:00 a.m.–11:00 p.m. daily** for Gelato By The Sea at Carmel Square.

This request represents not simply an extension of hours, but a **substantial change in the intensity and duration of operations**, effectively shifting the use from the initially approved limited daytime service to an all-day and evening destination with increased customer volume.

As this is a newly established business within the past year, we have had the opportunity to observe patron flow, operational patterns, and the impact on the shared courtyard and adjacent tenant spaces since the opening in August 2025, and since the Tenant's initial request to extend the hours was made in December of 2025. As this business operates primarily as a counter-ordering, takeaway service with limited on-site seating (approximately 14 seats), it is essential that the tenant actively manage and regulate customer demand during peak periods. The tenant's operational model places a heightened responsibility on maintaining efficient service flow and preventing conditions that result in excessive queuing and long wait times, congestion, or disruption to common areas and neighboring tenants.

At times, peak periods have resulted in increased queuing, congestion, and impacts to common areas.

I have concerns that an extension to 11:00 p.m. may result in increased congestion, interfere with pedestrian circulation, and impact adjacent tenant operations, including nearby bar and restaurant access

and outdoor dining areas. These observations are supported by photographic documentation, which a few have been attached if helpful for staff to evaluate the request. As a recent example, Sunday evening, March 29th, 2026, between the hours of 7:00pm and 8:30pm, a continuous queue stretching throughout the courtyard existed for more than 1.5 hours.(Attached as Exhibit B)

Based on these observations, we are supportive of a modified extension of hours subject to the following operational conditions, which we believe are necessary to ensure compatibility with neighboring tenants and preservation of the common areas.

While we recognize the success of the business and the desire to extend hours, and appreciate the vibrancy the business brings to Carmel Square, we recommend that any approval be modified to allow a more limited extension of hours, such as up to 8:00 pm or 9:00 pm , which more closely aligns with observed operating patterns and like businesses in Carmel. Any further late night operating hours desired could be requested on a special event basis per TUP approvals, as the Tenant has done previously. Additionally, any further extension beyond the current approved permitted time of 7:00pm closing time should be considered **on a provisional basis**, subject to demonstrated compliance with current Use Permit conditions, operational conditions, including queue management, staffing, and common area maintenance.

This approach allows the tenant to expand operations while ensuring that the intensity of use remains compatible with the approved Specialty Restaurant classification and does not adversely impact the shared courtyard environment or neighboring tenants during peak operating hours.

For clarity and to assist the Planning Commission in evaluating the requested amendment, we note the following provisions of the existing Use Permit (UP 25150) and observed operational patterns:

- **The Use Permit authorizes** a Specialty Restaurant with fourteen (14) interior seats, operating from **12:00 p.m. to 7:00 p.m. daily**, as approved by the Planning Commission on July 9, 2025. Based on ongoing observation of operations, the business regularly extends **past the currently permitted closing time of 7:00 p.m., often extending until approximately 10:00 p.m.,** resulting in increased customer demand, queuing, maintenance demands and congestion within the courtyard areas.
- **The Use Permit requires** that the business operate in a manner consistent with the approved plans and business description, including maintaining the permitted seating configuration. The project was approved as a "Specialty Restaurant" pursuant to CMC Section 17.14.040.I.4 which contemplates a limited-scope, lower-intensity food use with defined seating capacity and operational controls to ensure compatibility with surrounding shared uses.
- **The Use Permit expressly prohibits** operation as a "Drive-in, Formula Food or Fast Food" establishment pursuant to CMC Section 17.70. As currently operated, the business model—being primarily counter-service and takeaway with limited seating—**has the potential during peak periods to generate high customer volume and queuing conditions that, if not properly managed, may resemble characteristics of fast-food operations, including exterior lines, congestion, and impacts to shared courtyard spaces.**

- **The Use Permit further requires** exterior cleaning obligations, including **twice-daily clean-up of sidewalks and gutters within 50 feet of the storefront**, and periodic steam cleaning, to address impacts associated with patron activity.

**The proposed conditions are therefore necessary to ensure that the use remains consistent with its approved classification as a Specialty Restaurant**, maintains its intended scale and operational character, and does not evolve into a higher-intensity or functionally fast-food type operation inconsistent with both CMC Section 17.14.040.I.4 and the explicit prohibitions set forth in CMC Section 17.70.

**Furthermore, the approved Use Permit requires that the use be conducted in a manner consistent with the original application and operational characteristics reviewed by the Planning Commission.** To the extent that increased hours and resulting customer demand alter the intensity of use, queuing patterns, or impacts to common areas, such changes must be carefully managed to ensure continued consistency with the approved findings or be subject to further review and amendment.

Attached as **Exhibit A** are recommended Conditions of Approval, which are based on observed operational patterns and are intended to:

- Maintain clear and unobstructed access to all tenant spaces
- Ensure customer queuing is contained within the leased premises(not extend into courtyard areas)
- Require adequate staffing and operational controls during peak periods
- Protect adjacent dining area access and pedestrian circulation
- Address increased maintenance needs associated with higher patron volumes
- Provide for a provisional review period following the peak summer season

These conditions are offered to support a balanced approach that allows the tenant to provisionally extend operating hours while ensuring continued compatibility with the surrounding tenant mix and shared use of the property.

We respectfully request that Planning staff consider incorporating these conditions into any approval of the requested Use Permit amendment.

Please feel free to contact me should you have any questions or require additional information.

Respectfully submitted,

**Johanna C. White**

## Exhibit A – Recommended Conditions of Approval

**Use Permit Amendment – Extended Hours (Gelato By The Sea, Carmel Square)**

The following conditions are recommended in connection with the requested approval of extended operating hours for the tenant known as Gelato By The Sea, located within Carmel Square. These conditions are intended to ensure that the extended hours remain compatible with surrounding uses and do not adversely impact shared common areas or neighboring tenants.

**1. Scope of Approval**

This approval authorizes extended operating hours up to 8:00 p.m to 9:00 pm. only. All other aspects of the previously approved Use Permit shall remain in full force and effect unless expressly modified herein.

**2. Operational Characteristics**

The use shall continue to operate as a specialty food business with limited on-site seating (approximately 14 seats). The tenant shall actively manage and regulate customer demand, particularly during peak periods, to ensure efficient service flow and to prevent excessive queuing, congestion, or disruption to common areas and adjacent tenant spaces.

**3. Queue Management**

All customer lines for ordering and service shall be fully contained within the leased premises at all times. No queuing or congregation of customers shall obstruct adjacent tenant entrances or exits, pedestrian pathways within the courtyard, or access to any neighboring business.

**4. Staffing Requirements**

The tenant shall provide sufficient staffing levels during peak demand periods, including extended evening hours, to ensure timely service and to prevent the formation of excessive wait times that may result in outdoor queuing or crowding.

**5. Demand Management / Interior Operations**

The tenant shall implement operational measures as necessary to accommodate high customer demand within the premises, including interior reconfiguration for multiple service lines and active staff management of customer flow.

**6. Protection of Adjacent Uses**

Operations shall not interfere with access to adjacent businesses, outdoor dining areas, or the quiet enjoyment of neighboring tenant spaces.

**7. Common Area Maintenance**

The tenant shall monitor and maintain cleanliness in the immediate vicinity, including prompt removal of trash and debris and reasonable measures to minimize impacts on shared areas. This requirement is in addition to, and shall be consistent with, the existing Use Permit condition regarding exterior cleaning,

which requires the business operator to clean all on-site and off-site litter generated by the use, including twice-daily clean-up of all sidewalks and gutters within 50 feet of the storefront and twice-yearly steam cleaning of this area. Increased patron activity associated with extended hours shall require heightened attention to these obligations as necessary to maintain compliance.

**8. Good Neighbor Standard**

The use shall be conducted in a manner compatible with surrounding tenants and shall not create nuisances or unreasonable interference with pedestrian circulation or business operations.

**9. Provisional Approval / Review**

**Approval of extended hours shall be provisional and subject to review following the peak summer season, or sooner as deemed necessary.** Continued authorization of extended hours may be modified, conditioned, or revoked if the use is found to be inconsistent with these conditions. **Particular consideration shall be given to demonstrated compliance with Conditions 2 (Operational Characteristics), 3 ( Queue Management) and 7 (Common Area Maintenance).**

**10. Compliance with Approved Plans**

The use shall operate in substantial conformance with the approved Use Permit and any modification shall require further City approval.

**11. Posted Hours of Operation**

The tenant shall clearly post and maintain consistent hours of operation on the premises. Approved operating hours shall be adhered to on a regular and ongoing basis. Any material deviation from the approved hours of operation or patterns of intermittent or inconsistent operating hours may be subject to review by the City to ensure consistency with the approved use and operational expectations.

# EXHIBIT B

## GELATO BY THE SEA OPERATIONAL CONDITIONS QUEUING AND

## COURTYARD IMPACT-CARMEL SQUARE

**Images demonstrate recurring queuing since business opening, extending into courtyard areas during peak demand periods, including activity beyond permitted hours. Observed conditions include continuous lines and congestion impacting shared courtyard circulation.**

**AUGUST 30TH, 2025: 5:37pm/ 6:08pm**

**MARCH 29, 2026 : Photos of period between 7:00pm and 8:30pm**