



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

Erin Allen, Robert Delves, 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, October 11, 2023

TOUR 2:30 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. 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 attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at:

<https://www.youtube.com/@CityofCarmelbytheSea/streams>, or use the link below to view or listen to the meeting via Zoom teleconference:

[https://ci-carmel-ca-us.zoom.us/j/85318916129?](https://ci-carmel-ca-us.zoom.us/j/85318916129?pwd=QTVTVEROZVRVend2R3daNFo3ZW9CQT09)

[pwd=QTVTVEROZVRVend2R3daNFo3ZW9CQT09](https://ci-carmel-ca-us.zoom.us/j/85318916129?pwd=QTVTVEROZVRVend2R3daNFo3ZW9CQT09). To attend Zoom via telephone, dial +1 305-224-1968. Meeting ID: 8531 8916 129. Passcode: 669288.

HOW TO OFFER PUBLIC COMMENT: Public comment may be given in person at the meeting, or using 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 bswanson@ci.carmel.ca.us. Comments must be received 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

The Planning 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 Commission on its tour. The tour is intended only to give the 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

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 23-036 (Metcalf)** - Torres Street 4 southeast of 4th Avenue
- B. **DS 23-092 (Brown)** - Southwest Corner of Guadalupe Street and 4th Avenue
- C. **DS 23-283 (Minelli)** - Santa Fe Street 3 northeast of Mountain View Avenue
- D. **DS 23-148 (DGB Investment, Inc.)** - Mission Street 2 northwest of Santa Lucia Avenue
- E. **DS 23-137 (Layman)** - San Carlos Street 5 southwest of 13th 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. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

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 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: September 2023
- 2. **DS 23-283 (Minelli)**: Consideration of a Design Study, DS 23-283 (Minelli), for a 120-square-foot addition to the lower floor of the residence, demolition of the existing garage, and construction of a new 200-square-foot garage located at Santa Fe Street 3 northeast of Mountain View Avenue located in the Single-Family Residential (R-1) District. This approval is substantially similar to the approval granted by the Planning Commission in June 2020 under Resolution 2020-01-PC; however, the approval has since expired as the approval was never vested. APN: 010-045-014-000.
- 3. **DS 23-036 (Metcalf)**: Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of an 868-square-foot, single-story residence and construction of a 1,592-square-foot, two-story residence with a 200-square-foot parking pad located on Torres Street 4 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-091-012-000.

PUBLIC HEARINGS

- 4. **DS 23-092 (Brown)**: Consideration of a revised Concept Design Study, DS 23-092 (Brown), for the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot single-story residence on an 8,000-square-foot lot and construction of one- and two-story additions totaling 1,015 square feet located at the southwest corner of Guadalupe Street and 4th Avenue in the Block 45 Specific Plan Area and Single-Family Residential (R-1) District. APN: 010-036-001-000.

5. **DS 23-137 (Layman):** Consideration of a combined Concept and Final Design Study, DS 23-137 (Layman), and associated Coastal Development Permit to demolish 26 square feet of a 1,597-square-foot single-story residence and construct a 219-square-foot single-story addition and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-165-021-000.
6. **DS 23-148 (DGB Investment, Inc.):** Consideration of a Concept Design Study for a 739-square-foot net addition to an existing one-story residence, including the addition of a new 868-square-foot second story located at Mission Street 3 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District. APN: 010-162-028-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

7. Next Regular Meeting: November 8, 2023

ADJOURNMENT

CORRESPONDENCE

8. **PUBLIC CORRESPONDENCE:** Public Hearings and/or other items appearing on the agenda
9. **PUBLIC CORRESPONDENCE:** Additional items not associated with Public Hearings and/or other items appearing on the agenda

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:	Leah Young, Administrative Coordinator
SUBMITTED ON:	October 11, 2023
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

SEPTEMBER 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In September 2023, **25** planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In September 2023, **6** business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In September 2023, **49** building permit applications were received.

IV. CODE COMPLIANCE CASES:

In September 2023, **11** new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In September 2023, **1** new transient rental compliance case was created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In September 2023, **30** encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In September 2023, **31** tree permit applications were received.

Table 1 includes the following September 2023 totals:

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

September 2023 totals are provided alongside September 2022 totals for comparison. Compared to the same time period in the year 2022, Table 1 denotes percentage changes in the year 2023.

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH- MENTS	TREE REMOVAL & PRUNING
2022 YTD Totals	294	48	393	189	31	211	140
2023 YTD Totals	301	57	467	172	27	217	309
YTD % Difference	+ 2.38%	+ 18.75 %	+ 18.83%	- 8.99%	- 12.90%	+ 2.84%	+ 120.71%



Planning Permit Report

09/01/2023 - 09/30/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23300	Design Study	A Revision To Associated Planning Permits - DS 20-392 & DS 23-012 1.) Shift Entry Door Wall 18" Toward Exterior, Adding 6 SF of Floor Area. Addition Occurs Under Existing Roof. 2.) Add Bar Sink At Living Room / Kitchen Cabinet. 3.) Add 2'x2' Skylight At The West Side Of Master Bathroom. 4.) Reconfigure Entry Gate / Wall & Walkway.	3 SW of 13th on Camino Real	9/28/2023		In Review
23299	Design Study	Construct new storage building.	Perry Newberry 3 NW of 5th	9/27/2023		In Review
23298	Design Study	Revision to recent planning approval DS 22-274 (Cruz). Interior & Exterior remodel of a one-story single family home, reducing the proposed building footprint and relocating the proposed detached garage to the opposite side on the front yard.	Monte Verde 3 NW of 11th	9/27/2023		In Review
23297	Design Study	INTERIOR REMODEL OF KITCHEN AND (3) BATHROOMS. NEW INTERIOR FINISHES TO INCLUDE PLUMBING FIXTURES, APPLIANCES, MILLWORK, TILE, AND COUNTERTOPS. EXTERIOR - (2) WINDOWS TO BE RESIZED, AND (1) WINDOW TO BE ADDED. ROOFING TO BE REPLACED, AND NEW ROOF INSULATION LAYER ADDED. REPLACE GARAGE DOORS. STRUCTURAL MODIFICATIONS - (2) WDW. HEADERS. THERE WILL BE NO MODIFICATIONS TO THE BUILDING FOOTPRINT OR SITE COVERAGE.	5th Ave. 2 NE of Santa Rita	9/27/2023		In Review
23296	Preliminary Site Assessment	New SFR, previously approved in 2014, revised and updated plans to current codes.	Carmelo Street 3 SE of 4th	9/27/2023		In Review

23295	Design Review	Exterior Stair Replacement	SW corner of Camino Real and 8th			Attachment 1 In Review
23294	Preliminary Site Assessment	Preliminary Site Assessment	Casanova 3 SE of 4th Ave	9/20/2023		In Review
23293	Design Study	PSA 23-061. The project is a 250-SF addition to the existing 1,208-SF residence and 350-SF guest house consisting of a 200-SF detached (20x10) garage w/ a 50-SF (5x10) storage building separated by 6 FT to accommodate both the existing 3-FT-wide utility easement at the North end of Lot 5 to provide covered bicycle storage. Also proposed is a replacement front door (Dutch style). See Sheet 4.	Lobos Street 2 NE of 4th Avenue	9/20/2023		In Review
23292	Design Study	Remodel of an (e) two story single family house and detached garage. Replace (e) wood windows & doors with new alum. clad windows and doors. Dark green color to match (e). Window/door style to match (e). Remodel (e) kitchen and 2 (e) bathrooms. New interior lighting and electrical.	Santa Fe Street 3 SE of Ocean Avenue	9/15/2023		In Review
23291	Design Review	Associated Building Permit Application BP 19-467 (Mann/Parashis). Amend Permit Application DR 20-003 (Parashis) to include replacement of all 2nd story windows, remove residential elevator, reduce previously approved balcony to 182 sf from 300 sf, add two skylights, reconfigure interior bedrooms on the 2nd floor from previously approved layout. No new added habitable area.	NW Corner of 6th and Dolores	9/14/2023		In Review
23290	Design Study	Associated Permit Application PSA 22-053 (Britton). New 1,600-SF, 2-story, single-family house: 3 BR, 3 BA. New 200-SF detached garage. New 433-SF detached ADU.	Santa Fe 3 SW of Mountain View	9/11/2023		In Review

23289	Temporary Use Permit	DATE OF EVENT: 09/29/2023. Vocalist and acoustic guitarist with small speaker and microphone to play easy listening music from 6:30 PM - 10:00 PM. This will be for a 50th birthday dinner of 16 guests on the Grasing's Rooftop.	NW Corner of 6th & Mission Street	9/14/2023	9/27/2023	Approved
23288	Banners	Installation of two double sided banners and 6 single sided banners from Junipero to Monte Verde from 12/1/23 - 12/11/23.	Ocean Ave from Junipero to Monte Verde	9/12/2023	9/13/2023	Approved
23287	Design Review	Minor cosmetic improvements for the steps and brickwork at the front of the existing property at the San Carlos Professional Center consisting of minor modifications to the existing hardscape and the addition of a decorative curved brick wall. No new landscaping is proposed.	San Carlos 2 NW of 8th	9/11/2023	9/27/2023	Approved
23286	Historic Evaluation	HISTORIC EVALUATION. Associated Permit DS 23-235: Replace existing fence on Carmelo and 12th Ave sides of property at 4' tall. Replace existing walkway from corner of Carmelo & 12th to front door.	SW Corner of Carmelo & 12th	9/8/2023		In Review
23285	Historic Evaluation	HISTORIC EVALUATION. Ticket #14628	Monte Verde 4 SW of 3rd Ave	9/7/2023		In Review
23284	Historic Evaluation	HISTORIC EVALUATION. Proposed Reroof: Remove existing shake roofing and replace with Cedur brand Shake, color Walden.	Carmelo 4 SW of 4th	9/7/2023		In Review
23283	Design Study	Living / entry addition, rebuilding garage, deck and Exterior stairs. Remodel kitchen and bathrooms. Replacing exterior windows and doors. Redo finish floor on balcony	Santa Fe 3 NE Mountain View	9/7/2023		In Review

23282	Design Study	Rebuilding a garage that was destroyed by a tree in the storm. Existing garage was 312 sf, new garage to be 493 sf. Project to include the construction of a new 397sf second-story ADU in a carriage house design to match the existing SFR, to total 890sf.	SW Corner of Santa Fe & Mountain View	9/7/2023		Attachment 1 In Review
23281	Variance	Associated with DS 22-184. Remodel to (E) SFD.	NE corner of 12th and Scenic			Scheduled for PC
23280	Sign	New sign to be affixed to front of Suite 3, front window where hardware is existing. Install to be completed by Monterey Signs. Also, two (2) small signs to slide into courtyard marquis (already existing).	SW Corner of San Carlos & 7th, Hampton Court, Unit #3	9/5/2023	10/2/2023	Approved
23279	Design Study	New Entry Fence, Gate & Trellis. Add New Window & Planter Box Above Garage Door. Extend The Deck On The West Side Of The Residence. Replace One Window With A French Door For Better Deck Access. Remove Redwood Decking And Replace It With Trex Decking. Apply Tempered Glass Handrail To The New Extended Deck For Better Viewing.	South East Corner Of San Antonio & 2nd	9/6/2023		In Review
23278	Design Review	We are rebuilding the existing art studio	NE Corner of Guadalupe and 4th Avenue	9/11/2023		In Review
23277	Design Review	Replace decaying deck beams. Rebuild garbage room.	NW Corner of Ocean & Monte Verde	9/5/2023		In Review
23276	Design Review	outdoor lighting permit	corner of Dolores & 7th	9/12/2023		In Review

Total Records: 25

10/6/2023



Business License Report

09/01/2023 - 09/30/2023

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
23056	New Business	Moore Consulting	Psychotherapist	Junipero 2 SW of 4th	9/26/2023		In Review
23055	Location Change	Signature Day Spa	Day spa, health, wellnes	Mission Street	9/26/2023		In Review
23054	New Business	Mark Lupo Interiors	Office work, phone calls, computer work, bookkeeping	Ocean Avenue 2 NW of Dolores Street	9/22/2023		In Review
23053	Location Change	In the Bag	This approval of BL 23-053 authorizes the subject business to be engaged in Apparel Sales (CMC 17.14; "Retail Sales", CMC 17.70) located in an 804 square foot ground floor commercial space in the Central Commercial (CC) Zone District offering the following goods and services.	Lincoln 4 NE of 7th	9/12/2023	9/27/2023	Approved
23052	New Business	Glacier Boutique	This approval of BL 23-053 authorizes the subject business to be engaged in Apparel Sales (CMC 17.14; "Retail Sales", CMC 17.70) and Cosmetic Sales (CMC 17.14; "Cosmetic Stores", CMC 17.70) located in a 922 square foot ground floor commercial space in the Central Commercial (CC) Zone District offering the following goods and services	Ocean Ave. & Monte Verde	9/12/2023	9/27/2023	Approved

23051	New Business	Mad Dogs & Englishmen	This approval (BL 23-051) authorizes the subject business to be engaged in Retail Sales (CMC 17.70) and as an ancillary Specialty Restaurant (CMC 17.70) located in the Central Commercial (CC) Zone District	SW Corner of Ocean & Mission Street	9/7/2023	Attachment # 9/22/2023	Approved

Total Records: 6

10/5/2023



Building Permit Report

09/01/2023 - 09/30/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230465			VOID	0	BP Revision	SAN ANTONIO AVENUE, CARMEL-BY-THE-SEA, CA, 93921
230464	9/28/2023		Remodel 3 existing bathrooms and kitchen.	145,000	Building	Guadalupe 5 SW of 5th
230463	9/28/2023	9/28/2023	Interior cosmetic improvements. In kitchen - replace countertops, sink, cooktop and oven. All plumbing fixtures and appliances to remain at existing locations. Downstairs guest bathroom - replace countertop, floor tile, tub and shower tile. All plumbing fixtures to remain in the same location.	0	Exempt Work	San Antonio 2 SW of 10th
230462	9/28/2023		Addition of an emergency backup generator	20,000	Electrical	NW Corner of San Antonio & 2nd
230461	9/27/2023		Installing Electric Heaters	6,000	Building	Dolores 5 SE of 5th
230460	9/27/2023		Remove existing composition roof, install plywood and install new composition roof matching color as close as possible. Install new Modified Bitumen roof over existing Modified Bitumen roof matching color as close as possible.	8,447	Roofing	Ocean 3 SE of Monte Verde
230459	9/26/2023	9/26/2023	Remove and replace 800 sf of roof section in-kind with wood shingles.	21,000	Roofing	Dolores 4 NE of Santa Lucia
230458	9/26/2023		Commercial TI for new business to include new electrical wiring, painting, patch work, and new flooring.	10,000	Building	Ocean 2 NE of Monte Verde

230457	9/26/2023		Remodel (e) two-story house and detached garage. Replace (e) windows and doors with new, remodel (e) kitchen and remodel two bathrooms. Install new lighting and electrical.	125,000	Building	Santa Fe 3 SE of Ocean
230456	9/27/2023	9/27/2023	Main electrical service panel upgrade from 100amp to 200amp	7,000	Electrical	SW Corner of Perry Newberry & 5th
230455			SEE BP 23-119, RV01. Revision to update structural plans to include lowering existing concrete slab foundation to correct interior ceiling clearance.	35,000	BP Revision	Guadalupe 5 SW of Ocean Ave.
230454	9/26/2023	10/4/2023	REROOF - REMOVE AND REPLACE EXISTING SHAKE ROOF WITH CERTAINTED LANDMARK TL COMPOSITION, COLOR COUNTRY GRAY	26,280	Roofing	SE Corner of Camino Real & 9th
230453	9/27/2023		Replace existing redwood decking/handrail with new redwood. Address any wood rot	17,000	Exempt Work	Carpenter 4 NE of 3rd
230452	9/27/2023		Install a 16KW Generac Generator - DUPLICATE APPLICATION, SEE EP 23-418	20,000	Electrical	6 Forest Road Carmel by the sea

230451	9/26/2023		INTERIOR REMODEL OF KITCHEN AND (3) BATHROOMS. NEW INTERIOR FINISHES TO INCLUDE PLUMBING FIXTURES, APPLIANCES, MILLWORK, TILE, AND COUNTERTOPS. EXTERIOR - (2) WINDOWS TO BE RESIZED, AND (1) WINDOW TO BE ADDED. ROOFING TO BE REPLACED, AND NEW ROOF INSULATION LAYER ADDED. REPLACE GARAGE DOORS. STRUCTURAL MODIFICATIONS - (2) WDW. HEADERS. THERE WILL BE NO MODIFICATIONS TO THE BUILDING FOOTPRINT OR SITE COVERAGE.	450,000	Building	5th 2 NE of Santa Rita
230450	7/13/2021	6/1/2022	Commercial. New restaurant and commercial TI. Contact: Monterey Custom Builders (831) 206-4705	75,000	Building	Carmel Plaza, Suite 111
230449	9/20/2023		Install New Bryant Heat Pump Model #38MURAQ30AA3, 30,000BTU, 2.5 Ton	7,800	Mechanical	Junipero 4 SW of Alta
230448	9/20/2023	9/20/2023	100 amp main panel replacement in-kind.	200	Electrical	Santa Fe 7 SW of 8th
230447	9/20/2023	9/26/2023	Remove existing fence and ivy covering. Replace existing wood fence on the east, rear property line with new 6' high grapestake fence. Length of fence is approx 60'.	0	Exempt Work	8th 3 SE of Santa Fe
230446	9/19/2023	9/20/2023	Repair foundation under living room, replace (e) concrete footing.	4,000	Building	San Carlos 4 NE of 1st
230445	9/18/2023		Remodel including changing out windows and doors, expanding deck, adding a powder room, general updates.	170,000	Building	Torres 5 SE of 8th

230444	9/18/2023	9/18/2023	Demolition of existing bathroom and upgrade of all plumbing fixtures in the same locations with new fixtures.	9,000	Building	SW Corner of Monte Verde & 9th
230443	9/18/2023		Kitchen Remodel. Add and/or move electrical outlets. Add water line for refrigerator, install garage disposal and dishwasher.	2,500	Building	Perry Newberry 3 NW of 5th
230442	9/18/2023	9/18/2023	Installation of subfloor in garage.	0	Exempt Work	Guadalupe 2 NE of 3rd
230441	9/15/2023	9/15/2023	Replace existing water heater with new Bradford White BRG2PV50H6N19 model.	4,900	Plumbing	8th 2 SE of Torres
230440	9/15/2023		See attached.	20,000	Building	8th 2 SE of Santa Fe
230439	9/15/2023		Rain gutter installation for house and detached garage.	2,712	Exempt Work	4910 Monterey st
230438	9/14/2023		Replace damaged siding, approx 200sf.	20,000	Building	Scenic 5 SE of 10th
230437	9/14/2023	9/14/2023	Installation of new carpet, new hardwood floors, and new interior paint.	0	Exempt Work	Guadalupe 3 NW of 6th
230436	9/14/2023		Replace Rooftop Unit For Space 225B.	20,750	Mechanical	Ocean Avenue & Mission Street
230435	9/14/2023	9/14/2023	Remove existing Presidential Composition Shingle roof and install new Presidential Composition Shingles in color Country Gray.	18,000	Roofing	SE Corner of Forest & Pine Ridge Way
230434	9/13/2023		Interior remodel of the offices behind the detached garage. Install LVP flooring, remove existing baseboards and install new baseboards. Swap out white switches/outlets for existing brown ones. Lay fiberglass bat insulation in uninsulated attic of main house. Cover approx 10'x10' section of attic floor with plywood for storage.	0	Exempt Work	NW Corner of Mission & 11th

230433	9/12/2023		Roof extension.	10,000	Building	Carmelo 6 NW of 4th
230432	9/11/2023		New 253 sf detached garage	0	Building	NE Corner of 12th and San Antonio
230431	9/11/2023	10/5/2023	Addition of stone veneer to an existing cinder block fireplace (9'x6') and hearth (6'x2') with 87sf of coverage.	4,566	Building	Lopez 8 SE of 2nd
230430	9/11/2023	9/11/2023	Remove and replace furnace in the same location.	8,665	Mechanical	SW Corner of Junipero & 12th
230429	9/11/2023	9/11/2023	Run new wiring in kitchen, bedrooms, bathrooms, and living room.	5,000	Electrical	NW Corner of Mission & 11th
230428	9/11/2023		Remove existing composition shingle roofing and install new composition shingles:	30,000	Roofing	Casanova 4 NW of 7th
230427	9/8/2023	9/18/2023	Placement of temporary storage shed in yard behind stairs. Shed is proposed to be 10.08' long, 8.31' wide and 5' tall at the peak. Shed is to be made from wood and will be painted Redwood Brown to match the house. Shed will be used to store bicycles. Additionally install a 6' tall fence, gate, and 7' tall arbor across the property parallel to the street. Fence to be outside of the front setback and be 17' long.	0	Exempt Work	Crespi 5 SE of Mountain View
230426	9/7/2023	9/8/2023	Limited replacement of exterior siding. Approximately 60 lf of siding replaced in approximately two or three areas.	0	Exempt Work	Monte Verde 2 NW of 7th
230425	9/8/2023	9/26/2023	Re-roof , change from wood shake to composition	1,000	Roofing	NW Corner of Santa Rita & 5th
230424	9/6/2023		REPAIR (IN-KIND) OF EXISTING EXTERIOR STAIR ACCESSING (E) ADU ABOVE GARAGE DUE TO DRY ROT AND GARAGE SIDING REPLACEMENT.	5,000	Building	Monte Verde 6 SW of 10th

230423	9/6/2023	9/7/2023	Replace Roof with Certaineed Presidential Triple Laminated Shingles 50 Year - Color: Autumn Blend	18,000	Roofing	3rd 2 NW of Santa Fe
230422	9/6/2023	10/5/2023	Install new backup generator system	12,000	Electrical	Carmelo 5 NW of 4th
230421	9/6/2023		417 SQ. FT. REMODEL OF EXISTING KITCHEN, GUEST BATH AND PRIMARY BATH. DEMOLITION: RELOCATE WALL BETWEEN EXISTING PRIMARY BEDROOM AND GUEST BATH, REMOVING EXISTING UPPERS & LOWER CASEWORK, COUNTERS AND FLOORING TO ALLOW FOR NEW WORK. NEW WORK: BUILT-IN UPPER & LOWER CABINETRY, NEW FLOORING, COUNTERTOPS, SOME APPLIANCES AND RELATED APPURTENANCES. REPLACING INDICATED EXISTING WINDOWS WITH NEW SAME SIZE WINDOWS.	80,000	Building	Santa Fe 4 SE of Ocean
230420	9/6/2023	9/6/2023	Replace existing water heater with a new 30 gallon water heater.	2,000	Plumbing	Mission 4 NE of 4th
230419	9/5/2023	9/26/2023	Remove leaking slate deck, waterproof deck, and replace slate.	10,000	Building	NE Corner of Scenic & 11th
230418	9/5/2023		Install a 16KW generac backup generator.	19,999	Electrical	Forest 3 NW of 7th
230417	9/5/2023		OWNER PROPOSES TO REPLACE EXISTING DECOMPOSED GRANITE COVERAGE WITH 315 SQFT OF PERMEABLE PATIO, INSTALL TWO PLANTERS AND ADD A BACK-UP GENERATOR.	22,000	Building	1st 2 NE of Carpenter



Code Compliance Report

09/01/2023 - 09/30/2023

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
23173	9/18/2023	Potential STR identified	SWC Mountain View and Crespi	Transient Rental	9/16/2023	
23172	9/15/2023	Closed	Lincoln SE of Ocean	A-frame signs in parking spaces	9/15/2023	9/15/2023
23171	9/12/2023	Closed	Dolores between Ocean and 7th	Cones in parking spaces	9/12/2023	9/13/2023
23170	9/12/2023	Closed	Mission NW of 5th	Construction noise	9/12/2023	9/13/2023
23169	9/8/2023	Closed	Dolores SW of Ocean	Cones in parking spaces	9/8/2023	
23168	9/8/2023	Open	Carmelo 2 NE of 11th	Keeping barnyard fowl	9/8/2023	
23167	9/8/2023	Open	Guadalupe 4 SW of Ocean	Exterior lighting	9/8/2023	
23166	9/7/2023	Open	Santa Fe and 2nd	Exterior signage	9/7/2023	
23165	9/7/2023	Closed	7th NE of Casanova	Cones in ROW	9/7/2023	
23138	9/27/2023	Open	Guadalupe 4 NW of 6th		9/26/2023	
23137	9/5/2023	Open	Junipero 2 NE of 10th	Driveway construction	9/5/2023	

Total Records: 11**10/5/2023**



Transient Rental Report

01/01/2023 - 09/30/2023

Case #	Street	Status	Date Received	Last Status Date	Date Closed
23173	Mountain View	Potential STR identified	9/16/2023	10/2/2023	
23135	Ocean	Closed	8/18/2023	9/25/2023	9/25/2023
23134	Ocean	Closed	8/18/2023	8/25/2023	8/25/2023
23133	Monte Verde	2nd NOV sent	8/17/2023	9/29/2023	
23109	13th	1st NOV sent	7/28/2023	9/25/2023	
23107	13th	Closed	7/28/2023	8/16/2023	8/16/2023
23104	Santa Fe	1st NOV sent	7/21/2023	9/25/2023	
23099	Mission	Closed	7/7/2023	9/19/2023	9/19/2023
23094	2nd	Closed	6/23/2023	8/21/2023	8/21/2023
23093	Rio	Closed	6/21/2023	8/31/2023	8/31/2023
23092	Ocean	Closed	6/21/2023	7/7/2023	7/7/2023
23091	Dolores	Closed	6/22/2023	7/19/2023	7/19/2023
23061	Monte Verde	Closed	4/27/2023	7/17/2023	7/17/2023
23058	Mission	Closed	4/19/2023	6/2/2023	6/2/2023
23057	Carmelo	Closed	4/19/2023	6/2/2023	6/2/2023
23053	San Carlos	Closed	3/21/2023	6/2/2023	6/2/2023
23039	Rio Road	Closed	2/27/2023	4/17/2023	4/17/2023
23015	Carmelo	Closed	1/9/2023	2/3/2023	2/3/2023
23014	Mission	Closed	1/9/2023	1/10/2023	1/30/2023
23013	N Casanova	Closed	1/9/2023	2/3/2023	2/3/2023
23012	Mission	Closed	1/9/2023	1/27/2023	1/27/2023
23009	Santa Fe	Closed	1/8/2023	2/3/2023	2/3/2023
23008	Guadalupe	Closed	1/8/2023	1/13/2023	1/13/2023
23007	2nd	Closed	1/8/2023	1/8/2023	4/8/2023
23005	Carpenter	Closed	1/8/2023	2/3/2023	2/3/2023
23004	5th	Closed	1/5/2023	2/3/2023	2/3/2023
23003	Dolores and 1st	Closed	1/5/2023	2/3/2023	2/3/2023

Total Records: 27**10/4/2023**



Encroachment Permit Report

09/01/2023 - 09/30/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230216	Temp Ench	9/28/2023	2'x2' paver bricks for CalAm Job #0918. Contact: Coastal Paving & Excavating (831) 262-1425	San Carlos 2 NW of 7th	10/2/2023	Issued
230215	Driveway	9/28/2023	Replace the front of garage parking area. Remove existing asphalt and install pavers.	Monte Verde 3 NE of 6th		In Review
230214	Perm Ench	9/28/2023	Legalize installation of existing drystacked stone retaining walls that are built within the City right-of-way on the East side of the property along Camino Real and on the south side of the property along 4th Ave.	NW Corner of Camino Real & 4th		In Review
230213	Temp Ench	9/27/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	San Carlos 3 NE of 4th	10/2/2023	Issued
230212	Temp Ench	9/26/2023	New fire line installation, asphalt demo and patch, trenching by excavation, underground utilities installation. Contact: Chris Crow (831) 212-5216	SW Corner of Camino real & 8th		In Review
230211	Temp Ench	9/26/2023	Applicant to trench, backfill & install electric substructures. PG&E to replace pole, cut in new secondary box, and ring & turn in service. PM# 35320167. Contact: PG&E (408) 478-1894	SW Corner of Carpenter & 6th	9/28/2023	Issued
230210	Temp Ench	9/26/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Monte Verde 3 NE of 6th	10/2/2023	Issued
230209	Temp Ench	9/20/2023	PG&E to complete gas maintenance, excavate 4'x6' bell hole. PM# 45968496. Contact: PG&E (408) 510-1660	SW Corner of Lobos & 1st	9/28/2023	Issued
230208	Temp Ench	9/19/2023	Remove and replace concrete sidewalk with permeable pavers. Contact: Patrick James Construction (831) 915-8076	Ocean 3 NW of Dolores		In Review
230207	Temp Ench	9/19/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Forest 5 SW of Ocean	9/19/2023	Issued

230206	Driveway	9/19/2023	Driveway replacement with Calstone "Belgian Stone" Sequoia Sandstone or Oak Barrel color, Running Bond pattern.	Monterey 2 SW of 2nd	9/26/2023	Issued
230205	Temp Ench	9/18/2023	Long-term placement of dumpster and material storage in the right of way for associated building permit.	Santa Rita St, 2 NW 4th Ave, Carmel, CA 93921		In Review
230204	Temp Ench	9/18/2023	Excavate a 4'x3' pit in the asphalt to repair damages due to water leak repair. 811 #2023083101817. Contact: West Valley Construction (408) 640-8913	Lincoln 50' South of 11th	9/18/2023	Issued
230203	Temp Ench	9/18/2023	Excavate a 7'x8' pit in the asphalt to repair damages due to water leak repair. 811 #2023083101700. Contact: West Valley Construction (408) 640-8913	Intersection of Junipero & 12th		In Review
230202	Temp Ench	9/18/2023	Excavate a 4'x3' pit in the asphalt to repair damages due to water leak repair. 811 #2023083101779. Contact: West Valley Construction (408) 640-8913	Lobos 100' South of 3rd	9/18/2023	Issued
230201	Temp Ench	9/18/2023	Excavate a 2'x2' pit in the asphalt to repair damages due to water leak repair. 811 #2023083101866. Contact: West Valley Construction (408) 640-8913	San Carlos 52' North of 13th	9/18/2023	Issued
230200	Temp Ench	9/18/2023	Excavate a 3'x3' pit in the asphalt to repair damages due to water leak repair. 811 #20230831018666. Contact: West Valley Construction (408) 640-8913	Santa Rita 255' North of Mountain View	9/18/2023	Issued
230199	Temp Ench	9/15/2023	Moving trucks to be parked next to house and will also need two parking spots on Scenic across from the house. Contact: Paige Colijn (831) 710-1655	SE Corner of Scenic & 9th		In Review
230198	Temp Ench	9/15/2023	Plating of trees and plants to conform with approved DS 22-385 (Caulfield). Contact: Robert Luster (831) 596-2709	NE Corner of Casanova & 12th		In Review

230197	Temp Ench	9/14/2023	Sewer lateral installation with SRV, BWV, and two-way cleanout. 811# 2023091202790. Contact: Easy Drains Plumbing (831) 521-6882	SW Corner of Monte Verde & 7th	9/29/2023	Issued
230196	Temp Ench	9/13/2023	PG&E to trench and backfill trenches for gas and electrical. PG&E to install gas service, replace transformer & pole, and install underground service and remove overhead service. PM# 35402242 & 35401957. Contact: PG&E (408) 478-1894	8th between San Carlos & Dolores		In Review
230195	Temp Ench	9/12/2023	Remove 2'x2' section of sidewalk to connect gas service. Replace concrete sidewalk to match existing exposed aggregate. Contact: Christian Torrey (831) 915-8765	San Carlos 3 NE of 6th	10/2/2023	Issued
230194	Driveway	9/13/2023	Modifying the existing rolled asphalt berm in order to tie in required apron for unimproved driveway access from street.	San Carlos 2NW Santa Lucia	10/3/2023	Approved
230193	Temp Ench	9/12/2023	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. PM# 35449903. Contact: PG&E (408) 478-194	NW Corner of San Antonio & 9th	9/12/2023	Issued
230192	Temp Ench	9/11/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Camino Real 2 NE of 12th	9/11/2023	Issued
230191	Temp Ench	9/7/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Lincoln 2 NE of 12th	9/11/2023	Issued
230190	Temp Ench	9/7/2023	PG&E to trench & install electric services. Keep existing TX & install SEC breakers, install service riser (LOC1), replace pole & install new TX (LOC2), remove OH service (LOC3), install underground service (LOC4), upgrade & relocate panel (LOC5). PM# 35452880. Contact: PG&E (408) 478-1894	Dolores & 13th		In Review
230189	Temp Ench	9/1/2023	Dig out 4' bellhole for PG&E over gas line. To be hand dug and extend 12" onto Guadalupe St. Contact: John Cogbill (831) 277-4645	SW Corner of Guadalupe & 4th	9/7/2023	Issued

230188	Temp Ench	9/1/2023	Construction of sound panels, green screen planer wall, and concrete poured around transformer pad and screen panels installed at transformer. Contact: Ausonio, Inc. (831) 633-3371	SW Corner of Camino Real & 8th	9/13/2023	Attachment 1 Issued
230000	Temp Ench	4/1/2023	TEST PERMIT	Monte Verde 3 SE of Ocean	4/1/2023	Issued

Total Records: 30

10/5/2023



Tree Permit Report

09/01/2023 - 09/30/2023

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
23279	9/1/2023	Tree	Camino Real 3 SW of 4th	REMOVE: One (1) California Live Oak, 19" DBH.	In Review	
23280	9/1/2023	Tree	Junipero 2 SE of 9th (or 9th 2SW of Torres) - flag lot/purple house	PRUNING: tree trimming on private property	In Review	
23281	9/1/2023	Tree	12th Avenue 2 SW of Carmelo	REMOVE: Two (2) trees, Eucalyptus & Pine; over 30' tall. PRUNE: Eucalyptus and Pine branches overhanging by rooftops. ROOT REMOVAL: Two (2) tall trees; roots deep; Eucalyptus & Pine.	In Review	
23282	9/1/2023	Tree	Between the Chimneys Bldg. & Junipero Professional Bldg., 2 SW of 4th on Junipero #1	CITY PROPERTY: Remove one (1) tree, 15' high, Oak. Located at the 4th parking spot South of 4th Street on Junipero, across from Carmel Police Dept.	Approved	9/7/2023
23283	9/2/2023	Tree	8th Avenue 2 SE Santa Fe	Tree removal and pruning on private property. REMOVE: 1 - Monterey Pine, 94" and 1 - Coast Live Oak, 40".	Approved	9/11/2023
23284	9/5/2023	Tree	Torres 3 NW of 8th Ave.	REMOVE - PRIVATE PROPERTY: One (1) Oak tree. REMOVE - CITY PROPERTY: One (1) double-Oak tree.	In Review	
23285	9/5/2023	Tree	SW Corner Guadalupe Street and First Avenue	REMOVE: One (1) medium Monterey Pine.	Approved	9/20/2023
23286	9/7/2023	Tree	Guadalupe Street 4 NE of 5th Avenue	REMOVE: One (1) large Oak tree on private property.	Conditionally Approved	10/6/2023
23287	9/7/2023	Tree	Dolores 5 NE of Santa Lucia	REMOVE: One (1) Coast Live Oak, #768.	Denied	

23288	9/7/2023	Tree	NW Corner of Lincoln & 8th	REMOVE: Three (3) Monterey Pine trees, #388, #354 & #355.	Conditionally Approved	9/22/2023
23289	9/7/2023	Tree	1st house SW of Jane Power Walkway on Carmelo	REMOVE: One (1) Coast Live Oak, #776.	In Review	
23290	9/8/2023	Tree	Ocean 2 NW of Santa Fe	REMOVE: Two (2) large Acacia on private property.	Approved	9/14/2023
23291	9/8/2023	Tree	NE Corner of Lincoln & 8th	Removal of two dead trees from private property. One (1) unknown species is dead. One (1) Redwood is dead. Remove stumps.	Approved	9/26/2023
23292	9/11/2023	Tree	SE Corner Torres & 5th	Tree Pruning, Private Property: 2 Large pines in the NW corner, 29" and 24" DBH, remove deadwood and clean canopies, remove 4-5 lower limbs to raise canopy.	In Review	
23293	9/12/2023	Tree	Monte Verde 3 SE of 3rd	REMOVE: one (1) Eucalyptus tree on private property. PRUNE: One (1) 18" Pine. (Amended 10/3/23: Remove: one 18" pine and one eucalyptus tree)	Approved	10/3/2023
23294	9/12/2023	Tree	NE Corner of 2nd & Santa Fe	REMOVE: One (1) Monterey Pine on private property.	In Review	
23295	9/13/2023	Tree	SW corner, 8th Avenue, 3 SE of Santa Fe Street	Reconsideration of Tree Removal Application, #23019. One (1) Monterey Pine, approx. 90 ft. high x 45 in. diameter on private property.	Approved	9/29/2023
23296	9/19/2023	Tree	SW Corner of Mountain View & 8th	CITY TREES: Request to have three public trees evaluated and removed/trimmed by the City.	Approved	9/29/2023

23297	9/20/2023	Tree	Junipero Ave 2nd NE of Third, "Comstock Curtain Calls"	Remove dead dying Pine tree.		
23298	9/21/2023	Tree	NE Corner 5th & Carpenter	CITY TREES - REMOVAL & PRUNING: Two (2) Monterey pines. ROOT REMOVAL: Two (2) Monterey Pine tree roots.	Conditionally Approved	10/2/2023
23299	9/26/2023	Tree	Santa Fe 3 SW Mountain View	EVALUATION ONLY. Pine Tree Inspection (& possible removal permit)	In Review	
23300	9/26/2023	Tree w/ Construction	Mission 5 NW of Santa Lucia	CITY TREE: Tree removal of small 9" Oak tree in City Right of Way next to the driveway. PROPOSED: DEVELOPMENT OF A NEW TWO STORY SINGLE FAMILY DWELLING WITH AN ATTACHED ONE-CAR GARAGE.	In Review	
23301	9/27/2023	Tree Evaluation	1 SE Perry Newberry & 5th Ave	CITY TREE: INSPECTION REQUEST	In Review	
23302	9/27/2023	Tree	San Carlos 2 NE of Vista	CITY TREE REMOVAL: One (1) Black Acacia. Justin Ono assessed the tree on 09-15-2023 and told us it needs to come down and that a City crew will do it. THE COBURNS WILL PAY THE CITY FOR THE COST OF TREE REMOVAL.	In Review	
23303	9/27/2023	Tree	SE Casanova & 7th Ave, Carmel by the Sea, CA 93921	Cut dead tree. 1 large Pine tree, leaving the trunk 15-20' high.	Approved	9/28/2023
23304	9/28/2023	Tree	NE Corner of Guadalupe Street and 6th Avenue	CITY TREES: One (1) 27" DBH Monterey Pine tree and two (2) Coast Live Oak, 10" at the base.	In Review	

23305	9/28/2023	Tree	4 SE Crespi Ave., Carmel, CA	Monterey pine tree inspection	In Review	Attachment 1
23306	9/29/2023	Tree	Carpenter 2 NE of 2nd	PRUNING - CITY TREE: Requesting the clearance pruning for electrical house drop.		
23307	9/29/2023	Tree	Camino Real 3 NW of 11th	CITY TREE: Pine - very large. REMOVE LIMB: One (1).	In Review	
23308	9/29/2023	Tree	Torres 6 SW of 8th Ave.	REMOVE: One (1) 30" DBH Monterey Pine on private property.	In Review	
23309	9/29/2023	Tree	Carmelo 4 SE of 13th	CITY TREE - REMOVAL: One (1) Monterey Pine, 36" trunk.	In Review	

Total Records: 31

10/6/2023



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

October 11, 2023
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Evan Kort, Associate Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DS 23-283 (Minelli):** Consideration of a Design Study, DS 23-283 (Minelli), for a 120-square-foot addition to the lower floor of the residence, demolition of the existing garage, and construction of a new 200-square-foot garage located at Santa Fe Street 3 northeast of Mountain View Avenue located in the Single-Family Residential (R-1) District. This approval is substantially similar to the approval granted by the Planning Commission in June 2020 under Resolution 2020-01-PC; however, the approval has since expired as the approval was never vested. APN: 010-045-014-000.

Application: DS 23-283 (Minelli)

APN: 010-045-014

Block: 81

Lot: 18

Location: Santa Fe 3 NE Mountain View

Applicant: Hugo Perez

Property Owner: Giovanni and Marina Minelli

Executive Summary:

The applicant is requesting approval of a Design Study for alterations to a single family residence including demolition and reconstruction of the garage and a 120 square foot addition to the single-family residence. This project is substantially similar to the approval granted by the Planning Commission in June 2020 under Resolution 2020-01-PC; however, the approval has since expired as the approval was never vested. The applicant is requesting the project be re-approved so the entitlement for can be vested.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Design Study, DS 23-283 (Minelli), for a 120-square-foot addition to the lower floor of the residence, demolition of the existing garage, and construction of a new 200-square-foot garage located at Santa Fe Street 3 northeast of Mountain View located in the Single-Family Residential (R-1) District.

Background and Project Description:

The project site is a 4,000 square foot lot located on Santa Fe, 3 NE Mountain View. The existing residence is a 1,735 square foot two-story residence, including a 265 square foot detached garage.

The applicant is proposing a 120 square foot entry addition on the main level, the demolition of the existing detached garage (265 square feet, existing) and construction of a new 200 square foot detached garage, window changes throughout, and site coverage modifications throughout. All work would result in a net increase of 57 square feet of base floor area.

A similar project was approved at the June 10, 2020 Planning Commission (Resolution 2020-001-PC) hearing with Conditions of Approval ([click here for Staff Report](#)). On July 14, 2021, the Planning Commission granted a one-year time extension to the June 10, 2020 approval (Resolution 2021-038-PC). Despite the initial entitlement being valid for one year, and the subsequent time extension being granted, the entitlement was never vested as a building permit was never obtained prior to the expiration of the Design Study Approval. As such, the applicant has returned with a similar project as previously approved and is seeking re-approval of the project.

Since the initial approval (Resolution 2020-001-PC) was referred to the Planning Commission for consideration, staff is processing this application in a similar manner as the Planning Commission was the original approval authority on the project.

Staff Analysis:

As the project is substantially similar to the project that was previously proposed (and there have been no amendments to the Zoning Code, General Plan, or Design Guidelines since the 2020 approval), limited discussion is provided in the staff report regarding the proposed project and primarily addresses changes between the 2020 approval and the plans being considered under this 2023 application (refer to Attachment 3). Changes between the initial approval and the currently proposed project primarily include alterations to site coverage, minor changes to building finishes, and minor changes to window locations. The building form and massing is substantially similar as to the previously approved project.

Site Coverage: One of the most recognizable changes of the project is the change size, configuration, and orientation of the site coverage improvements –primarily around the front deck and stairs at the front elevation. Where previously the existing deck was proposed to be reduced in size and the stairs reconfigured, the existing deck is proposed to maintain the same footprint with the stairway also proposed to be located within the same general location, though changed from a wood staircase to a stone staircase.

The existing site coverage (985 square feet) is non-conforming and is proposed to be reduced as part of the project. Though a reduction in coverage is proposed, the new improvements do not comply with the site coverage limits for a 4,000 square foot site that allows for 396 square feet of site coverage or 556 square feet of coverage if at least 50% of the improvements are permeable or semi-permeable (the front deck was not included on the site coverage calculation for the project; staff estimates the proposed deck is 240 square feet resulting in a net reduction of 294 square feet for the site).

Staff has included Condition of Approval #35 requiring the applicant revise the plans so the site coverage complies with the limits prescribed for the R-1 Zone District prior to building permit issuance. Included in the condition is an allowance for the applicant to utilize the previously approved deck and stairway configuration should that arrangement be better suited to achieve compliance.

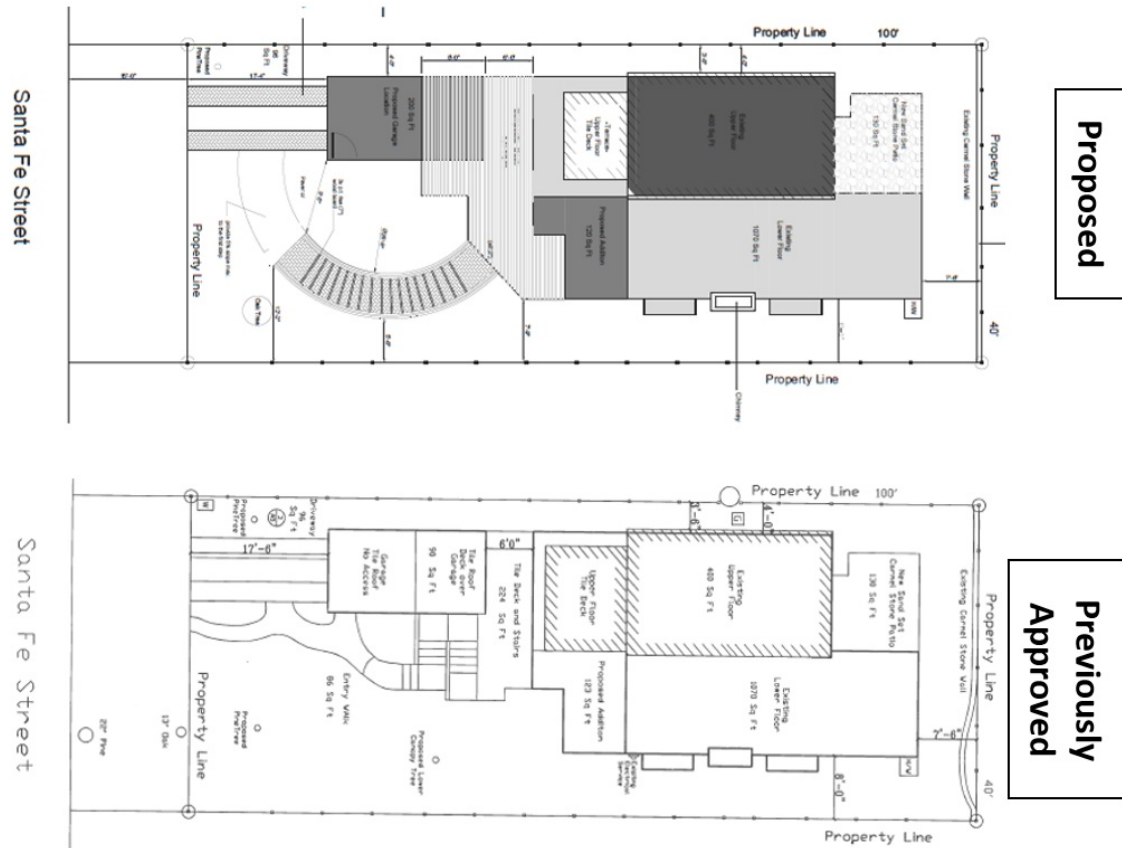


Figure 1. Site Plan Comparison. Proposed vs Previously Approved.

Building Finishes: The proposed structure (including the garage) is proposed to be finished with board and batten siding. The previous approval included the building being finished entirely of stucco (as conditioned; previous plans show combination of stucco and board and batten) with a stone garage.

The building is proposed to be painted *Manchester Tan* by Benjamin Moore with a *White Dove* trim with a composition shingle roof, as was previously approved. Whereas the building had a tile deck in the prior approval, the building is proposed to have a composite deck while maintaining the previously approved glass railing around the deck.

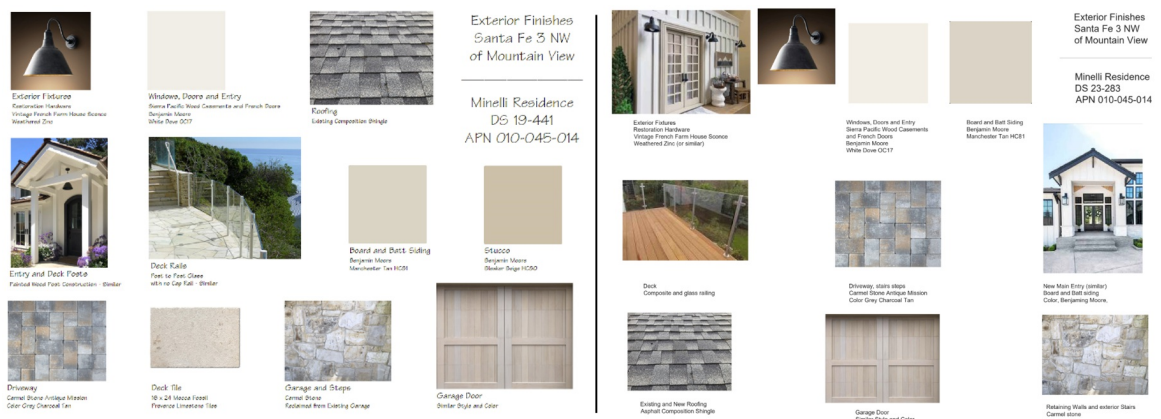


Figure 2. Comparison of Building Finishes. Previously approved (left) vs proposed (right).

Window Modifications: The south elevation and the east elevation are proposed to remain the same configuration as was previously approved under the 2020 approval. The north elevation is proposed to have a few windows than both the existing configuration and the 2020 approval as one window is proposed to be

removed from the second story (the ground floor window openings are proposed to remain). For the west (front elevation) elevation, the applicant is proposing to maintain the existing window and door openings for the existing portion of the structure, whereas, new openings were previously approved. For the portions of the new addition at the front of the building, the applicant is proposing the same design as was previously approved (refer to Attachment 3).

Other Project Components:

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. Examples of this exemption include but are not limited to: Additions to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project consists of a 58 square foot net addition to an existing single-family residence which is approximately 3% of the existing floor area before the addition and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution

Attachment 2 - Project Data Table

Attachment 3 - Site Plan and Elevation Comparison (DS 23-283 vs DS 19-441)

Attachment 4 - Project Plans

Attachment 5 - Materials and Finishes

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

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A DESIGN STUDY, DS 23-283 (MINELLI), FOR A 120-SQUARE-FOOT ADDITION TO THE LOWER FLOOR OF THE RESIDENCE, DEMOLITION OF THE EXISTING GARAGE, AND CONSTRUCTION OF A NEW 200-SQUARE-FOOT GARAGE LOCATED AT SANTA FE STREET 3 NORTHEAST OF MOUNTAIN VIEW LOCATED IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APN: 010-175-016

WHEREAS, on September 11, 2023, Hugo Perez ("Applicant") submitted an application on behalf of Giovanni and Marina Minelli ("Owner(s)") requesting approval of Design Study application DS 23-283 (Minelli) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Santa Fe Street 3 northeast Mountain View Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is proposing a 120 square foot entry addition on the main level, the demolition of the existing detached garage (265 square feet, existing) and construction of a new 200 square foot detached garage, window changes throughout, and site coverage modifications throughout; and

WHEREAS, on June 10, 2020, the Planning Commission held a duly noticed public hearing for a substantially similar project to the subject application (DS 23-283) and adopted Resolution 2020-001-PC approving the project with Conditions of Approval; and

WHEREAS, prior to the expiration of the June 2020 approval, the property owner requested an extension of the approval which was granted by the Planning Commission at the July 14, 2021 hearing (Resolution 2021-038-PC); and

WHEREAS, following approval of the time extension, no action was taken on the project and the approval of the entitlement expired consistent with CMC 17.52.170; and

WHEREAS, the applicant has submitted an application substantially similar application to the 2020 approval (Resolution 2020-001-PC) in an effort to re-entitle the project; and

WHEREAS, the project has been referred to the Planning Commission in accordance with CMC 17.52.030.L, as the prior approval for a substantially similar scope of work at the same site was approved by the Planning Commission; and

WHEREAS, a Coastal Development Permit is not required in accordance with CMC 17.52.100 (Development Excluded from Coastal Permit Requirements); and

WHEREAS, on September 29, 2023, notice of the October 11, 2023 public hearing was published in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on October 11, 2023, the Planning Commission held a duly noticed 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 final design of the project; and

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

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

WHEREAS, the 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 the review of certain projects for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

NOW THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-by-the-Sea does hereby make the following findings and determinations regarding the Design Study:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL (CMC 17.64.80 and LUP Policy P1-45)		
For each of the required design study findings listed below, staff has indicated whether the submitted plans support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Finding	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	

4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well integrated throughout the building and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a Design Study, DS 23-283 (Minelli), for a 120-square-foot addition to the lower floor of the residence, demolition of the existing garage, and construction of a new 200-square-foot garage located at Santa Fe Street 3 northeast of Mountain View located in the Single-Family Residential (R-1) District, APN: 010-045-014, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study (DS 23-283) authorizes a 120-square-foot addition to the lower floor of the residence, demolition of the existing garage, and construction of a new 200-square-foot garage located at Santa Fe Street 3 northeast of Mountain View in the Single Family Residential (R-1) Zoning District as depicted in the plans prepared by Hugo Perez as

	approved by City of Carmel-by-the-Sea Planning Commission on October 11, 2023 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 affected 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.
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: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 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 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. 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. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
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 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.
15.	Unclad Wood Frame Windows. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved unclad wood windows in the construction drawings. Windows that have been approved with divided lights shall appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
16.	Asphalt Shingle Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved asphalt shingle roofing. The material shall convey color and texture similar to that of wood shingles.
17.	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.
18.	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.
19.	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.
20.	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.
21.	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.

22.	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)
23.	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	
24.	Landscape Plan Required. If new landscaping is proposed, prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. 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.
25.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan or site 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. Tree planning shall be in accordance with tree removal permit TR 19-186. Replanting requirement per TR 19-186: 2 upper canopy trees and 1 lower canopy tree.
26.	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.
27.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil

	line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
28.	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	
29.	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.
30.	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.
31.	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.
32.	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	

33.	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.
34.	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.
35.	Non-Conforming Site Coverage. Prior to building permit issuance, the applicant shall work with staff to revise the site coverage to comply with the coverage limits for the R-1 Zone District. The site coverage shall be modified to comply with the provisions of CMC 17.10.030.C.2, and CMC 17.36.040, as applicable. The applicant may utilize the previously approved deck and stairway configuration (refer to DS 19-441) or a substantially similar configuration if determined necessary to achieve compliance with the coverage limitations.

Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

Once signed, please email to ekort@ci.carmel.ca.us

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-
THE-SEA this 11th day of October, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

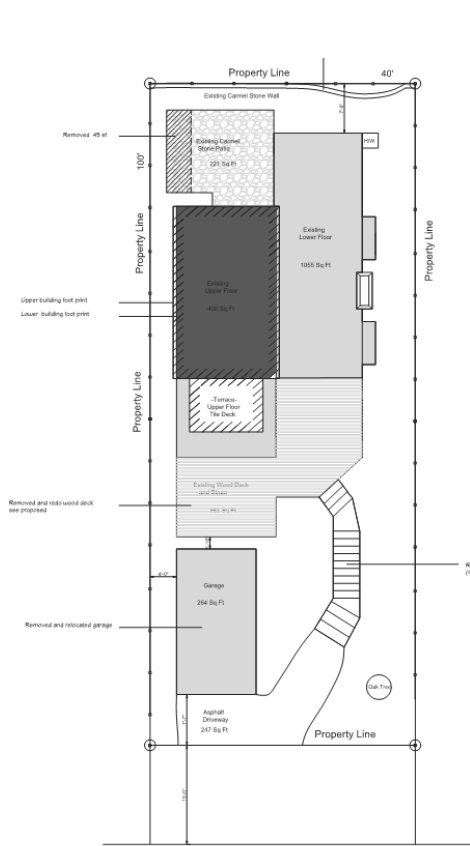
Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 4,000 SQUARE-FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	1,735 SF	1,793 SF
Site Coverage	396 SF/556 SF	985 SF*	691 SF*
Trees (Upper/Lower)	3/1	0/2	2/1
Ridge Height (1 st /2 nd)	18'/24'	15'8"/23'11"	15'8"/23'11"
Plate Height (1 st /2 nd)	12'/18'	11'3"/18'6"	11'3"/18'6"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	7'7"	17'6"
Composite Side Yard	10' (25%)	10'	10'
Minimum Side Yard	3'	3'6"	3'6"
Rear	15'/3'**	7'2"	7'2"**

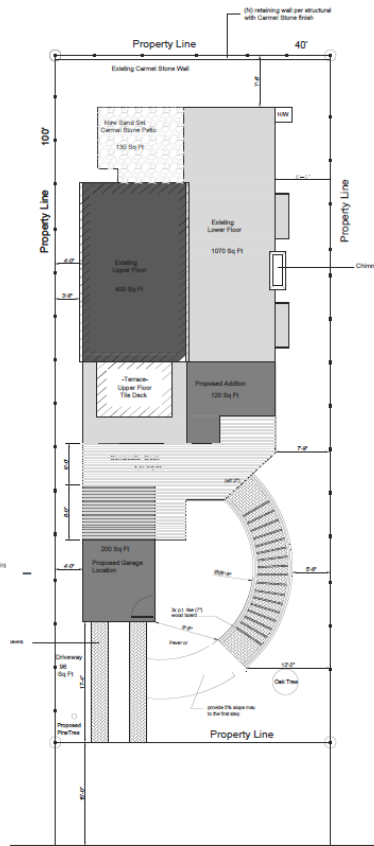
* See Condition of Approval #35.

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



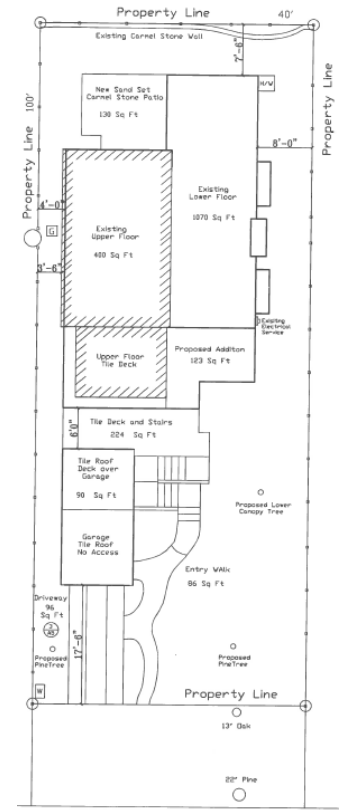
Santa Fe Street

Existing



Santa Fe Street

Proposed



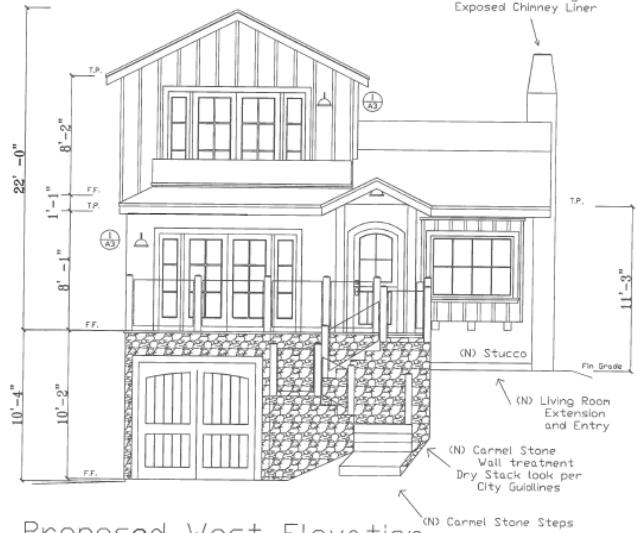
Santa Fe Street

Previously
Approved

(N) Stucco to Cover Existing Exposed Chimney Liner



Proposed



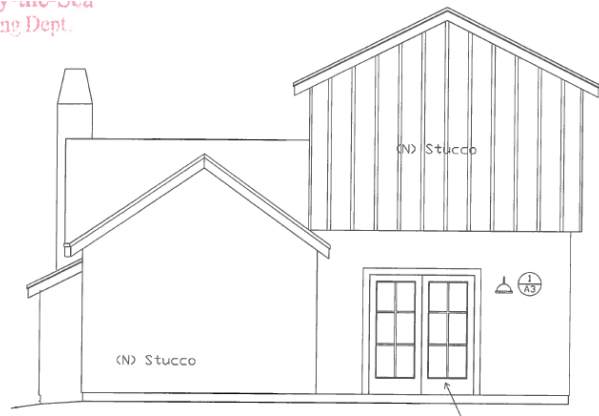
Proposed West Elevation

Previously
Approved

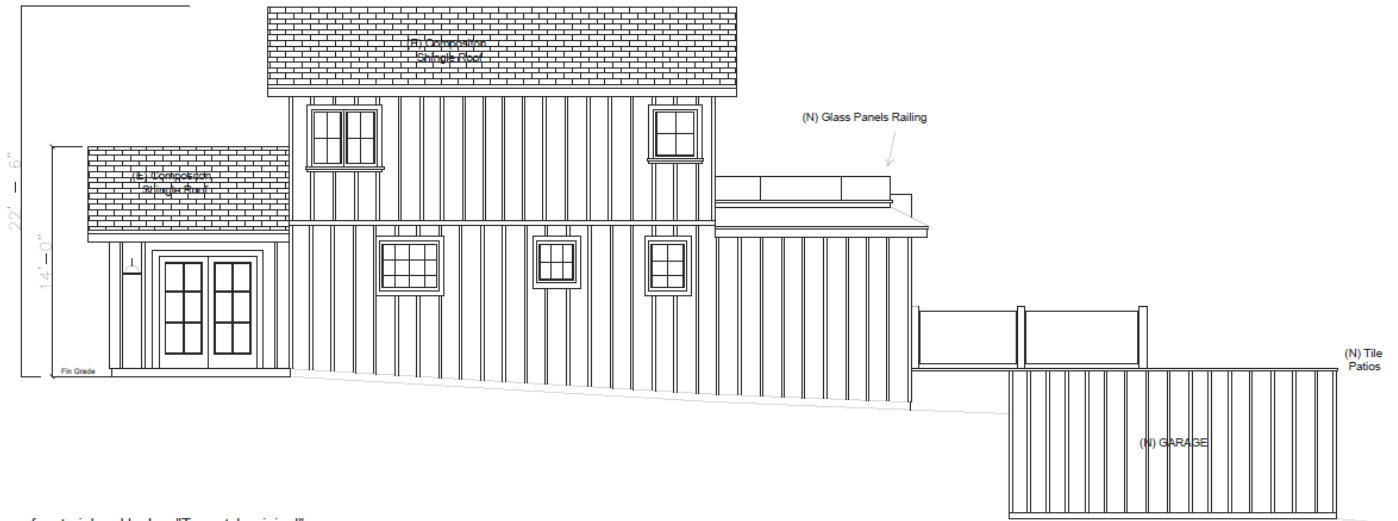


Proposed

City of Los Angeles
Building Dept.



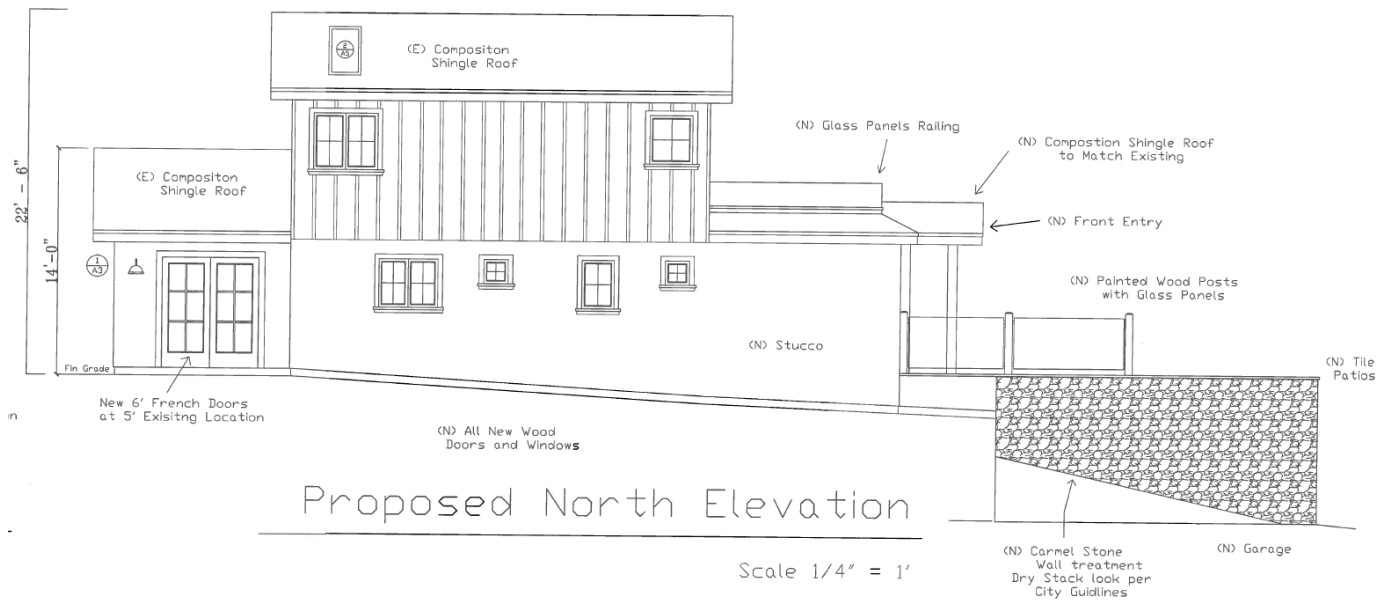
Previously
Approved



me type of material and looks. "To match original"

2- Proposed North Elevation

Proposed



Proposed North Elevation

Scale 1/4" = 1'

Previously
Approved

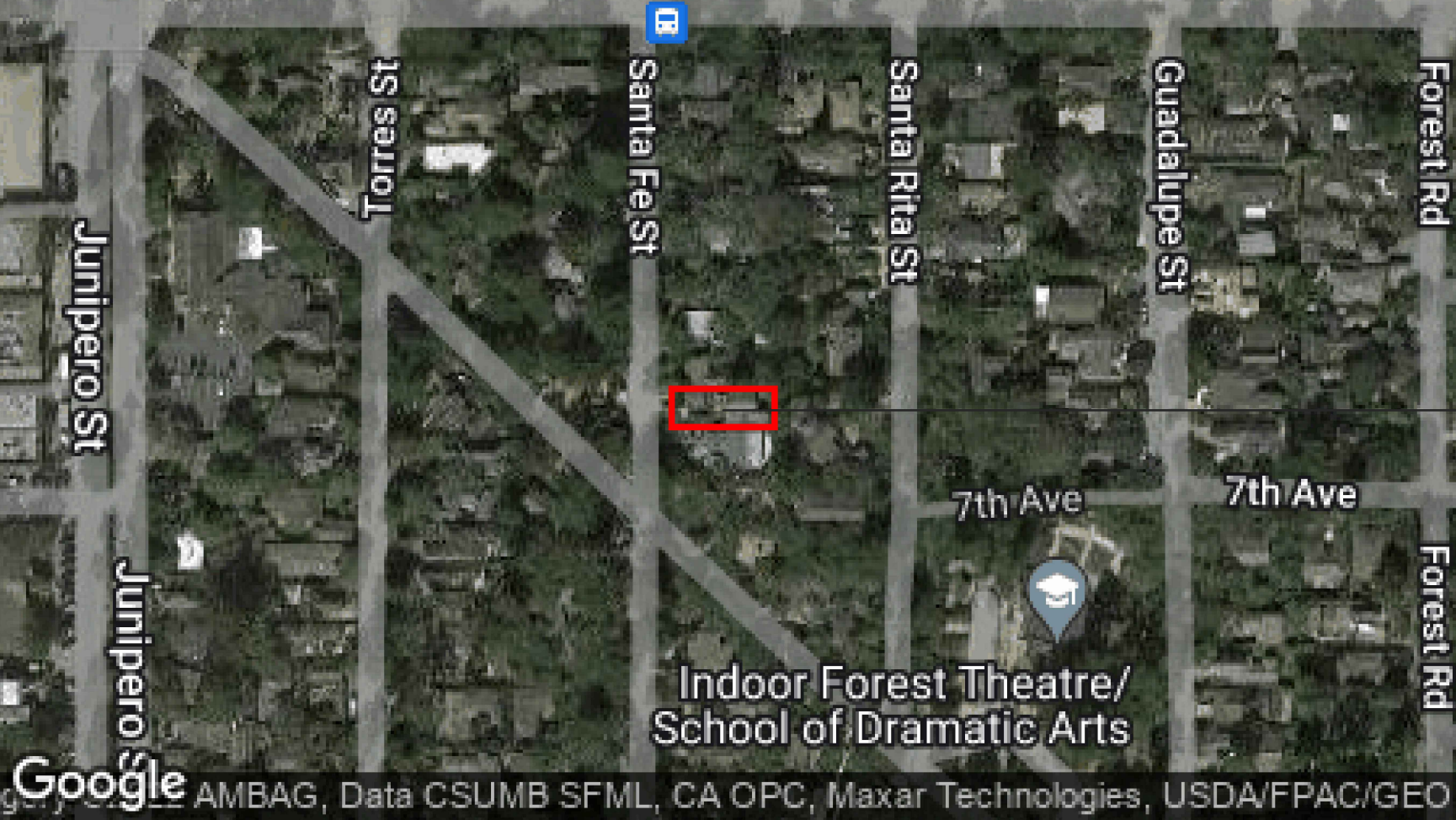


(E) Composition
Shingle Roof

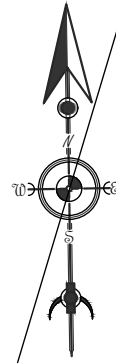


Previously
Approved

Previously
Approved



SITE PROJECT



MINELLI RESIDENCE

SANTA FE 3 NE MOUNTAIN VIEW
CARMEL, CA 93921

APN 010-045-014

-DS19-441-

BLOCK: 81

LOT:18



CUSTOM
ADDITIONS
&
INTERIORS

Hugo Perez

26362 Carmel Rancho Lane, suite 211
Carmel By-The-Sea, CA 93923
Tel (831) 262-8120

Email: hugopcastro@gmail.com

REVISIONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	

A.P.N.010-045-014

SANTA FE 3 NE OF MOUNTAIN VIEW
CARMEL, CA 93921

TITLE SHEET

SHEET TITLE

PERMIT No
JOB No
DATE: 9/06/2023
SCALE: AS SHOWN

A1.0

Attachment 4

Lot Size	4000 Sq Ft
<u>Existing Site Coverage</u>	
Asphalt Driveway	247 Sq Ft
Wood Decks and Stairs	491 Sq Ft
Stone Patios	221 Sq Ft
Walls	26 Sq Ft
Existing Site Coverage	985 Sq Ft
<u>Proposed Site Coverage</u>	
Driveway (Perm)	96 Sq Ft
Walkways (Perm)	86 Sq Ft
Tile Patios and Steps (Non)	224 Sq Ft
Carmel Stone Patios (Perm)	128 Sq Ft
Walls (Non)	26 Sq Ft
Stair Walls (Non)	37 Sq Ft
Proposed Site Coverage	597 Sq Ft
<u>Permeable Site Coverage</u>	
Permeable Site Coverage	310 Sq Ft
Non Permeable Site Coverage	287 Sq Ft
<u>Existing Floor Area</u>	
Lower Floor	1070 Sq Ft
Upper Floor	400 Sq Ft
Garage	265 Sq Ft
Existing Floor Area	1735 Sq Ft
<u>Proposed Floor Area</u>	
Lower Floor	1070 Sq Ft
Proposed Addition	120 Sq Ft
Upper Floor	400 Sq Ft
Garage	200 Sq Ft
Proposed Floor Area	1793 Sq Ft
Increase in floor area	58 Sq Ft
<u>Proposed remodel Floor Area</u>	
Kitchen	130 Sq Ft
Laundry	18 Sq Ft
Master -1	33 Sq Ft
Master Bath-1	59 Sq Ft
Bath	46 Sq Ft
Master Bath-2	88 Sq Ft
Total Proposed remodel Area	374 Sq Ft.
<u>Existing Building Lot coverage</u>	
Existing Building Lot coverage	33%
Proposed building Lot coverage	34%

<u>Project Information</u>	
APN 010-045-014	
Block 81	Lot 18
Zoning	R-1
Fire Sprinkler System	No
<u>Project Address</u>	
Santa FE 3 NE Mountain View Carmel, CA 93923	
<u>Owners</u>	
Tiziano and Marina Minelli	

<u>Existing Exterior Linear Wall Length Modification</u>	
Lower Floor:	
Existing Exterior linear wall	154'2"
Upper Floor:	
Existing Exterior linear wall	84'2"
Total Existing Exterior linear wall	238'4"

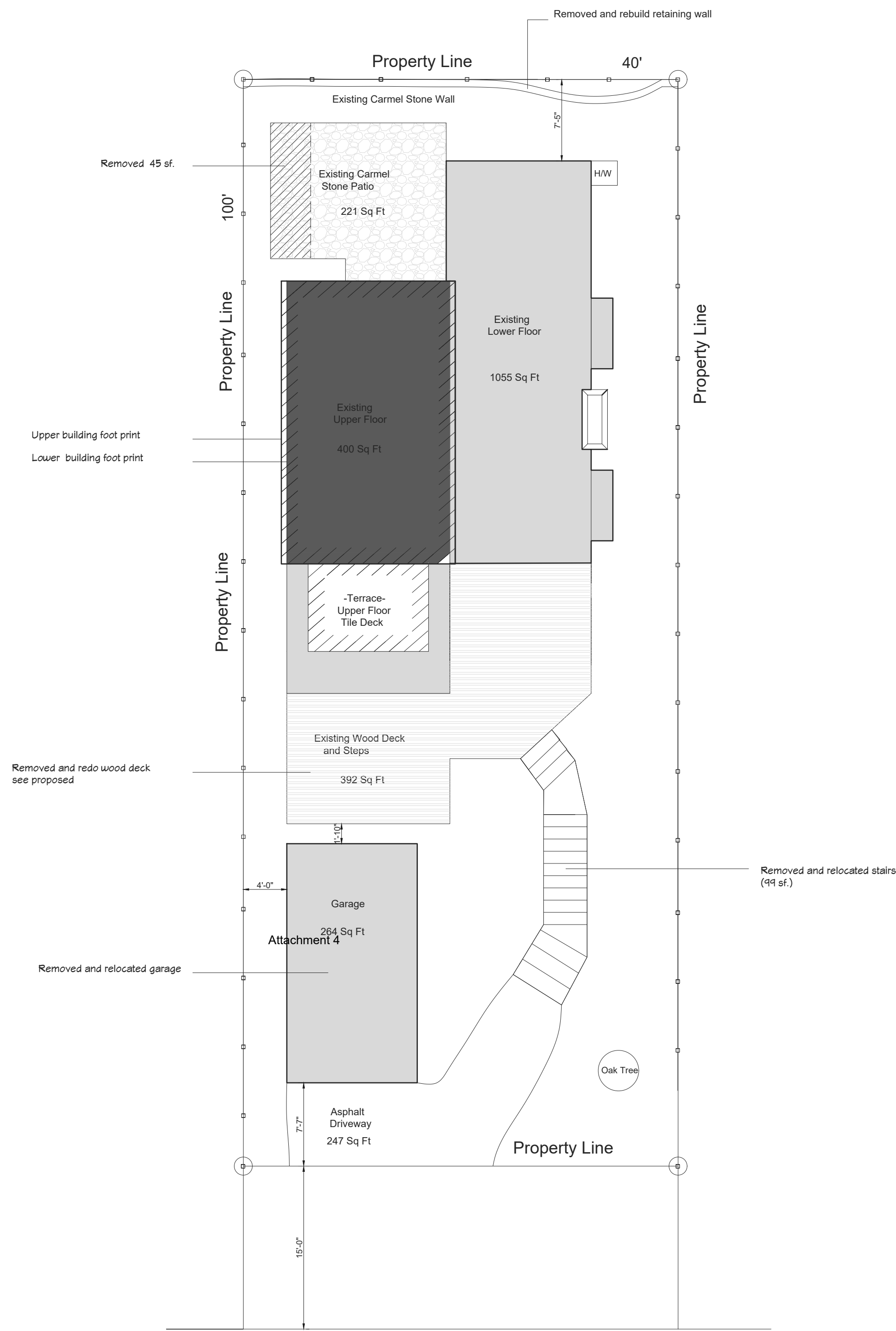
<u>Proposed Exterior Linear Wall Length Modification</u>	
Lower Floor:	
Existing Exterior linear wall	13'0"
Upper Floor:	
Exterior linear wall	NONE

<u>Proposed Exterior Linear Wall Length Percentage Modification</u>	
5 Percent of exterior linear wall modification	

- Scope of Work
- a) Add New Front Entry and Extend Existing living room (120 s.f.)
 - b) Demo Existing Garage (264 s.f.), Relocate and Build New Garage (200 s.f.)
 - c) New Kitchen Cabinetry, Appliances, Counter Surfaces and Flooring.
 - d) Remodel all Existing Baths; new fixtures, new plumbing, electrical, flooring, countertops
 - e) Replaced all existing Windows and Doors; same wood material and type as original
 - f) Replaced Wood Decking board and installed composite type or eq. (Sedona TruOrganics Composite, Code: 7502004300)
 - g) Removed and redo, redesign stairs
 - h) New Cobble Stone Walkways and Driveway
 - i) Rebuild Rear Carmel Stone Wall along the east side (40ft. long retaining wall)
 - j) Redo, reduce permeable rear Carmel Stone Patio (From 231 s.f. to 130 s.f.)
 - k) Redo Terrace floor tile and replaced wood railing for glass tempered type.
 - l) Relocated laundry room under the stairs case
 - m) Removed and redo rear retaining wall along the property line (60ft. linear)

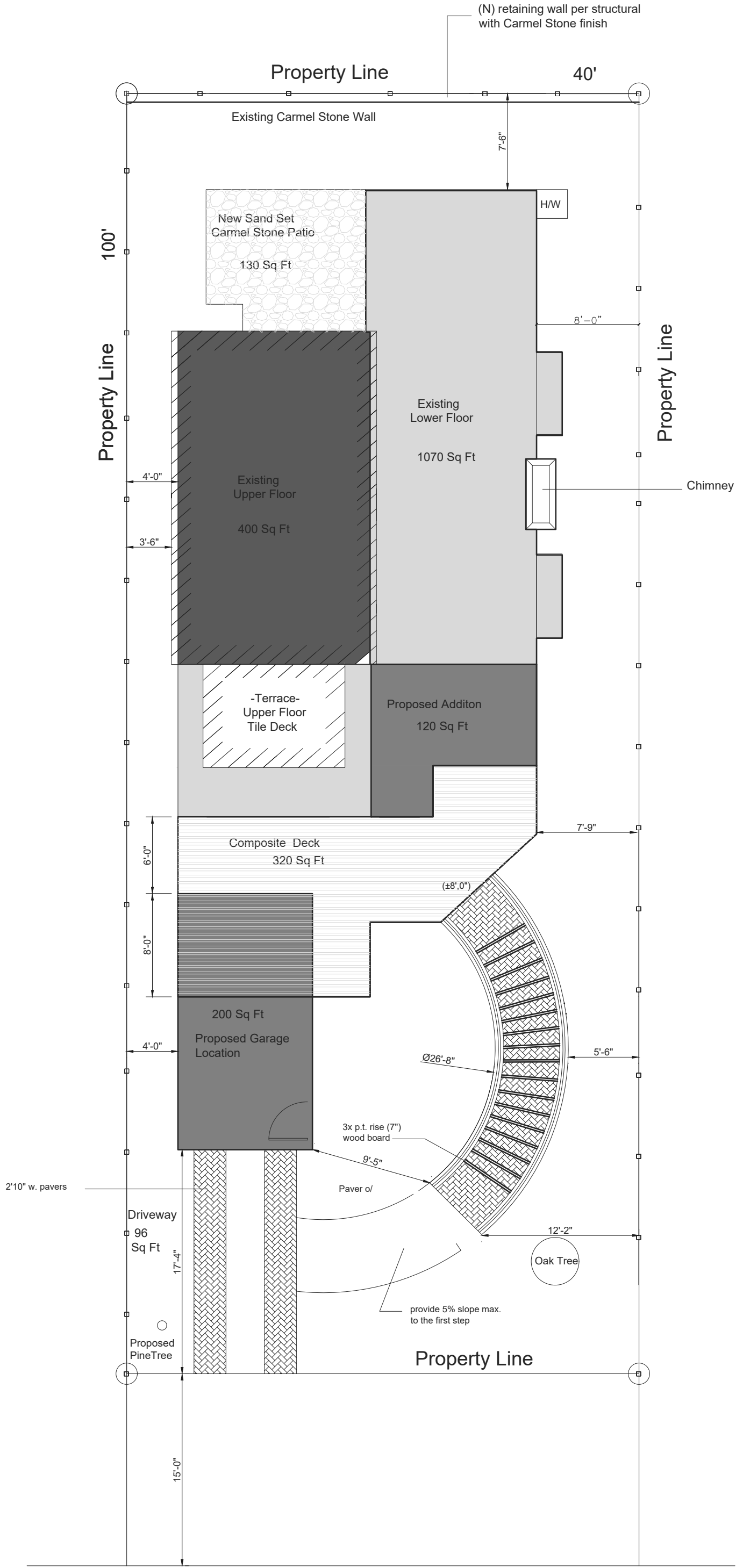
<u>SHEET INDEX</u>	
TITLE SHEET	A1.0
AS BUILT AND PROPOSED SITE PLAN	A1.1
AS-BUILT- FLOOR PLAN	A1.2
AS BUILT ROOF PLAN	A1.3
AS BUILT ELEVATIONS	A1.4
DEMOLITION PLAN	A1.5
PROPOSED FLOOR PLAN	A1.6
KITCHEN AND BATHROOM LAYOUT	A1.7
PROPOSED ROOF PLAN	A1.8
PROPOSED ELEVATIONS	A1.9
SPEC SHEET MATERIALS	SP.0

Note: This project is not within the WUI area



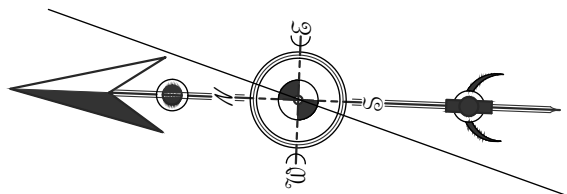
Santa Fe Street

Existing Site Plan



Santa Fe Street

Proposed Site Plan



CUSTOM
ADDITIONS
&
INTERIORS

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REVISIONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	

A.P.N.010-045-014

SANTA FE 3 NE OF MOUNTAIN VIEW
CARMEL, CA 93921
AS BUILT AND PROPOSED SITE PLAN

SHEET TITLE:

PERMIT No	
JOB No	
DATE:	9/06/2023
SCALE:	AS SHOWN

A1.1

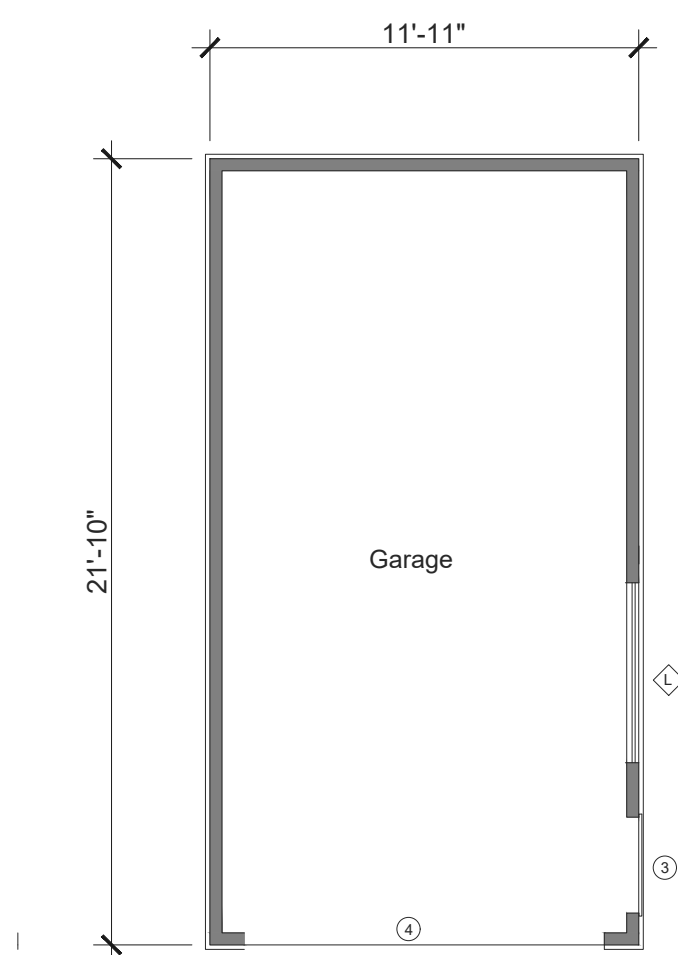
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AS BUILT AND PROPOSED SITE PLAN



SCALE: 1"=8'-0"

"VERIFY DIMENSIONS AND CONDITIONS ON FIELD"



1- As built Garage Floor Plan



2- As built Upper Level Floor Plan



3- As built Lower Level Floor Plan

Wall Legend

Existing Walls	—
Existing Wall	—
-Non full wall-	—

(E) Window Schedule

①	Width	Height	Type	Quantity	Material	Glazing	Notes
①	2'-0"	3'-0"	Casement	1	Wood	Tempered	
②	2'-8"	3'-0"	Casement	1	Wood	Tempered	
③	5'-0"	4'-0"	Casement	2	Wood	Tempered	
④	5'-0"	3'-4"	Casement	1	Wood		
⑤	3'-8"	3'-0"	Double Casement	1	Wood		
⑥	1'-8"	1'-8"	Casement	1	Wood	Tempered	
⑦	2'-0"	3'-0"	Casement	2	Wood		
⑧	4'-0"	3'-8"	Double Casement	1	Wood	Tempered	Over Tub
⑨	2'-8"	3'-0"	Casement	1	Wood		
⑩	2'-8"	3'-6"	Casement	1	Wood	Tempered	
⑪	2'-4"	1'-8"	Fixed	3	Wood		
⑫	5'-0"	3'-0"	Fixed	1	Wood		

(E) Door Schedule

①	Width	Height	Type	Quantity	Material	Glazing	Notes
①	6'-0"	6'-8"	French Door	3	Wood	Tempered	Meets Egress
②	6'-0"	6'-8"	French Door	2	Wood	Tempered	Meets Egress
③	2'-8"	6'-8"	Exterior Door	1	Wood	Tempered	
④	8'-0"	7'-8"	Garage Door	1	Wood		

Note: "All existing doors and windows to be replaced. New doors and windows to be the same type and materials as existing.

"VERIFY DIMENSIONS AND CONDITIONS ON FIELD"

1

AS BUILT FLOOR PLAN

1'5'10'

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

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	DESCRIPTIONS	DATE
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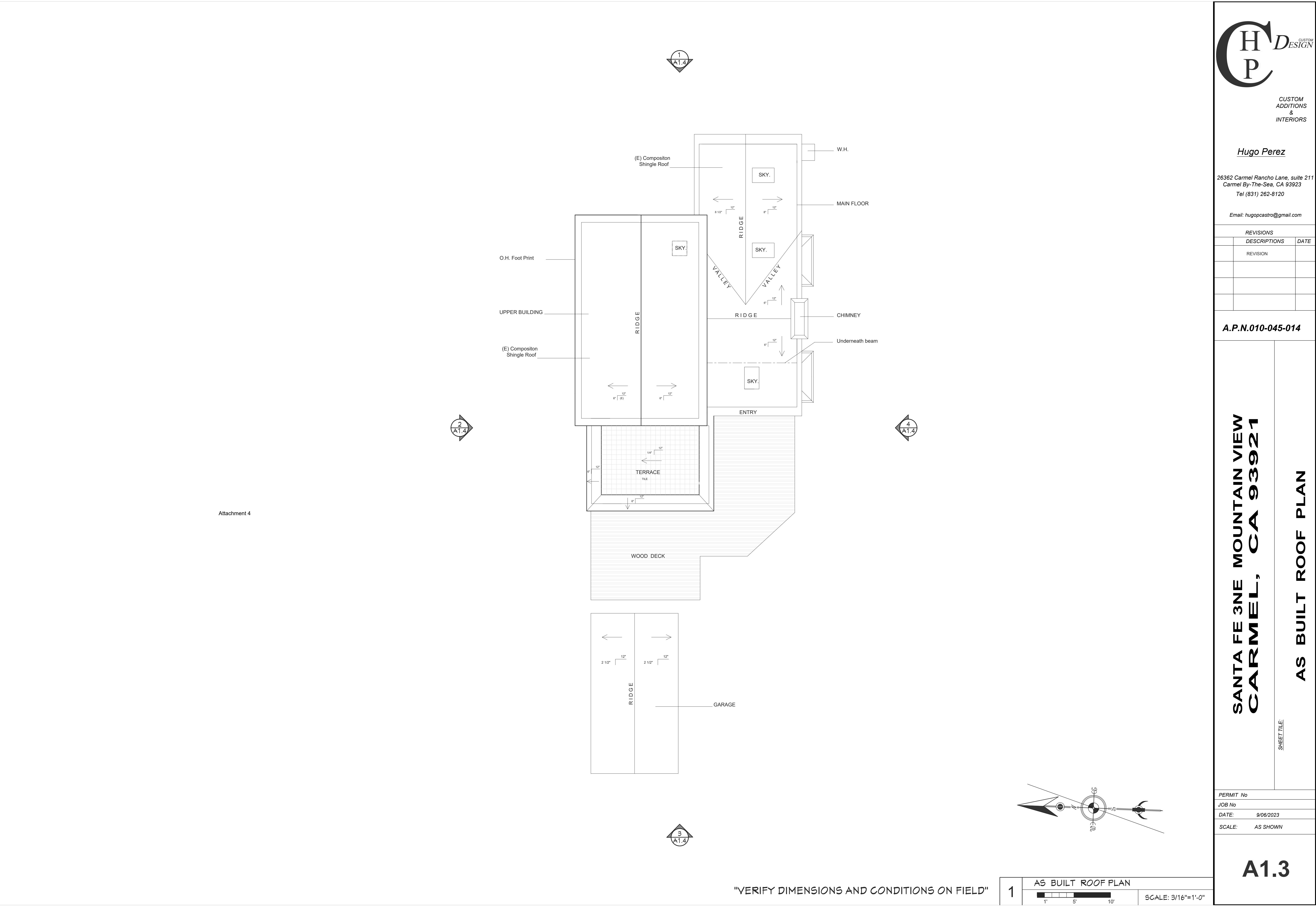
SANTA FE 3NE MOUNTAIN VIEW
CARMEL, CA 93921

AS BUILT FLOOR PLAN

SHEET TITLE:

PERMIT No	
JOB No	
DATE:	9/06/2023
SCALE:	AS SHOWN

A1.2



CUSTOM
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	DESCRIPTIONS	DATE
	REVISION	

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**SANTA FE 3NE MOUNTAIN VIEW
CARMEL, CA 93921**

AS BUILT ROOF PLAN

SHEET TITLE:

PERMIT No

JOB No

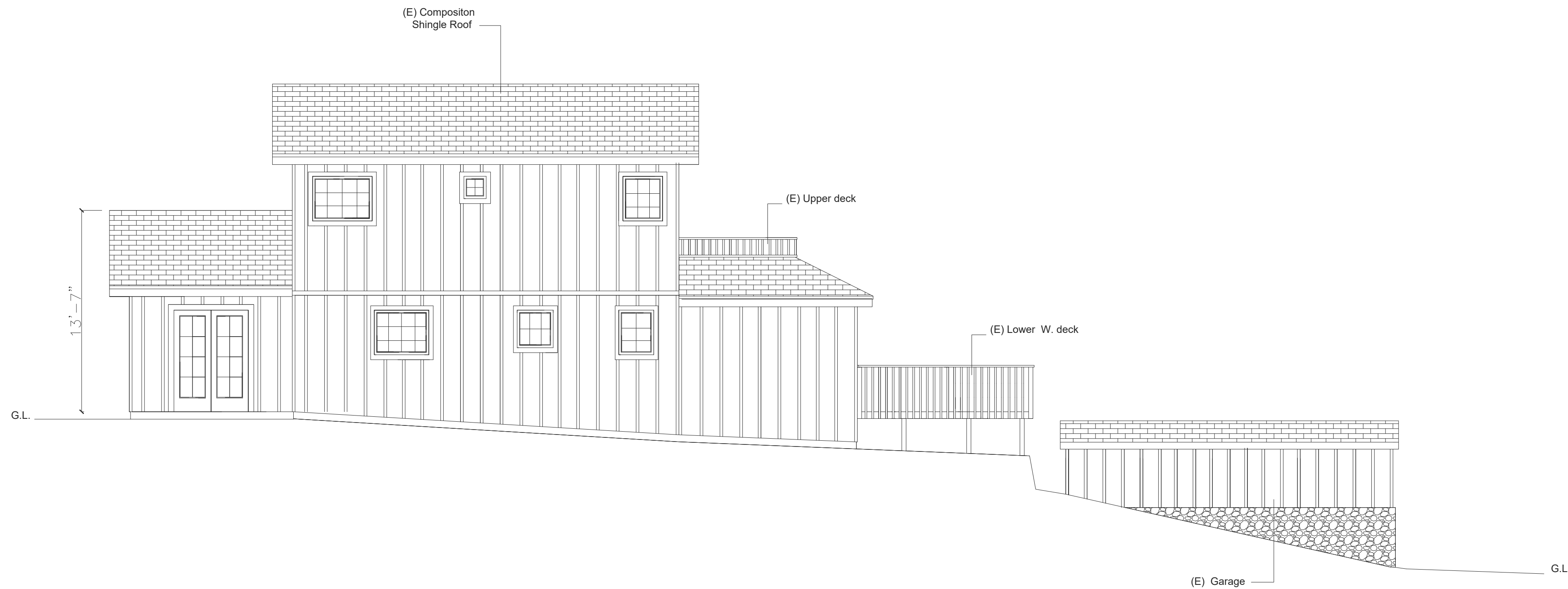
DATE: 9/06/2023

SCALE: AS SHOWN

A1.3

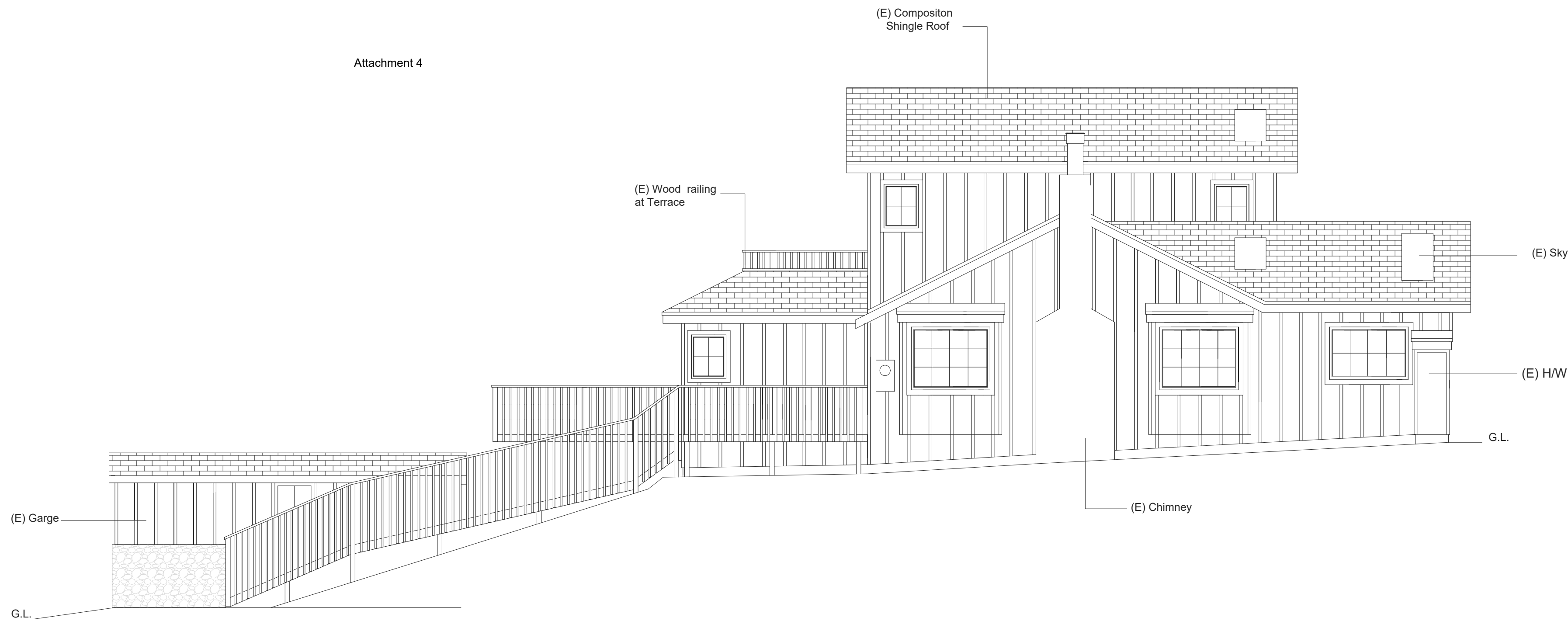


1- Existing East Elevation



2- Existing North Elevation

Materials:
Roof: Asphalt shingles
Ext. Walls: Batten Board



4-Existing South Elevation



3-Existing West Elevation



CUSTOM
ADDITIONS
&
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REVISIONS		
REVISION	DESCRIPTIONS	DATE

A.P.N.010-045-014

**SANTA FE 3NE MOUNTAIN VIEW
CARMEL, CA 93921**

AS BUILT ELEVATIONS

SHEET TITLE:

PERMIT No

JOB No

DATE: 9/06/2023

SCALE: AS SHOWN

A1.4

"VERIFY DIMENSIONS AND CONDITIONS ON FIELD"

1	AS BUILT MAIN ELEVATIONS
1' 5' 10'	SCALE: 3/16"=1'-0"

NOTES:

- A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT.
B. 5 SQ. FT. FOR GRADE-FLOOR OPENINGS (R310.2.1).
C. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.2.1).
D. MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.1.3).
E. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR (R310.2.2).
F. ALL NEW CARPETS SYSTEM INSTALLATION SHOULD MEET TESTING PRODUCT REQUIREMENTS BY 2019 CALIFORNIA GREEN BUILDING STANDARDS.
G. ALL NEW CARPET CUSHIONS AND ADHESIVE PER 2019 CALIFORNIA GREEN BUILDING STANDARDS.
H. ALL NEW HARDWOOD FLOORING TO COMPLY WITH 2019 CALIFORNIA GREEN BUILDING CODE 4.504.4 AND TABLE 4.504.5.
I. ALL NEW MATERIALS APPLY TO THIS PROJECT SHOULD PROVIDE DOCUMENTATION PER 2019 CALIFORNIA GREEN STANDARDS.
J. NEW CONCRETE SLAB TO CONFORM WITH 2019 CALIFORNIA GREEN CODE 4.505.2
K. BATHROOMS TO COMPLY WITH 2019 CALIFORNIA GREEN CODE SEC 4.505.3
L. WATER CLOSETS SHALL NOT EXCEED 1.28 GAL. PER FLASH PER SEC. R4.303.1.1
M. SINGLE SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF NOT MORE THAN 1.8 GPM AT 80 PSI. PER 2019 CPC. SEC. 408.2
N. ALL FAUCETS MAXIMUM FLOW RATE SHALL NOT EXCEED 1.2 GAL. PER MINUTE AT 60 PSI. 2019 CPC SECTION 407.2.2
O. KITCHEN FAUCETS MAXIMUM FLOW RATE SHALL NOT EXCEED OF 1.2 GAL. PER MINUTE AT 60 PSI. PER 2019 CPC SEC. 407.2.2
P. ALL PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH 2019 CALIFORNIA PLUMBING CODE AND SECTION 4.303.1, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCE IN TABLE 1401.1 OF THE 2019 CALIFORNIA PLUMBING CODE
Q. ALL FINISH MATERIALS POLLUTANT CONTROL SHALL COMPLY WITH SEC. R4.504
R. PRODUCT VERIFICATION SHALL COMPLIANCE WITH SEC. R4.504.2.4
S. INSTALL STANDPIPE SYSTEM AT LAUNDRY PER 2019 CPC.
T. WATER HEATER TO BE ON A +18" MIN. PLATFORM ABOVE FLOOR LEVEL.
U. STRAP THE WATER HEATER AT POINTS WITHIN THE UPPER LEVEL, } AND LOWER } OF ITS VERTICAL DIMENSION. LOWER POINT SHALL BE MIN. 4" ABOVE CONTROLS PER SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS
V. WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (1778 MM) ABOVE THE DRAIN INLET. CRC 2019.

1. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (1778 MM) ABOVE THE DRAIN INLET. CRC 2019

2. GYPSUM BOARD IN SHOWERS AND WATER CLOSETS BASE FOR TILE. GLASS MAT WATER-RESISTANT GYPSUM BACKING PANELS, DISCRETE NONASBESTOS FIBER-CEMENT INTERIOR SUBSTRATE SHEETS OR NONASBESTOS FIBER-MAT REINFORCED CEMENT SUBSTRATE SHEETS IN COMPLIANCE WITH ASTM C 1178, C 1268 OR C 1205, SEC. 2509.2 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840 AND MANUFACTURER RECOMMENDATIONS. REGULAR GYPSUM WALL BOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C 840.

LIGHT, VENTILATION AND HEATING

Habitable rooms. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum open able area to the outdoors shall be 4 percent of the floor area being ventilated.

Exceptions:

1. The glazed areas need not be operable where the opening is not required by Section R310 and a whole-house mechanical ventilation system is installed in accordance with the California Mechanical Code.

2. The glazed areas need not be installed in rooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.

3. The windows, doors, louvers and other approved closable openings not required by Section R310 may open into a passive solar energy collector for

Garage Demolition Plan

Attachment 4

Wall Legend

Existing Walls
Removed Walls

Window and Door Schedule

Width	Height	Type	Quantity	Material	Glazing	Notes
41"	31"	Fixed	1	Wood		
50"	41"	Casement	1	Wood		
50"	41"	Casement	2	Wood	Tempered	
50"	34"	Casement	1	Wood		
38"	30"	Double Casement	1	Wood		
18"	18"	Casement	1	Wood	Tempered	
20"	30"	Casement	2	Wood		
41"	31"	Double Casement	1	Wood	Tempered	Over Tub
28"	30"	Casement	1	Wood		
28"	31"	Casement	1	Wood	Tempered	
24"	18"	Fixed	3	Wood		
50"	30"	Fixed	1	Wood		

Window and Door Schedule

Width	Height	Type	Quantity	Material	Glazing	Notes
30"	7'-0"	Entry Door	1	Wood	Tempered	
60"	6'6"	French Door	2	Wood	Tempered	Meets Egress
18"	6'6"	Side Lights	4	Wood	Tempered	
60"	6'6"	French Door	2	Wood	Tempered	Meets Egress
28"	6'6"	Exterior Door	1	Wood	Tempered	
80"	7'6"	Garage Door	1	Wood		

Tub compartment to be removed and replaced with new one -see proposed floor-

Shower compartment to be removed

W.C. to be remain

removed and relocated Garage per proposed site plan

Removed wood railing and placed with glass type railing

Tile to be replaced

Upper Level Floor Demolition Plan

Lower Level Demolition Floor Plan

"VERIFY DIMENSIONS AND CONDITIONS ON FIELD"

1

DEMOLITION PLAN

1' 5' 10'

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

CHP

CUSTOM DESIGN

CUSTOM ADDITIONS & INTERIORS

Hugo Perez

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Carmel By-The-Sea, CA 93923
Tel (831) 262-8120

Email: hugopcastro@gmail.com

REVISIONS		
DESCRIPTIONS	DATE	
REVISION		

A.P.N.010-045-014

SANTA FE 3NE MOUNTAIN VIEW
CARMEL, CA 93921

DEMOLITION PLAN

SHEET TITLE:

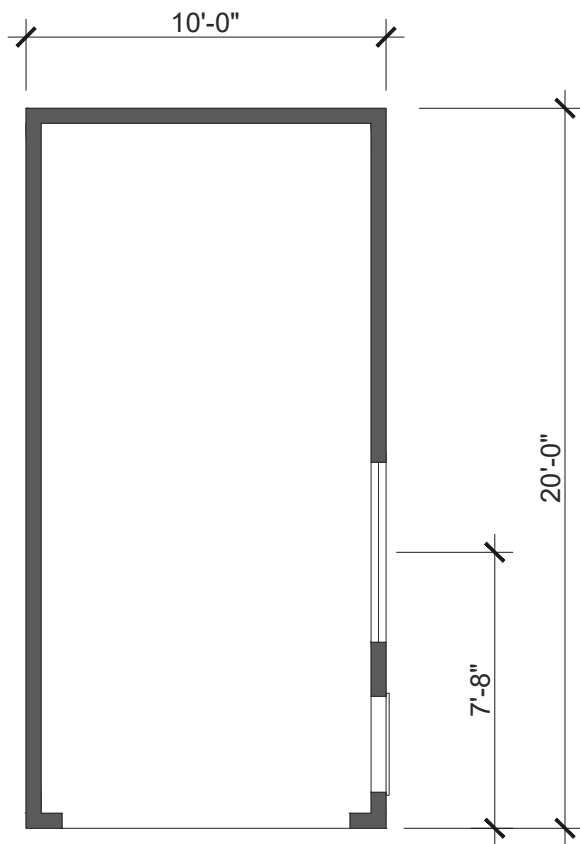
PERMIT No

JOB No

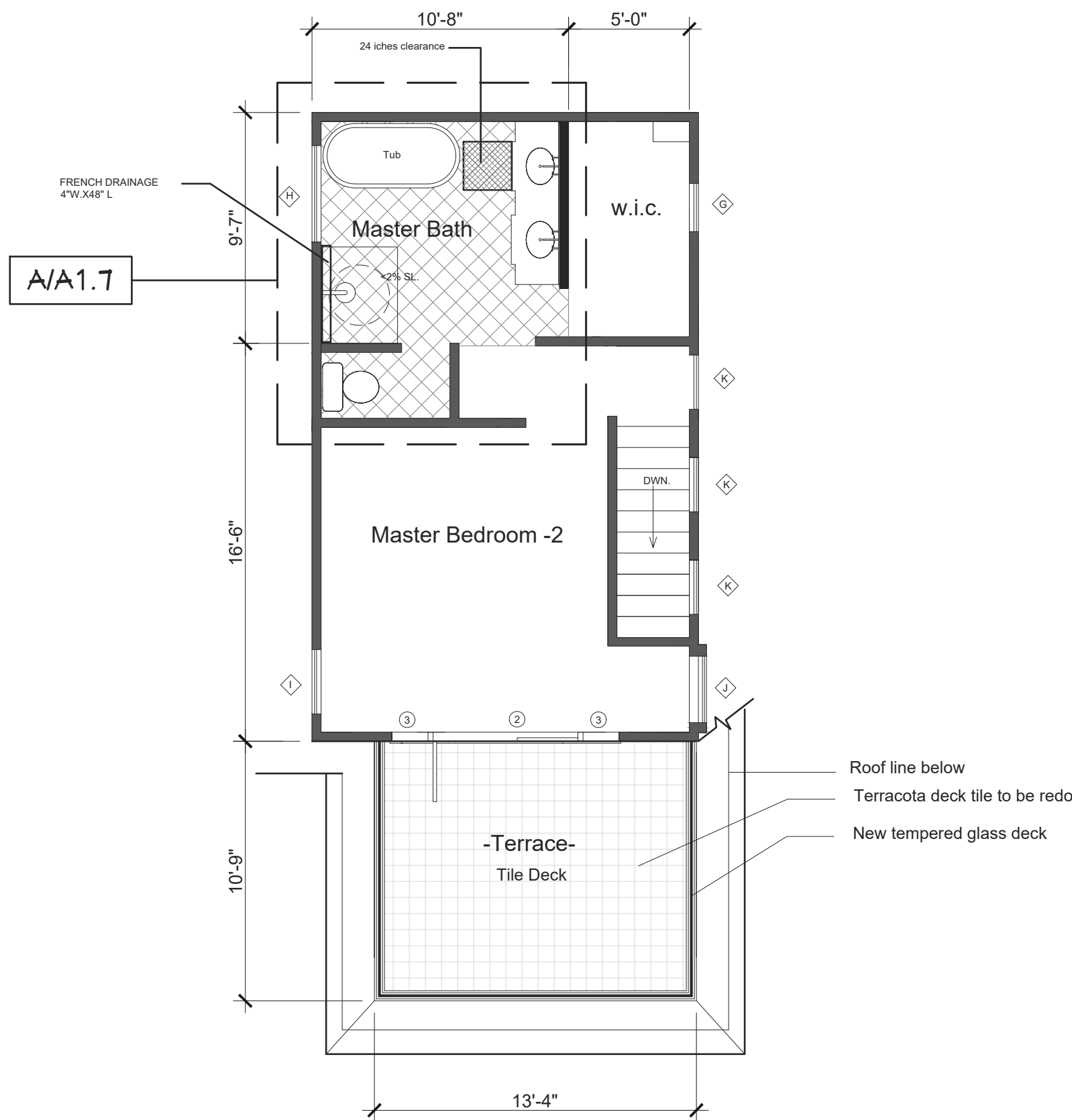
DATE: 9/06/2023

SCALE: AS SHOWN

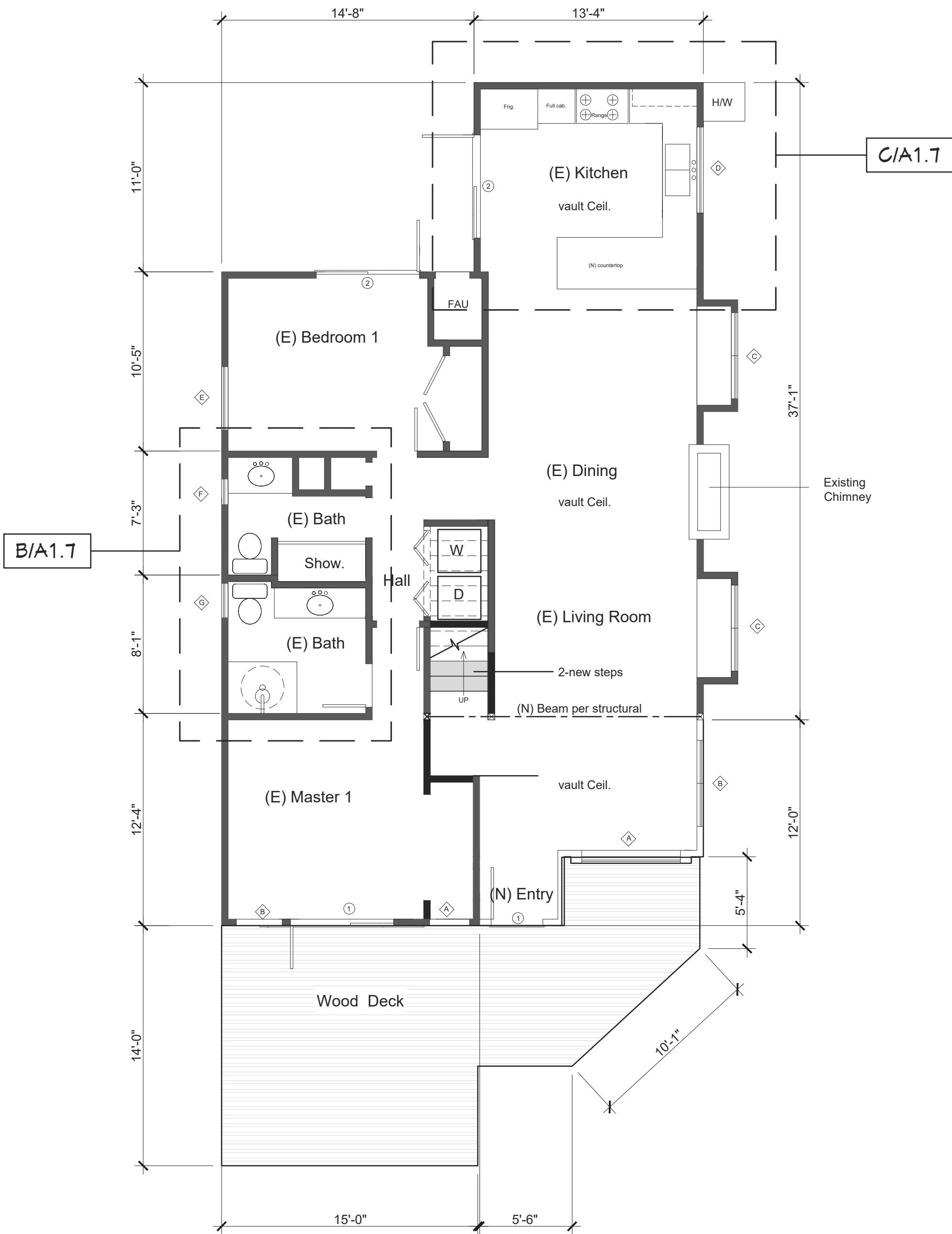
A1.5



Proposed Garage Floor Plan
Attachment 4



Proposed Upper Level Floor Plan



Proposed Lower Level Floor Plan

Window Schedule							
Ⓐ	Width	Height	Type	Quantity	Material	Glazing	Notes
Ⓐ	4'0"	3'6"	Fixed	1	Wood		
Ⓑ	5'0"	4'0"	Casement	1	Wood		
Ⓒ	5'0"	4'0"	Casement	2	Wood	Tempered	
Ⓓ	5'0"	3'4"	Casement	1	Wood		
Ⓔ	2'8"	3'0"	Double Casement	1	Wood		
Ⓕ	1'6"	1'0"	Casement	3	Wood	Tempered	
Ⓖ	2'0"	3'0"	Casement	2	Wood		
Ⓗ	4'0"	3'6"	Double Casement	1	Wood	Tempered	Over Tub
Ⓙ	2'8"	3'0"	Casement	1	Wood		
Ⓚ	2'8"	3'6"	Casement	1	Wood	Tempered	
Ⓛ	2'4"	1'0"	Fixed	3	Wood		
Ⓜ	5'0"	3'0"	Fixed	1	Wood		

Door Schedule						
Ⓐ	Width	Height	Type	Quantity	Material	Glazing
①	3'0"	7'-0"	Entry Door	1	Wood	Tempered
②	6'0"	6'8"	French Door	2	Wood	Tempered
③	1'8"	6'8"	Side Lights	4	Wood	Tempered
④	6'0"	6'8"	French Door	2	Wood	Tempered
⑤	2'8"	6'8"	Exterior Door	1	Wood	Tempered
⑥	8'0"	7'8"	Garage Door	1	Wood	

Wall Legend	
Existing Walls	=====
New Walls	=====
Removed Walls	-----

NOTE:
PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR HOMES BUILT PRIOR TO 1994, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET CURRENT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6 gpf WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28 gpf. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 gpm WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 gpm SHOWER HEAD (CPC408.2). LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 gpm WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 gpf (OR 1.8 gpm) FOR KITCHEN FAUCETS).

"VERIFY DIMENSIONS AND CONDITIONS ON FIELD"

1

PROPOSED FLOOR PLAN

1'5'10'

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

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	DESCRIPTIONS	DATE
	REVISION	

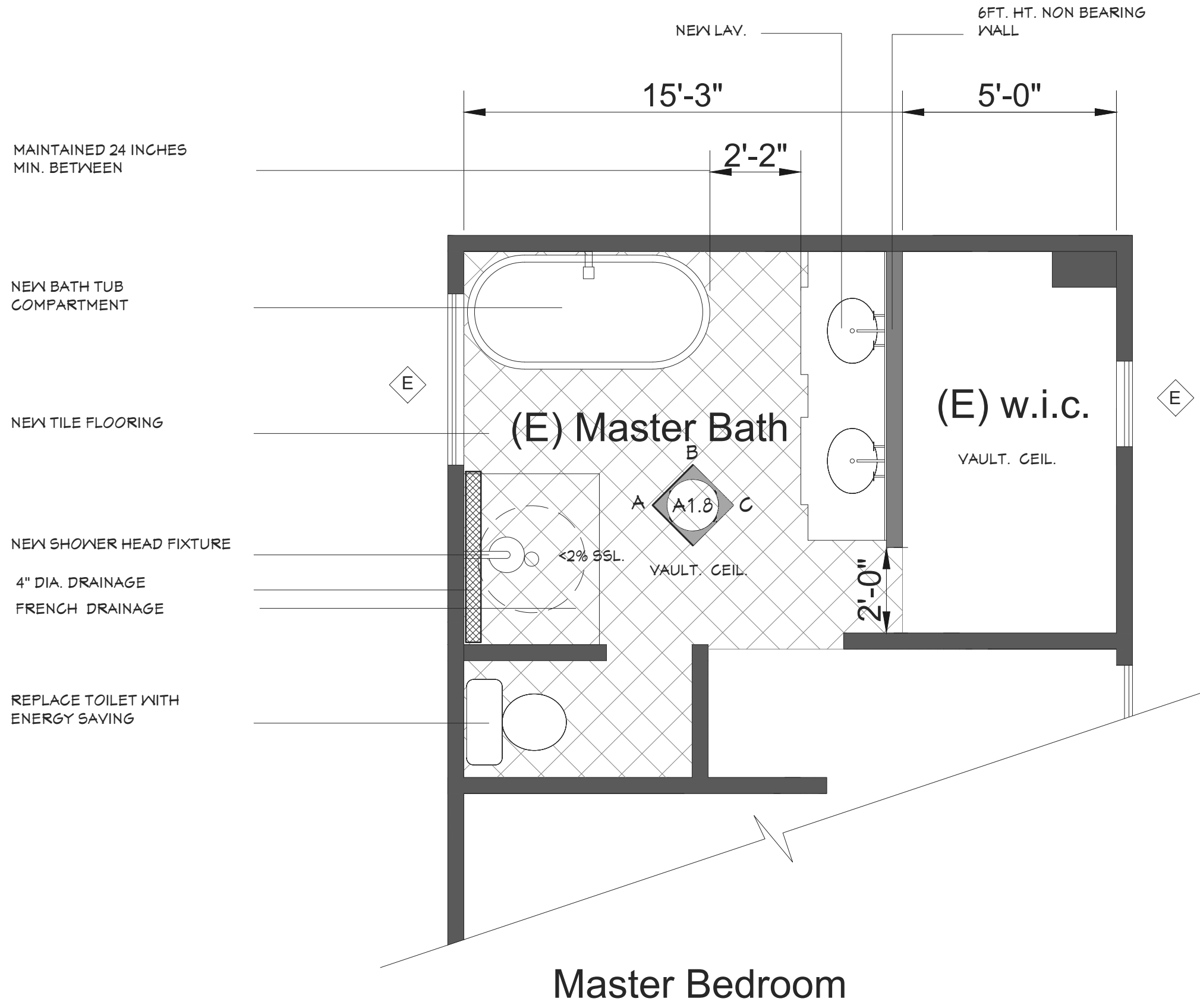
A.P.N.010-045-014

SANTA FE 3NE MOUNTAIN VIEW
CARMEL, CA 93921

SHEET TITLE:
PROPOSED FLOORS PLAN

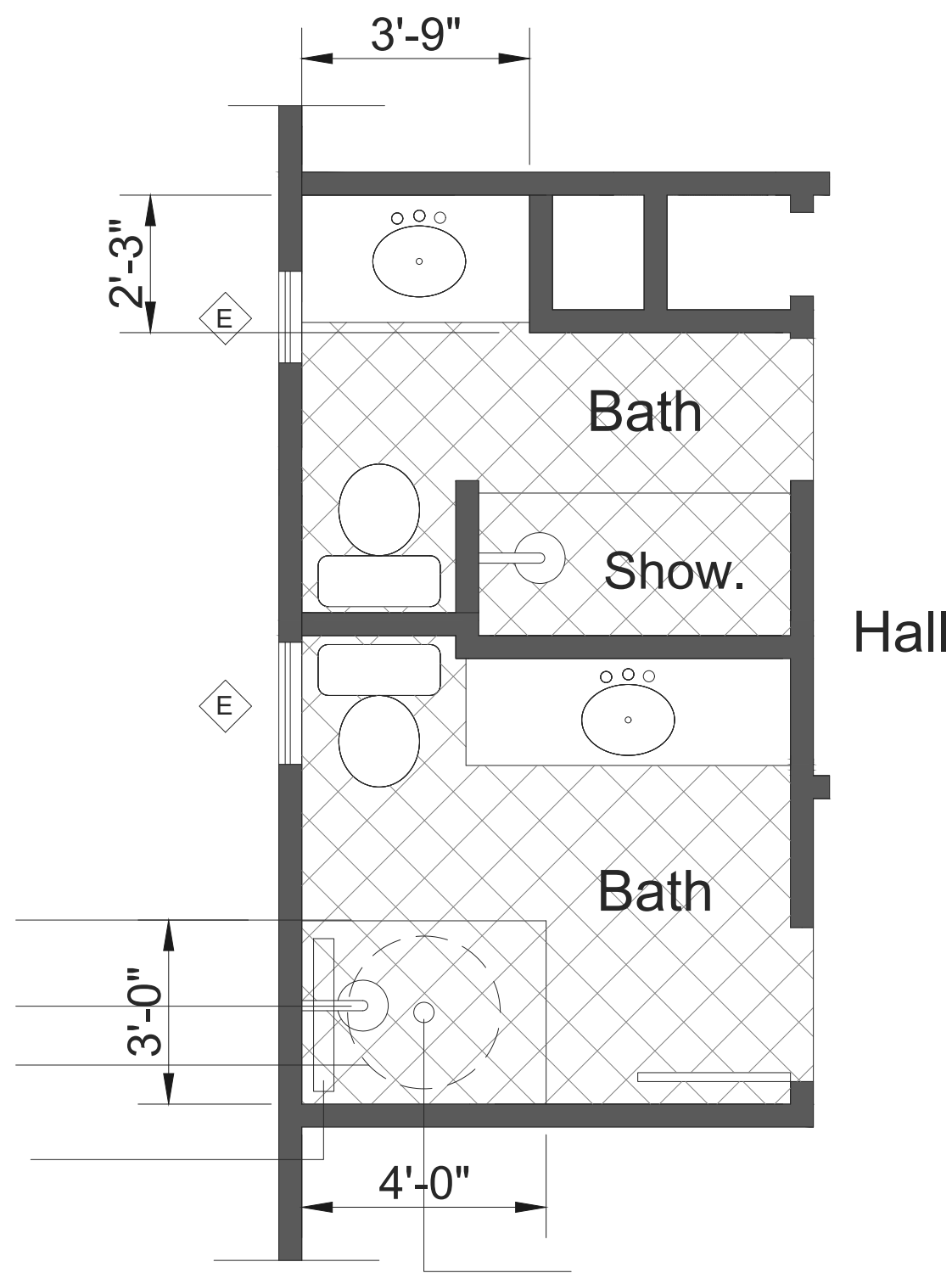
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DATE:	9/06/2023
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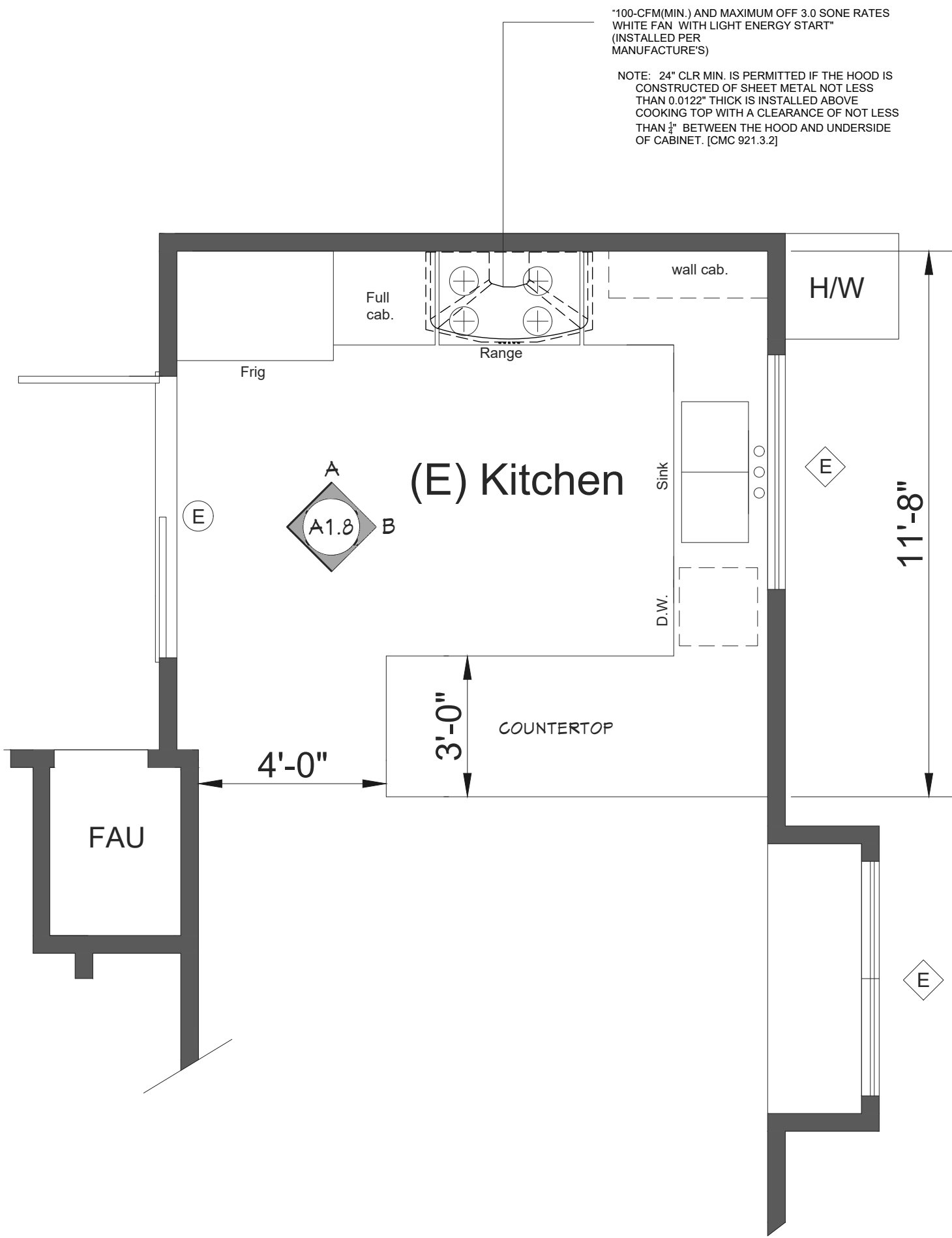


A- Master Bath Layout

Attachment 4



B- Bathrooms Layout



C- Kitchen Layout

Wall Legend

Existing Walls
New Walls

NOTE: ALL FIXTURES AND PLUMBING TO COMPLY WITH 2019 CPC AND TO BE ENERGY START. REFER TO NOTES

"VERIFY DIMENSIONS AND CONDITIONS ON FIELD"

1

KITCHEN AND BATHROOMS LAYOUT

1'5'10'

SCALE: 3/8"=1'-0"



CUSTOM
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SANTA FE 3NE MOUNTAIN VIEW
CARMEL, CA 93921

MASTER BATH LAYOUT
KITCHEN AND BATH LAYOUT

PERMIT No
JOB No
DATE: 5/25/2022
SCALE: AS SHOWN

A1.7



CUSTOM
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INTERIORS

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REVISIONS		
	DESCRIPTIONS	DATE
	REVISION	

A.P.N.010-045-014

SANTA FE 3NE MOUNTAIN VIEW
CARMEL, CA 93921

PROPOSED ROOF PLAN

SHEET TITLE:

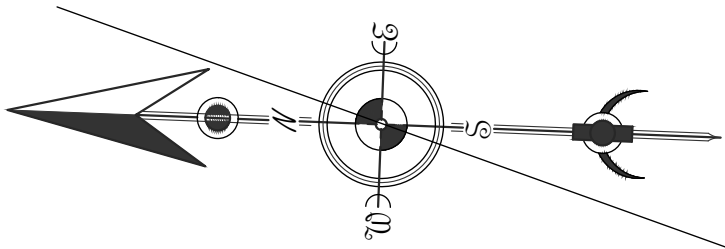
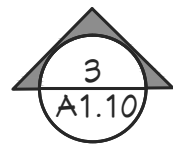
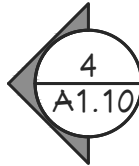
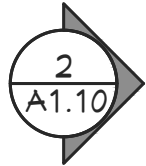
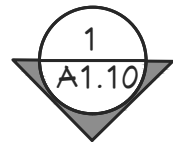
PERMIT No

JOB No

DATE: 9/06/2023

SCALE: AS SHOWN

A1.8



1

PROPOSED ROOF PLAN

1'5'10'

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

"VERIFY DIMENSIONS AND CONDITIONS ON FIELD"

Attachment 4



CUSTOM
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SANTA FE 3NE MOUNTAIN VIEW
CARMEL, CA 93921

PROPOSED ELEVATIONS

SHEET TITLE:

PERMIT No

JOB No

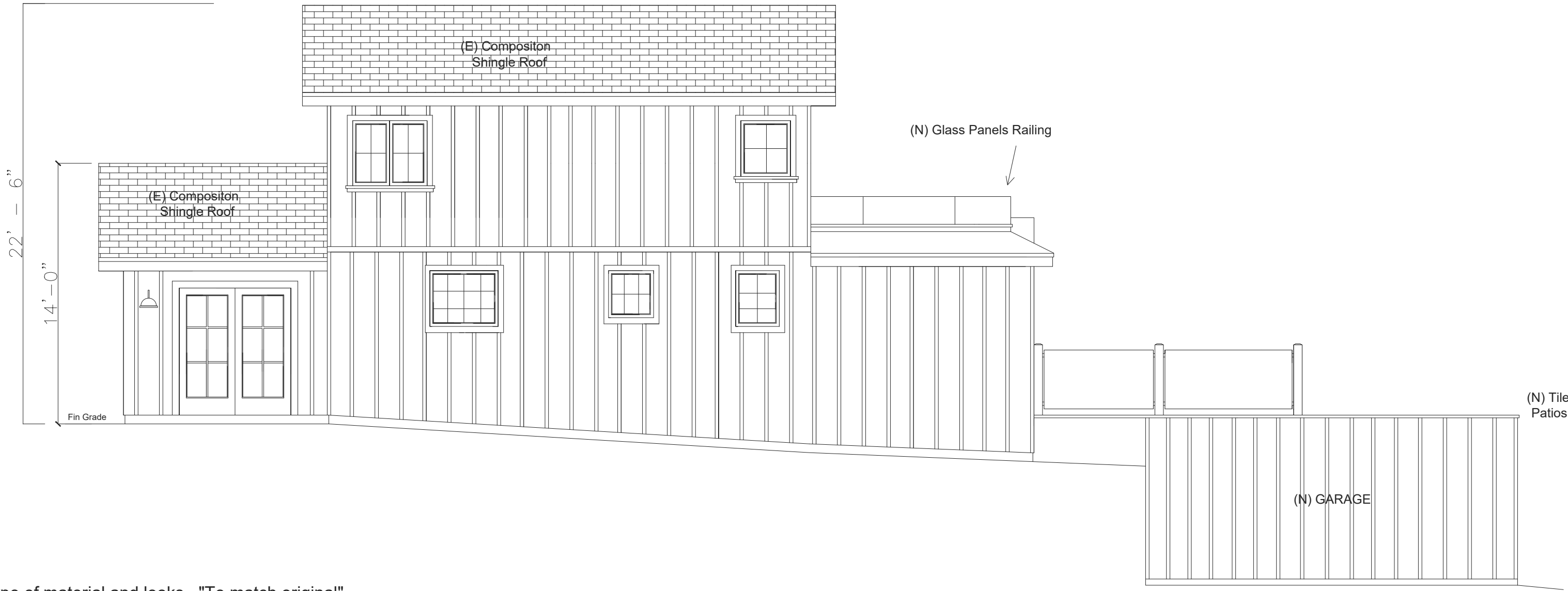
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SCALE: AS SHOWN

A1.9

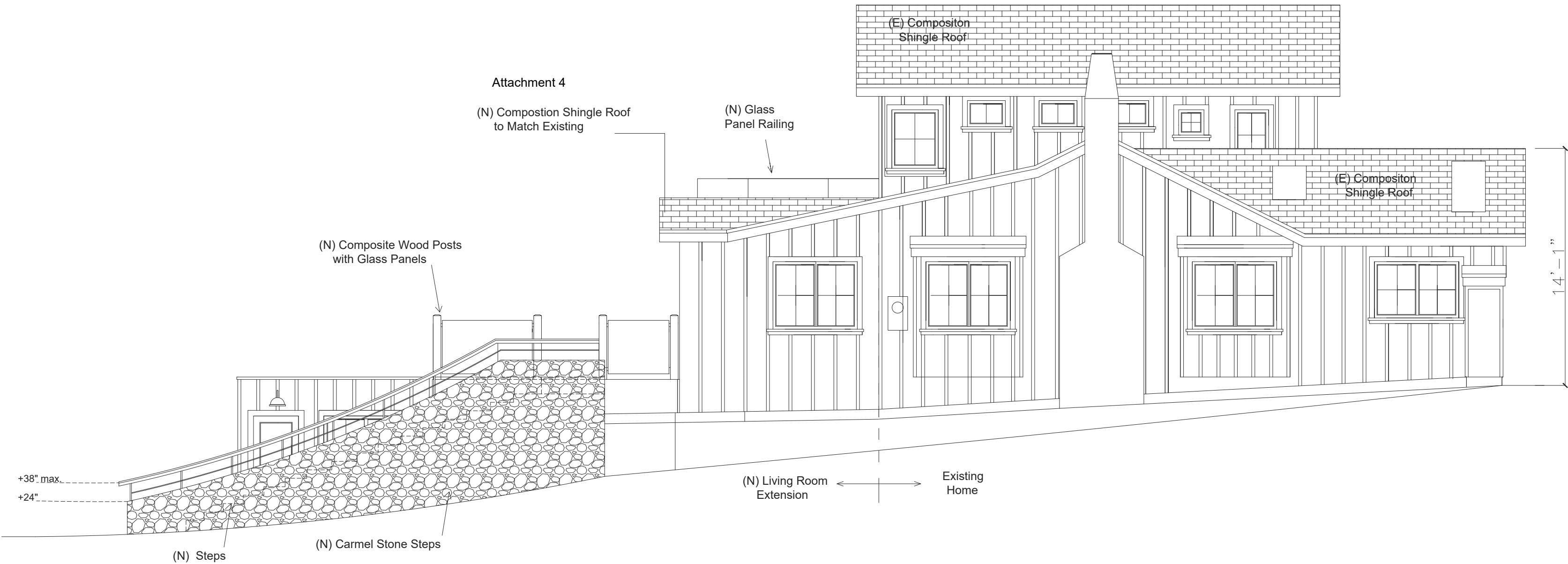


1- Proposed East Elevation



2- Proposed North Elevation

Note: All existing doors and windows to be replaced with same type of material and looks. "To match original"



4- Proposed South Elevation

Note: All new material to match existing



3- Proposed West Elevation



COMPOSITE DECK MATERIAL

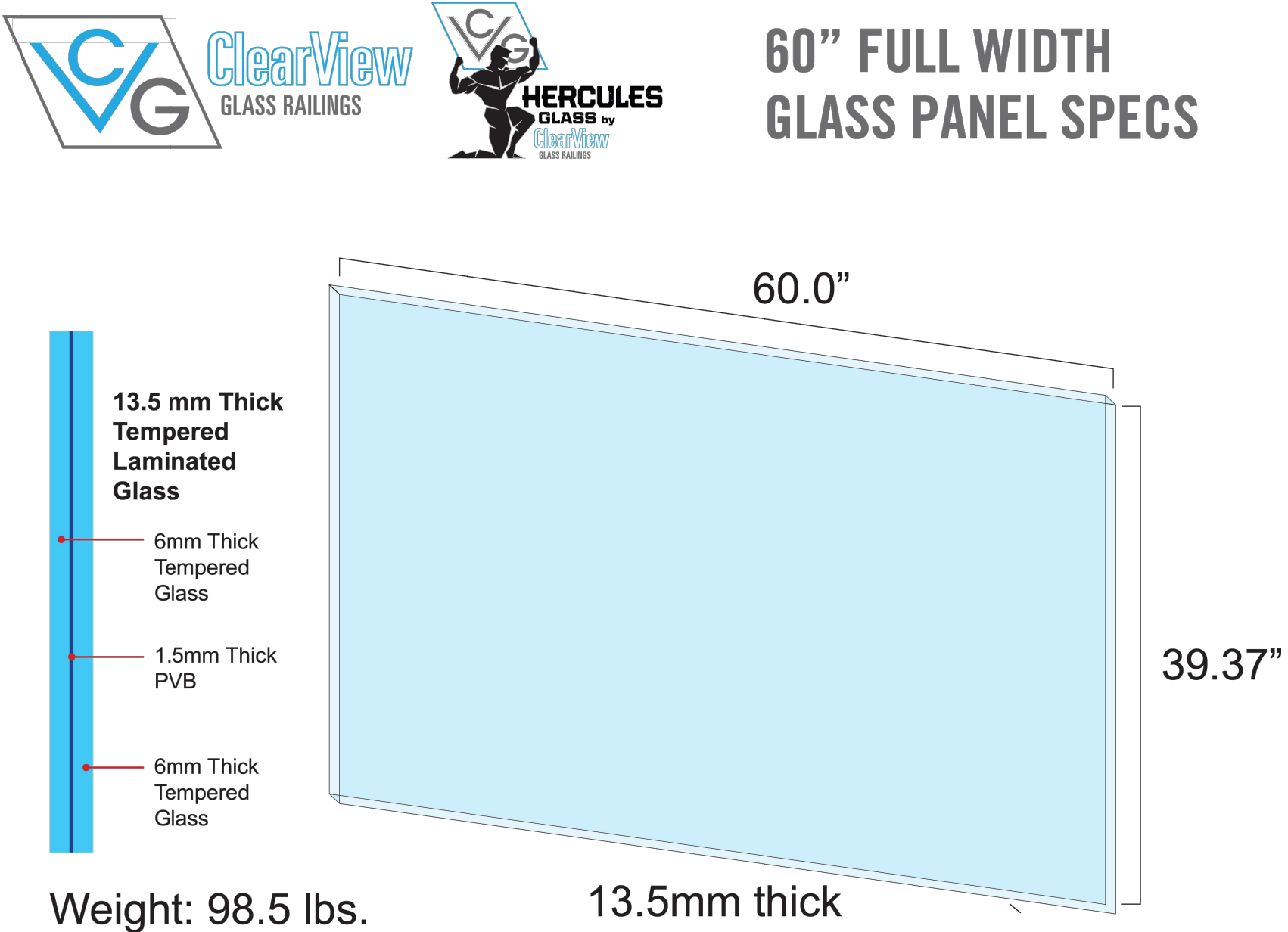
Urban Barn 13" High Galvanized Steel
Outdoor Wall Light - Style # 4M534



EXTERIOR LIGHT

VELUX SKYLIGHT TYPE OR EQ.

COBBLE STONE AT DRIVEWAY



GLASS RAILING AT DECK



CARMEL STONE



CUSTOM
ADDITIONS
&
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REVISIONS		
	DESCRIPTIONS	DATE
	REVISION	

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**SANTA FE 3NE MOUNTAIN VIEW
CARMEL, CA 93921**

SPEC SHEET MATERIALS

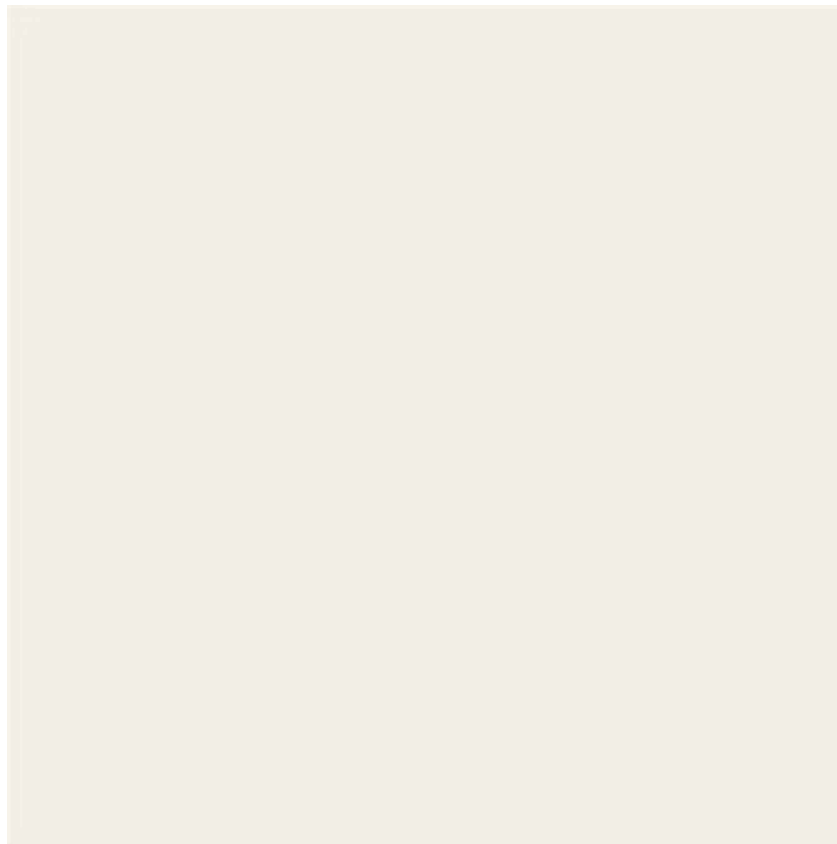
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PERMIT No	
JOB No	
DATE:	9/06/2023
SCALE:	AS SHOWN

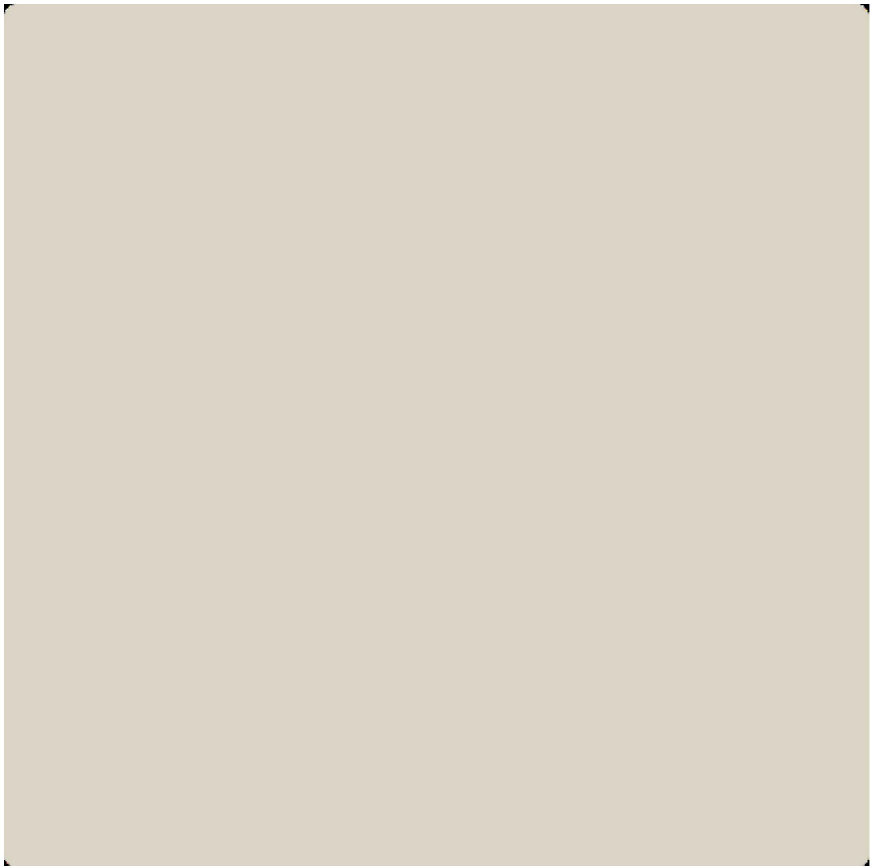
SP.0



Exterior Fixtures
Restoration Hardware
Vintage French Farm House Sconce
Weathered Zinc (or similar)



Windows, Doors and Entry
Sierra Pacific Wood Casements
and French Doors
Benjamin Moore
White Dove OC17



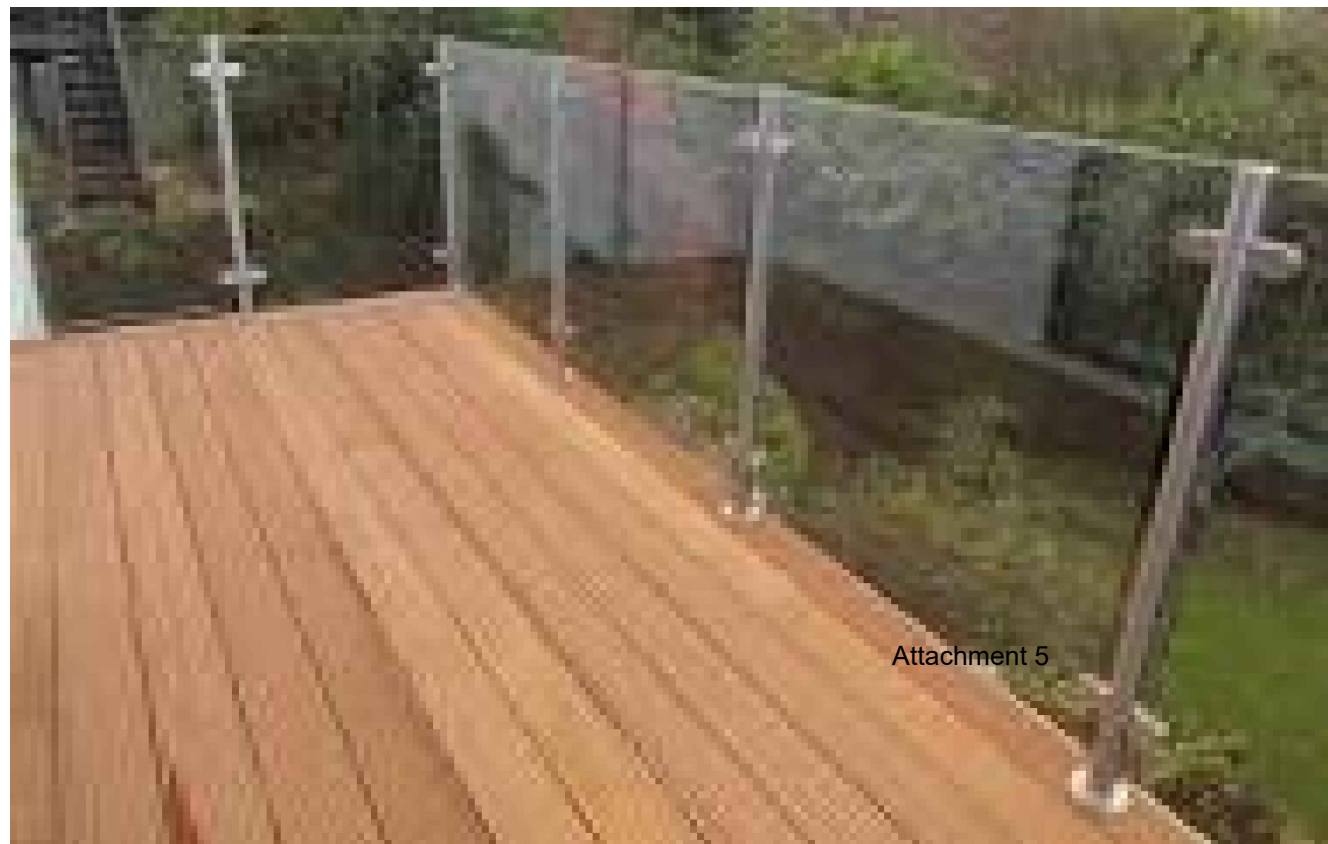
Board and Batt Siding
Benjamin Moore
Manchester Tan HC81

Exterior Finishes
Santa Fe 3 NW
of Mountain View

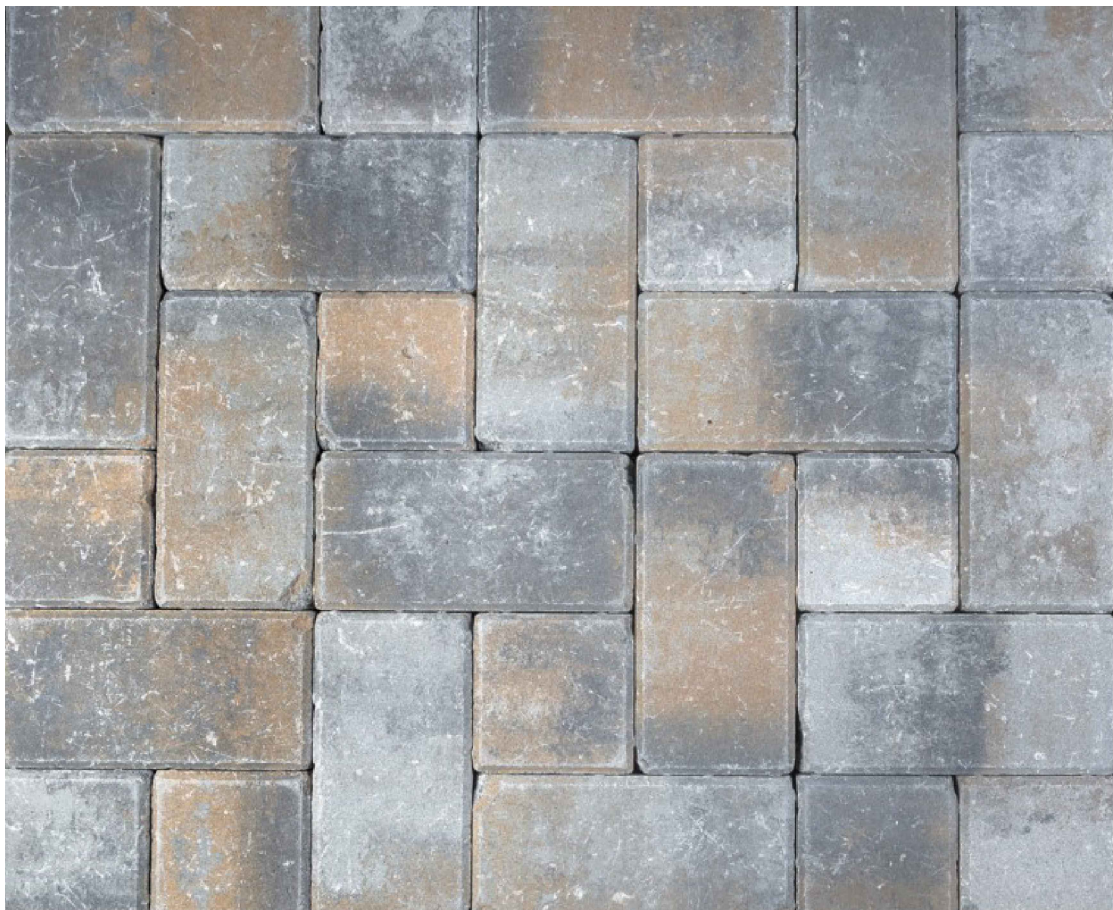
Minelli Residence
DS 23-283
APN 010-045-014



New Main Entry (similar)
Board and Batt siding
Color, Benjaming Moore,



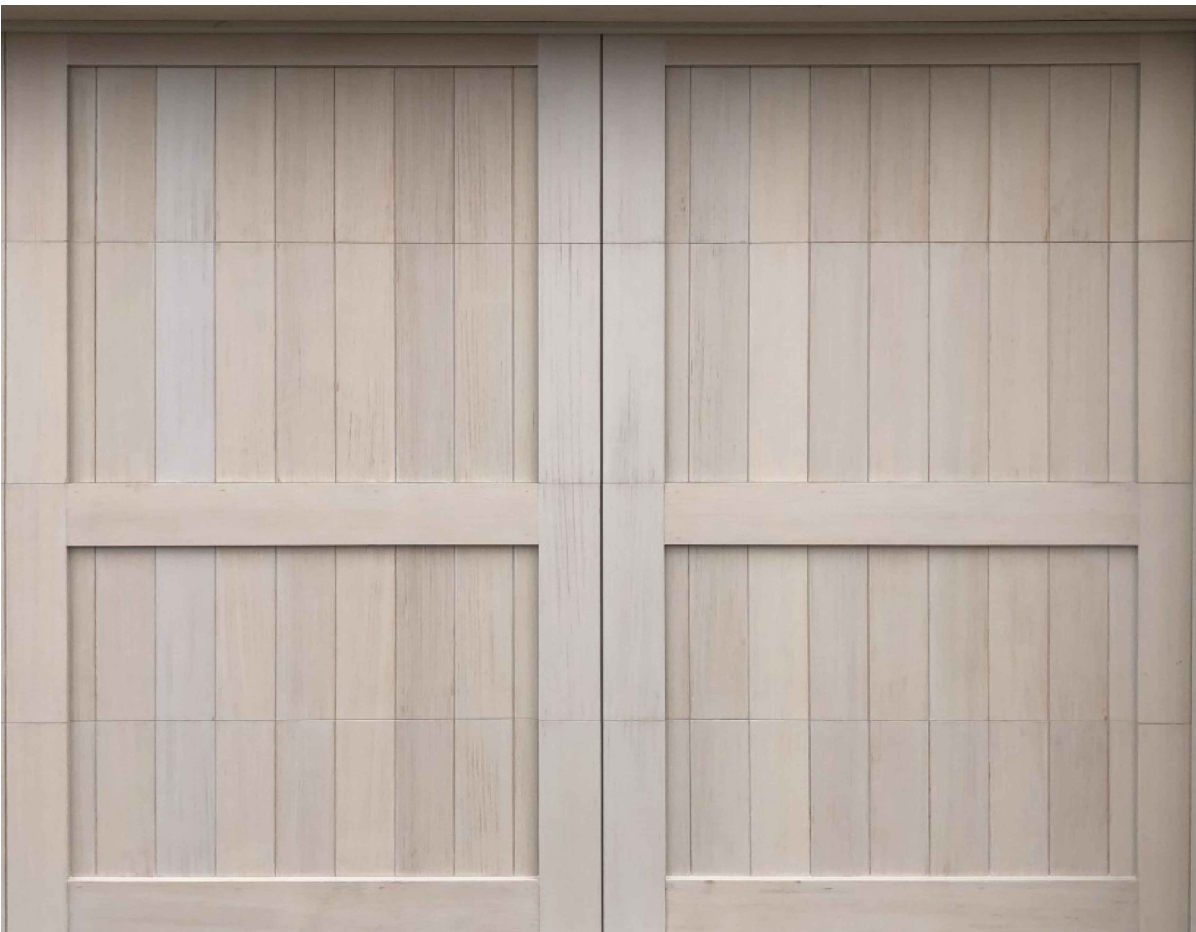
Deck
Composite and glass railing



Driveway, stairs steps
Carmel Stone Antique Mission
Color Grey Charcoal Tan



Existing and New Roofing
Asphalt Composition Shingle



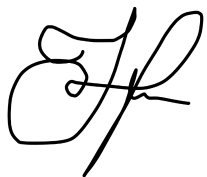
Garage Door
Similar Style and Color



Retaining Walls and exterior Stairs
Carmel stone



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SANTA FE 3NE MOUNTAIN VIEW
CARMEL, CA 93921

EXTERIOR MATERIALS

SHEET TITLE

PERMIT No

JOB No

DATE: 5/25/2022

SCALE: AS SHOWN

A1.9



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

October 11, 2023
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Marnie R. Waffle, AICP, Principal Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DS 23-036 (Metcalf):** Consideration of a Final Design Study and associated Coastal Development Permit for the demolition of an 868-square-foot, single-story residence and construction of a 1,592-square-foot, two-story residence with a 200-square-foot parking pad located on Torres Street 4 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-091-012-000.

Application: DS 23-036 (Metcalf)

APN: 010-091-012

Block: 47

Lot: 10

Location: Torres Street 4 southeast of 4th Avenue

Applicant: Adam E Jeselnick, AIA, Architect

Property Owner: Gary W & Nancy A Metcalf TRS

Executive Summary:

The project is the demolition of a single-story residence and the construction of a two-story residence with an uncovered parking pad. The property was found to be ineligible for the Carmel Historic Inventory on January 4, 2022, and no trees are proposed for removal. The Planning Commission reviewed the concept design on June 14, 2023 and adopted Resolution 2023-035-PC, with conditions. The Planning Commission will consider final approval of the Design Study and associated Coastal Development Permit.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Design Study and associated Coastal Development Permit for the demolition of an 868-square-foot, single-story residence and construction of a 1,592-square-foot, two-story residence with a 200-square-foot parking pad located on Torres Street 4 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-091-012-000.

Background and Project Description:

The project site is a 4,000-square-foot lot on the east side of Torres Street between 4th and 5th Avenues.

The existing residence was constructed in 1955. The applicant is proposing to demolish the 868-square-foot single-story residence and construct a 1,592-square-foot two-story residence on a 4,000-square-foot lot. The property was found to be ineligible for the Carmel Historic Inventory on January 4, 2022. This determination remains in effect for five years. No trees are proposed for removal. On June 14, 2023, the Planning Commission adopted Resolution 2023-35-PC, accepting the concept design with conditions.

Staff Analysis:

The following is a list of conditions adopted at the concept review, followed by a staff response on how each condition has been addressed.

Volume Study. Following acceptance of the Concept Design, the Applicant shall revise the plans to incorporate the Planning Commission's recommendations/draft conditions, as applicable. Any revisions that may affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study. The Applicant shall submit one full-size printed set of revised plans to the Planning Division to complete the volumetric study. Prior to scheduling the project for Final Details review, the project shall be found in compliance with volume standards.

Staff Response: City-contracted consultant Bill Vasilovich completed a volume analysis of the project. The allowable volume is 19,140.26 cubic feet, and the proposed volume of the project is 18,249.61 cubic feet. The project complies with volume standards.

Tree Planting Requirements. Prior to the final details review, the Applicant shall submit a preliminary landscape plan that identifies the size, number, species, and location of two new upper canopy trees on the project site.

Staff Response: Residential Design Guideline 10.0 states that project sites should Provide upper and lower canopy trees when designing the landscape. The applicant is proposing two Deodar cedar trees in the rear yard. The size of the trees was not specified in the proposed landscape plan (Attachment 3, Sheet L1). Special Condition No. 37 requires the new trees to be a minimum of 15 gallons.

Structural Root Zones. Prior to the final details review, the Applicant shall revise the plans to show the structural root zone radius of all trees as measured from the face of the trunk (not the center). The radius shall reflect the structural root zone identified by the City Forester in the tree survey. Site improvements within the structural root zone shall be reviewed and approved by the City Forester prior to the final details review.

Staff Response: The applicant has updated the existing and proposed site plans (Attachment 1, Sheets A1 and A2) to reflect the structural root zones of existing trees on the property per the City Forester's recommendations. The footprint of the proposed residence is outside of the identified structural root zones in addition to complying with the minimum 6-foot structural setback in CMC 17.48.110.A.3.

South Elevation Windows at the Stairs. Prior to the final details review, the Applicant shall revise the plans to a) remove the two windows at the internal stairs, b) reduce the size of the two windows, or c) use opaque glass to mitigate the potential privacy impact on the southern neighbor.

Staff Response: The applicant has eliminated the first-floor window at the internal stairs. The second-floor window is proposed to remain. The window is 4' wide by 4'6" high. The bottom of the window is aligned with

the finish floor level of the second floor. A person descending the stairs would have a brief line of sight to the south neighbor's bedroom window near the middle of the stairs before reaching the landing. Staff has not been contacted by the south neighbor and has not had an opportunity to view the story poles from their perspective, so it is difficult to ascertain the level or significance of a privacy impact. Staff is satisfied that the removal of the first-floor window reduces potential privacy impacts to the south neighbor. Should the Commission find additional privacy mitigation is warranted, a special condition of approval can be added requiring the sill height of the second-floor window to be raised 4'-8" to the level of the bathroom window, or opaque glass can be used.

Right-of-Way Landscape Plan. Prior to the final details review, the Applicant shall submit a preliminary landscape plan that includes landscaping in the public right-of-way. The plan shall include the location, number, size, and species of all plant material. Landscaping shall be reviewed and approved by the City Forester prior to the final details review.

Staff Response: The applicant did not identify existing or proposed landscaping in the public right-of-way on the preliminary landscape plan. CMC 17.10.010 (Purpose and Design Objectives) states that the public right-of-way should be designed to preserve significant trees and to perpetuate the established urban forest in each neighborhood where it exists. Each site should contribute to the urban forest or other vegetation characteristic of the neighborhood by harboring an appropriate number and mix of trees and/or shrubs with the neighborhood context and the neighborhood streetscape. Residential Design Guidelines 1.5 through 1.7 encourage maintaining an informal open space character of the right-of-way, maintaining trees and natural vegetation, and designing parking areas to reinforce the forest image. Residential Design Guideline 10.0 further states "Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel." Special Condition No. 38 requires a landscape plan for the public right-of-way prior to the issuance of a building permit. Additionally, all invasive ivy shall be removed prior to final inspection.

Preliminary Landscape Plan. Prior to the final details review, the Applicant shall submit a preliminary landscape plan for review and approval by the Community Planning & Building Department and the City Forester. All new landscaping shall be 75% drought-tolerant and irrigated by a drip/sprinkler system set on a timer.

Staff Response: Residential Design Guideline 10.0 states Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. The Applicant submitted a preliminary landscape plan (Attachment 3, Sheet L1). The plan was reviewed by the City Forester and found to be appropriate. Standard Condition No. 23 requires a final landscape and irrigation plan to be submitted for review and approval prior to the issuance of a building permit.

Front/West Elevation Window. Prior to the final details review, the applicant shall eliminate the window above the center portion of the tripartite window on the front/west elevation.

Staff Response: The applicant desires to retain the small window above the tripartite window on the front elevation. Staff finds the upper window adds verticality to an already tall façade (due to topographic conditions). However, the applicant has incorporated window divisions into the design, consistent with the Residential Design Guidelines.

Wood Window Trim. Prior to the final details review, the applicant shall include a dimensioned detail of the proposed wood window trim on the plans.

Staff Response: The applicant has identified the width of the window trim at 4 inches. (Attachment 3, Sheet A9).

Divided Lights. Prior to the final details review, the applicant shall incorporate divided lights that appear to be true divided lights throughout the building.

Staff Response: The applicant has incorporated divided lights on the majority of the windows and exterior doors. The divided light pattern has been identified in the keynotes and can be viewed on both the architectural elevations and colored 3D renderings (Attachment 3, Sheets A9 and A10, and Sheets A14 and A15). There are a few inconsistencies between the architectural elevations and the colored 3D renderings. Staff recommends Special Condition No. 39 requiring divided lights on all windows except Window “U” which is a small bathroom window on the second floor of the south elevation. Staff finds that adding divisions to such a small window would be disproportionate to other window divisions throughout the residence.

Roof Material. Prior to the final details review, the applicant shall revise the Keynotes legend (Sheets A9 and A10), the proposed materials sheet (A13), and the proposed roof plan (Sheet A7) to reflect a consistent roof material.

Staff Response: The applicant is proposing a CertainTeed Presidential Shake triple-layer composite shingle roof in the color Autumn Blend.

Metal Cable Railing. Prior to the final details review, the applicant shall replace the proposed metal cable railing with natural wood material.

Staff Response: The applicant has replaced the horizontal metal cable railing with a vertical painted wood railing (Attachment 3, Sheet A9).

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 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. Automatic shades shall be installed in the skylight to reduce visible light transmission during the hours of darkness.

Staff Response: Residential Design Guidelines 9.13 and 9.14 state, when a skylight is to be used, it should blend with the overall building design, and its visual impacts should be minimized. Skylights may be appropriate when interior spaces have no access to exterior windows or windows have limited access to light; windows would cause greater impacts to adjoining homes; the skylight design is compatible with the architecture; and, the size is appropriate to the lighting task. Skylights should not be visually prominent from the street or from neighboring windows. The size, placement, number, and design should be an integral part of the building design; skylights should be framed in colors that match adjoining roof surfaces; and, skylights that produce glare or light pollution visible to neighbors or the public should be mitigated. This condition has been included in the resolution recommending approval of the project (Attachment 1, Condition of Approval No. 12).

FINISH DETAILS

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached

to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent, e.g., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8 states that projects should “preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas.”

Staff Response: The Applicant is proposing the Harbor 120V outdoor wall sconce by Lightology for the wall-mounted exterior light fixture (Attachment 4). The location of the light fixtures can be seen on the floor plans (Attachment 3, Sheet A4 and A5). Five fixtures are proposed on the first floor and two fixtures on the second-floor deck. All fixtures are located near exterior doors. The finish of the fixture is anchor bronze with etched seedy amber glass. The location of the bulb can be viewed through the seedy amber glass. Based on past practice, Staff finds this style of fixture not to be sufficiently shielded as encouraged by Residential Design Guideline 11.8, which states Preserve the low nighttime lighting character of the residential neighborhoods. Locate and shield fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street. Special Condition No. 40 requires the Applicant to submit an alternative wall-mounted fixture for review and approval by the Planning Division prior to the issuance of a building permit. If the Planning Commission finds that the etched seedy amber glass sufficiently shields the light and directs light downward, you can strike Special Condition No. 40.

Fencing/Gate/Arbor: Residential Design Guidelines 11.1 through 11.3 states Designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.

Staff Response: The Applicant did not identify any existing or proposed fencing, gates, or arbors on the project plans.

Site Coverage: 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 impermeable 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 area, ponds, hot tubs, and swimming pools.

If at least 50 percent of the 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, 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 Response: The project site currently contains 1,279 square feet of site coverage, the vast majority of which is impermeable. The Applicant proposes to remove all existing site coverage and install 447 square feet of new site coverage, of which 353 square feet (79%) is permeable/semi-permeable. Permeable elements include the gravel driveway and front terrace and the front wood deck and stairs. The project conforms with site coverage standards.

Storm Drain Easement: A known but unmapped 24-inch storm drain crosses the front 25 feet of the Metcalf property at an angle from northeast to southwest. The Applicant worked with staff in the Community Planning & Building and Public Works Departments to map the precise location of the storm drain and establish a 6-foot wide easement (Attachment 5). LandSet Engineers, Inc. was commissioned to prepare the easement documentation, including a legal description and plat. The northwest corner of the proposed residence has been shifted 6 inches to the east and south to provide a buffer around the easement. Prior to the issuance of a building permit, the easement must be recorded with Monterey County (Attachment 1, Special Condition No. 41).

Other Project Components:

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 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the demolition of an existing single-family residence and the construction of a new single-family residence in a residential zone and, therefore, qualifies for a Class 3 exemption. 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.

Attachment 1 – Resolution

Attachment 2 – Project Data Table

Attachment 3 – Project Plans

Attachment 4 – Exterior Wall Mounted Light Fixture

Attachment 5 – Draft Storm Drain Easement

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

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING
DESIGN STUDY DS 23-036 (METCALF) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE
DEMOLITION OF AN 868-SQUARE-FOOT SINGLE-STORY RESIDENCE AND CONSTRUCTION OF A
1,592-SQUARE-FOOT TWO-STORY RESIDENCE WITH A 200-SQUARE-FOOT PARKING PAD LOCATED
ON TORRES STREET 4 SOUTHEAST OF 4TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1)
DISTRICT
APN 010-091-012**

WHEREAS, on February 14, 2023, Adam E. Jeselnick, AIA, Architect (“Applicant”) submitted an application on behalf of Gary W & Nancy A Metcalf TRS (“Owners”) requesting approval of Track 2 Design Study application DS 23-036 (Metcalf) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Torres Street 4 southeast of 4th Avenue in the Single-Family Residential (R-1) District (Block 47, Lot 10); and

WHEREAS, the Applicant is requesting to demolish an 868-square-foot single-story residence and construct a 1,592-square-foot two-story residence with a 200-square-foot parking pad; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, a Coastal Development Permit is also required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, CMC Section 17.58.040.B requires a design concept review by the Planning Commission at a public hearing before consideration of the final details review for project approval; and

WHEREAS, on June 14, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the conceptual design, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project and adopted Resolution 2023-035-PC, accepting the conceptual design, with conditions; and

WHEREAS, the project was scheduled for final details review on October 11, 2023; and

WHEREAS, on September 29, 2023, a notice of the public hearing scheduled for October 11, 2023, 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 October 1, 2023, 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 October 6, 2023, 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 October 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the final design of 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 found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New Construction or Conversion of Small Structures, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the hearing, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony; and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Final Design Study**:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Final Details Phase Approval	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 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 APPROVE Design Study application DS 23-036 (Metcalf) to demolish an 868-square-foot single-story residence and construct a 1,592-square-foot two-story residence with a 200-

square-foot parking pad located on Torres Street 4 southeast of 4th Avenue (APN 010-091-012), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study application DS 23-036 (Metcalf) authorizes the demolition of an 868-square-foot single-story residence and the construction of a new 1,592-square-foot two-story residence with a 200-square-foot parking pad located on Torres Street 4 southeast of 4 th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Adam Jeselnick Architect approved by the Planning Commission on October 11, 2023, and stamped approved and on file in the Community Planning & Building Department 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 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 affected 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.
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: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.

6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
8.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
9.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.

11.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
12.	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 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.
13.	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.
14.	Unclad Wood Frame Windows. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved unclad wood windows in the construction drawings. Windows that have been approved with divided lights shall appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers that are snap-in or otherwise superficially applied are not permitted. The painted finish shall be matte or low gloss.
15.	Composition Shingle Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved composition shingle roofing in the construction drawings. The color and material specified shall convey color and texture similar to that of wood shingles.
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 identify in the construction drawings the driveway material. Loose material is prohibited within the public right-of-way. The maximum width of any driveway shall not exceed 14 feet as measured at the front property line or at any point between the front property line and its connection with the pavement edge.
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)
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.	Final Landscape & Irrigation Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan for review and approval by the Community Planning & Building Department, City Forester, and Monterey Peninsula Water

	Management District (MPWMD). The landscape and irrigation plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Carmel Municipal Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions.
24.	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.
25.	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.
26.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or

	another method that does not sever roots. • If roots greater than 2 inches in diameter 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.
27.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated <u>by hand</u>. 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 any tree 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 <u>building permit will be suspended</u>, and all work will be 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	
28.	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.
29.	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.
30.	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.
31.	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.
32.	Erosion Control in the Right-of-Way. Prior to issuance of a building permit, the Applicant shall identify on the final landscape and irrigation plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director or their designee may waive this requirement.

Special Conditions	
33.	Pre-Construction Meeting. Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the <u>Project Planner</u> for the purpose of reviewing the conditions of approval and expectations during construction.
34.	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.
35.	Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the applicant shall identify the material for all gutters and downspouts in the construction drawings. Due to environmental impacts on Carmel Bay, copper shall not be used for gutters or downspouts until further notice.
36.	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.
37.	Upper Canopy Tree Size. Prior to the issuance of a building permit, the Applicant shall identify on the final landscape and irrigation plan the size of the two Deodar cedar trees located in the rear yard.
38.	Landscaping in the Public Right-of-Way. Prior to the issuance of a building permit, the Applicant shall identify on the final landscape and irrigation plan all existing landscaping in the public right-of-way that is to remain and all new landscaping proposed. All invasive ivy shall be removed prior to final inspection.
39.	Window M (West Elevation), Window V (South Elevation), and Window U (South Elevation). Prior to the issuance of a building permit, the Applicant shall revise the plans to include divided lights on windows M (first-floor stair, west elevation) and V (second-floor stair, south elevation), consistent with the divided lights on the other windows throughout the residence. Window U (second-floor bathroom, south elevation) is not required to have divided lights due to its small size.
40.	Wall Mounted Exterior Light Fixture. Prior to the issuance of a building permit, the Applicant shall submit an alternative wall-mounted light fixture for review and approval by the Planning Division. The fixture shall be shielded and direct light downwards.
41.	Storm Drain Easement. Prior to the issuance of a building permit, the Applicant shall work with the Community Planning & Building Department to record the storm drain easement with The County of Monterey.

Acknowledgment and acceptance of conditions of approval:

Property Owner Signature

Gary W Metcalf

Date

Property Owner Signature

Nancy A Metcalf

Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF
CARMEL-BY-THE-SEA this 11th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 4,000-SQUARE-FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	868 SF house 200 SF parking pad	1,592 SF house 200 SF parking pad
Site Coverage	396 SF/556 SF	1,279 SF	447 SF
Trees (Upper/Lower)	3/1	1/10 (+1 other)	TBD
Ridge Height (1 st /2 nd)	18'/24'	15.05' / NA	15.33' / 22.25'
Plate Height (1 st /2 nd)	12'/18'	12.29' / NA	12' / 18'
Setbacks	Minimum Required	Existing	Proposed
Front	15'	35'-9"	27'-6"
Composite Side Yard	10' (25%)	13'-8"	10'
Side Yard	3'	2'-5" (south) 11'-3" (north)	3'-9" (south) 6'-3" (north)
Rear	15'/3'*	21'-11" (house) 9'-8" (deck)	17'-6"

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

GENERAL NOTES

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

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

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

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

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

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

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

8. 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 (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) 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.

9. COORDINATE NEW UNDERGROUND ELECTRICAL SERVING WITH PG&E.

10. NEW FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT.

Attachment 3

SHEET INDEX

A0	TITLE (PROJECT DATA AND SITE LOCATION)	A13	PROPOSED MATERIALS
A0.1	EXISTING SITE SURVEY/TREE ASSESSMENT	A14	RENDERING VIEWS
A1	EXISTING/DEMOLITION SITE PLAN	A15	RENDERING VIEWS
A2	PROPOSED SITE PLAN		
A3	EXISTING FLOOR PLAN	L1	PROPOSED LANDSCAPE PLAN
A4	PROPOSED LOWER LEVEL FLOOR PLAN		
A5	PROPOSED UPPER LEVEL FLOOR PLAN	C1	COVER SHEET
A6	EXISTING ROOF PLAN	C2	TOPOGRAPHIC MAP/EXISTING CONDITIONS
A7	PROPOSED ROOF PLAN	C3	GRADING, DRAINAGE & UTILITY PLAN
A8	EXISTING ELEVATIONS	C4	GRADING SECTIONS, STANDARD PLANS & CONSTRUCTION DETAILS
A9	PROPOSED ELEVATIONS	C5	EROSION &SEDIMENT CONTROL PLAN
A10	PROPOSED ELEVATIONS	C6	CONSTRUCTION MANAGEMENT PLAN
A11	PROPOSED STREETScape ELEVATIONS		
A12	PROPOSED SCHEDULES		

EXISTING SITE PHOTOGRAPHS



PROJECT DATA

SCOPE OF WORK:
DEMOLITION OF EXISTING SINGLE FAMILY DWELLING; AND CONSTRUCTION OF NEW TWO-STORY RESIDENCE.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	YES
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT

TREE REMOVAL:	NONE
GRADING:	90 CUBIC YARDS CUT / 5 CUBIC YARDS FILL

SITE COVERAGE CALCULATIONS:

LOT SIZE	4,000 SF
MAX. ALLOWABLE FLOOR AREA	= 1,800 SF
MAX. ALLOWABLE SITE COVERAGE	= 396 SF / 556 SF

FLOOR AREA CALCULATIONS:

EXISTING	
(E) HOUSE	868 SF
TOTAL, (E)	868 SF
(21.70% OUT OF TOTAL LOT AREA)	
PROPOSED	
(P) 1ST FLOOR	1,052 SF
(P) 2ND FLOOR	540 SF
(P) PARKING PAD	200 SF
TOTAL, (P)	1,792 SF
(44.8% OUT OF TOTAL LOT AREA)	

SITE COVERAGE CALCULATIONS:

EXISTING	
(E) CONCRETE DRIVEWAY AND PATIO	794 SF
(E) WOOD PATIO AND STAIRS	155 SF
(E) BACK DECK	171 SF
(E) RETAINING WALL	67 SF
(E) BACK STEPS	9 SF
(E) PATIO AND STEPS	31 SF
(E) SHED	26 SF
(E) SHED	26 SF
TOTAL, (E)	1,279 SF

EXISTING NON CONFIRMING
ALL SITE COVERAGE TO BE DEMOLISHED

PROPOSED	
(P) STONE TILE FRONT ENTRY AND STEPS	26 SF
(P) WOOD FRONT DECK AND STEPS	87 SF
(P) GRAVEL FRONT TERRACE	118 SF
(P) CONCRETE LAUNDRY LANDING	28 SF
(P) GRAVEL DRIVEWAY	148 SF
(P) STEPPING STONES	40 SF
TOTAL, (P)	447 SF

PROJECT DATA

ADDRESS:	TORRES STREET 4 SE OF 4TH AVE CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-091-012
ZONING:	R-1 SINGLE FAMILY

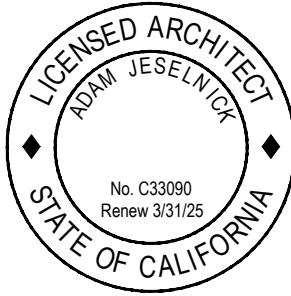
OWNER:	GARY AND NANCY METCALF TORRES STREET 4 SE OF 4TH AVE CARMEL-BY-THE-SEA, CALIFORNIA 93921
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ARCHITECT:	ADAM JESELNICK ARCHITECT 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
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SURVEYOR:	LANDSET ENGINEERS, INC. 520-B CRAZY HORSE ROAD, SALINAS , CA 93907 OFFICE: 831-443-6970 FAX: 831-443-3801
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1 VICINITY MAP
SCALE: N.T.S



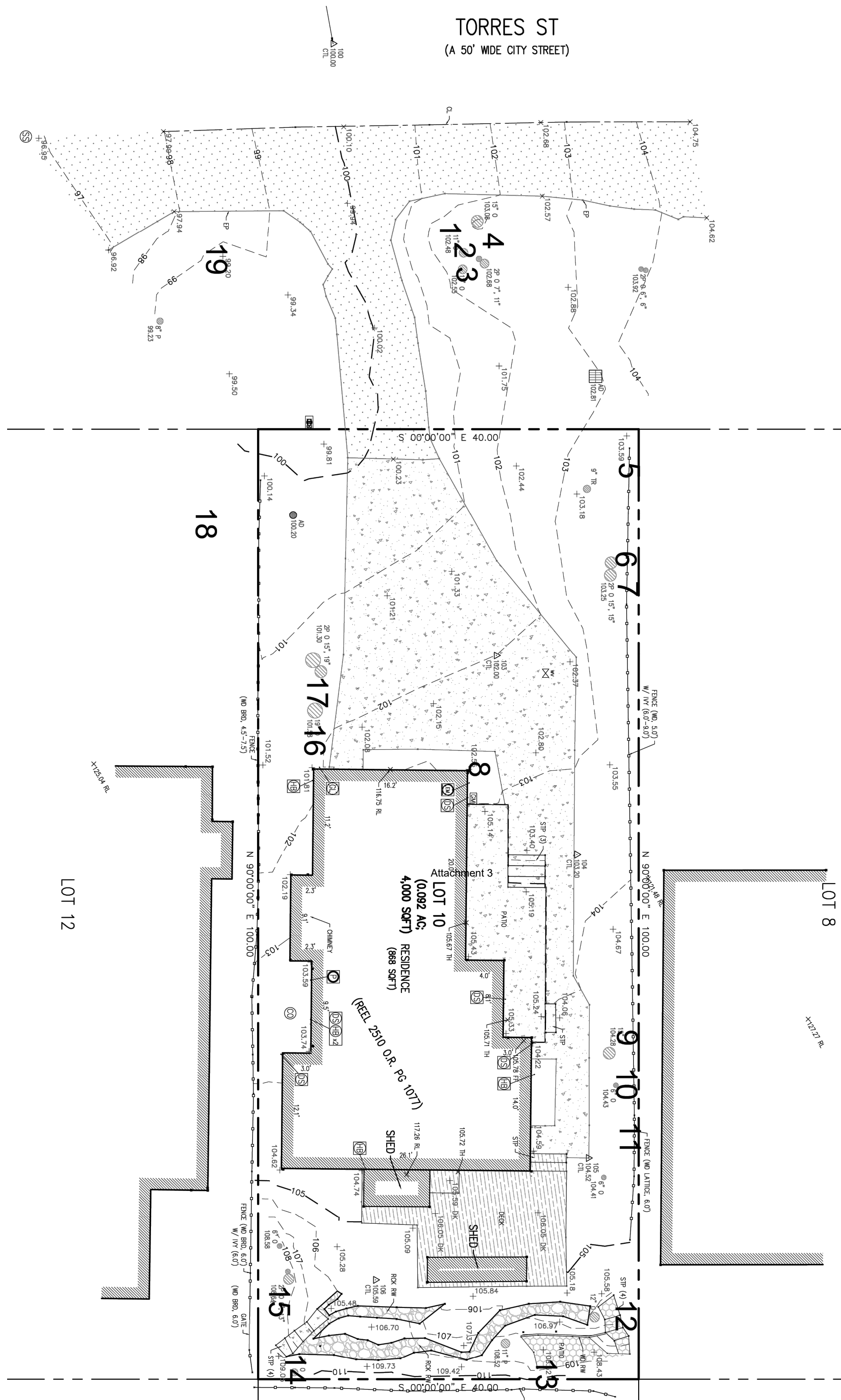
METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

TITLE SHEET

8/30/2023

N.T.S.

A0



1 EXISTING SITE SURVEY
SCALE: 1/8" = 1'-0"

Significant Tree Evaluation Worksheet

APN: 010-091-012-000
Street Location: Torres 4 SE of 4th Ave
Planner: Marni Waffle
City Forester: Sara Davis
Property Owner: Metcalf
Recommended Tree Density: 3 upper and 1 lower canopy trees

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
YES																			
NO	X	X	X	X	X	X	X	X	X	X	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	16	17	18	19
Species	CO	CO	CO	CO	OT	CO	CO	OT	CO	CO	CO	MP	CO	CO	CO	CO	CO	CR	CO
YES	X	X	X	X		X	X		X	X	X	X	X	X	X	X	X	X	X
NO					X			X											

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
YES	14	9	11	11	10	12.5	15		14									24	4.75
NO								4		5.5	3.8								4.75

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

G. Are environmental conditions favorable to the tree?

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
score	1	1	1		1	1	1		1				1	1	1	1	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	16	17	18	19
Total Score	7	7	7		7	7	7		7				7	7	7	7	8	8	9

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	16	17	18	19
YES	X	X	X		X	X	X		X			X	X	X	X	X	X	X	X
NO				X				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	16	17	18	19
SIGNIF	X	X	X		X	X	X		X			X	X	X	X	X	X	X	X
MOD SIGNIF																			
NOT SIGNIF				X				X		X	X								

1of4

3of4

2 TREE EVALUATION REPORT

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	16	17	18	19
score	2	2	2	0	2	2	2		2			2	2	2	2	2	2	3	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	16	17	18	19
score	2	2	2	2	2	2	2	2	2	2	2	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	16	17	18	19
score	2	2	2		2	2	2		2			2	2	2	2	2	2	2	3

- 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.

2of4

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Feet	7	6	6		6	6.25	7.5		7			6	8	6	6	8	9.5	12	6

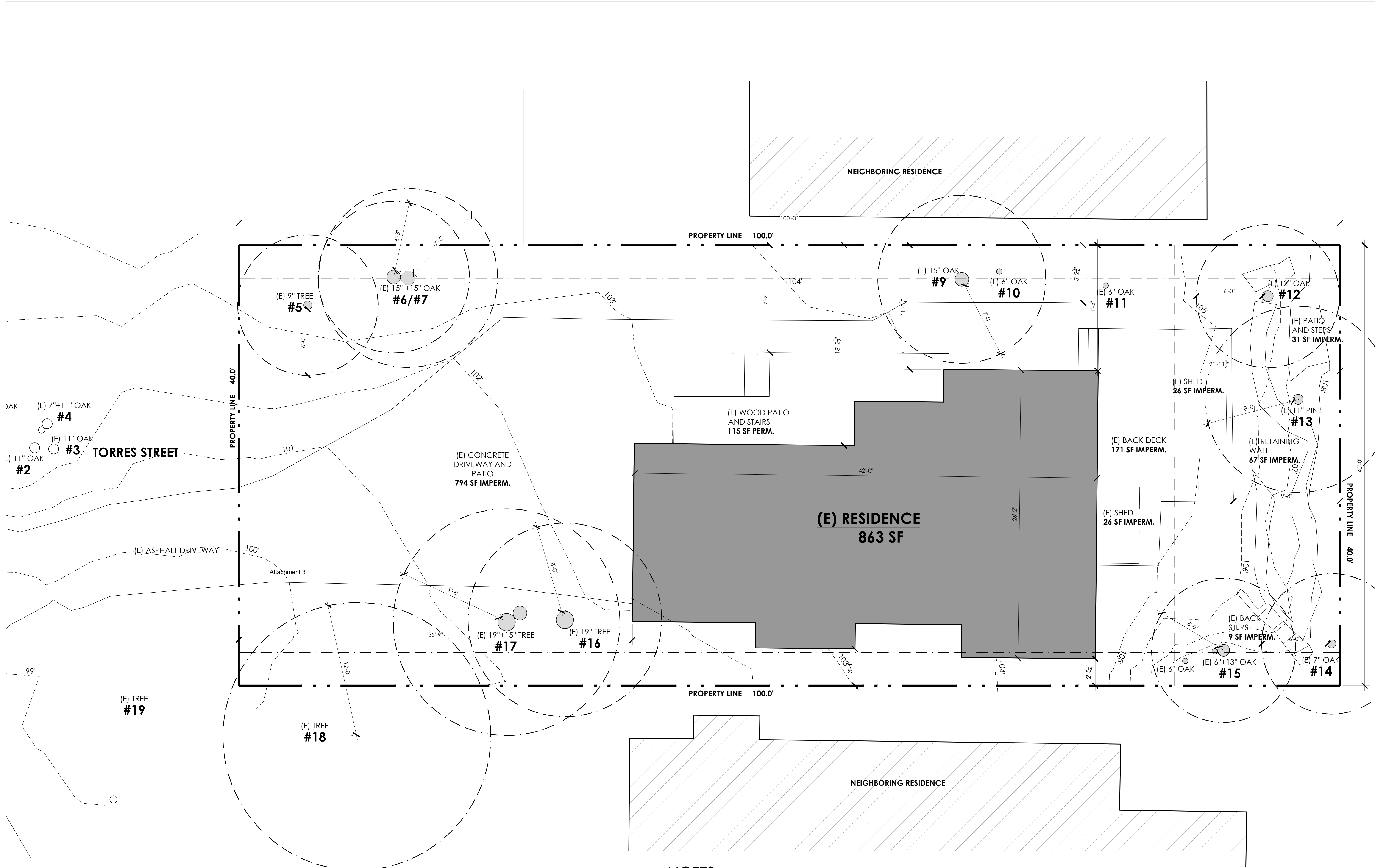
Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
YES	21	18	18	18	18.8	22.5		21				18	24	18	18	24	28.5	36	18

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

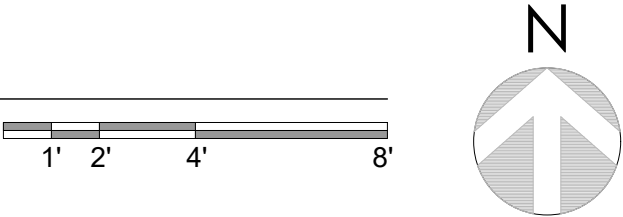
- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal 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 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 fencing.
- The Structural Root Zone--Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with 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.

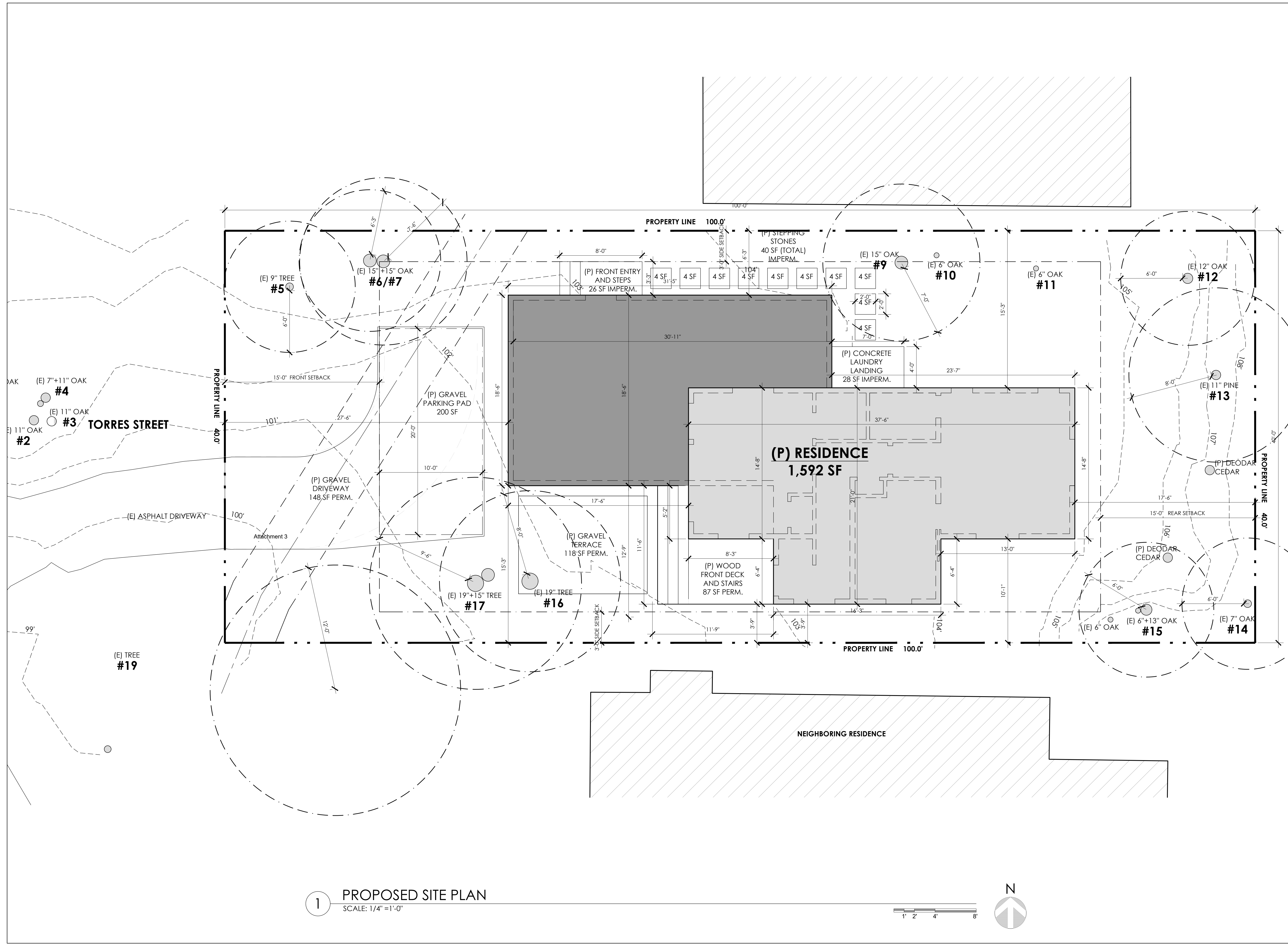
4of4



- NOTES:
1. EXISTING HOUSE AND ALL SITE COVERAGE TO BE DEMOLISHED.
 2. PROTECT ALL EXISTING TREES PER CITY FORESTER REQUIREMENTS

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





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

ADAM JESELNICK
ARCHITECT



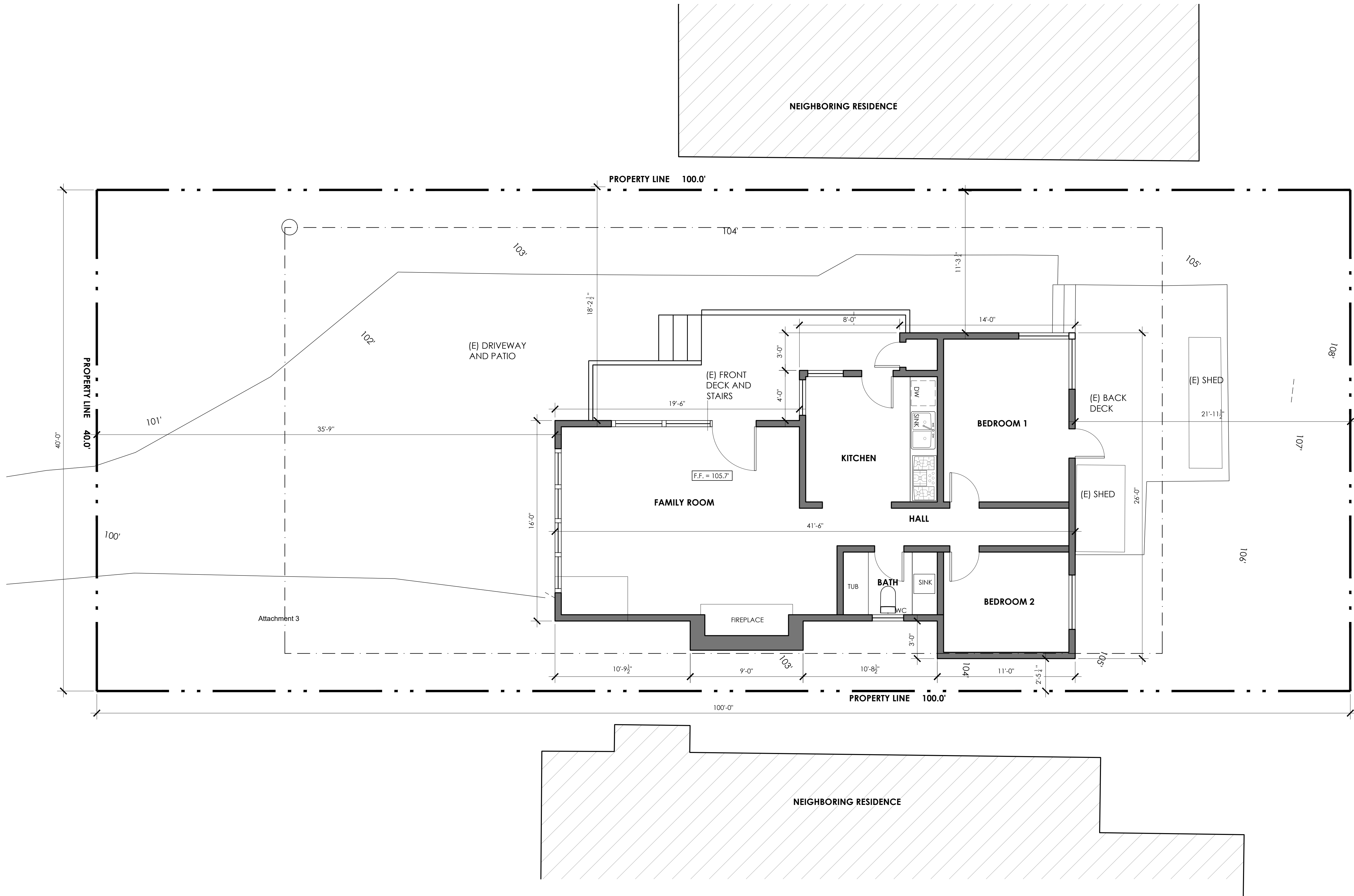
METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED SITE
PLAN

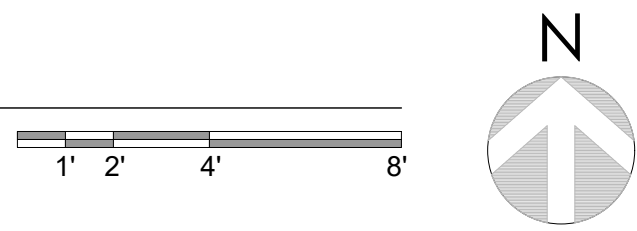
8/30/2023

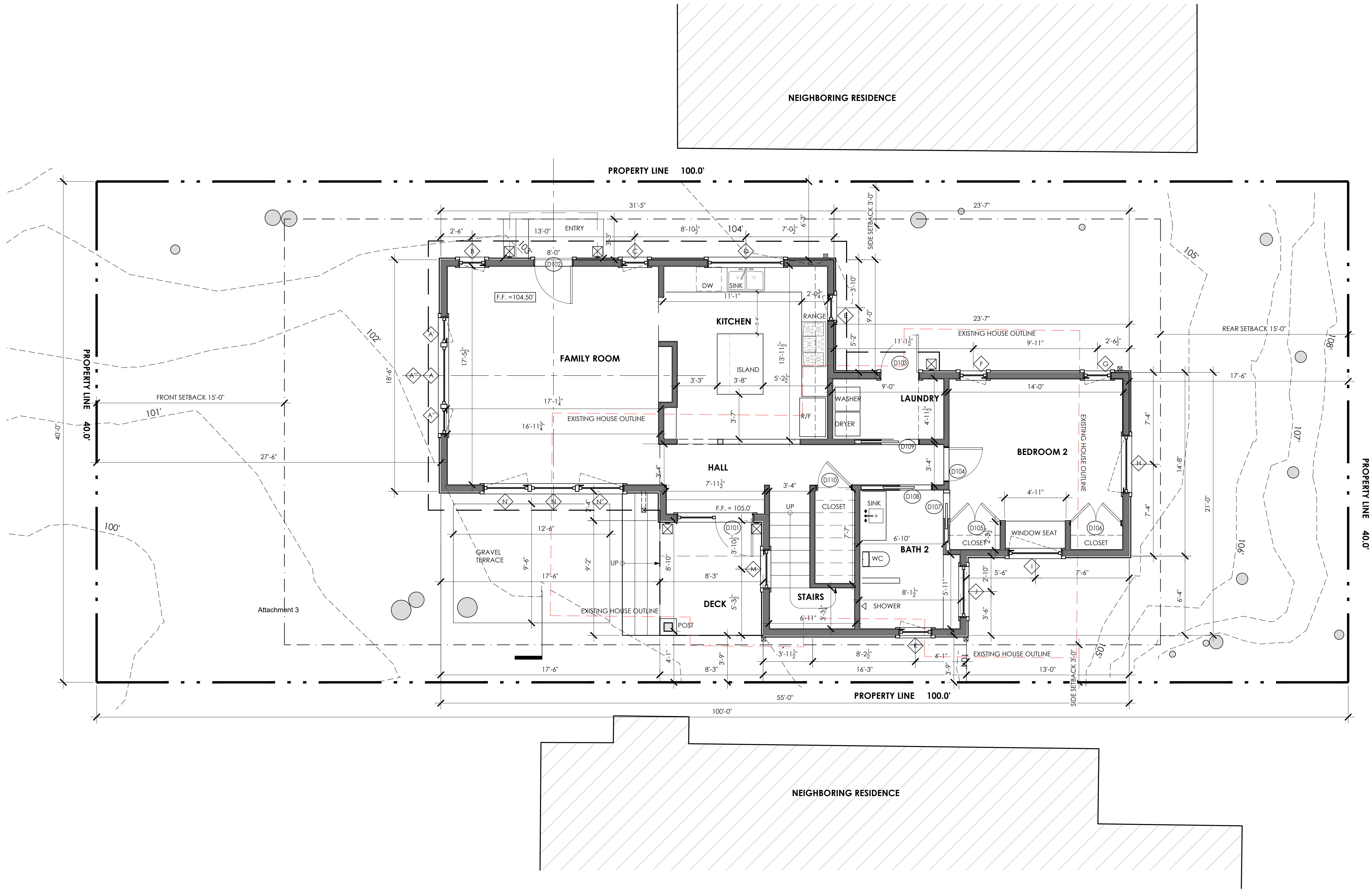
1/4" = 1'-0"

A2

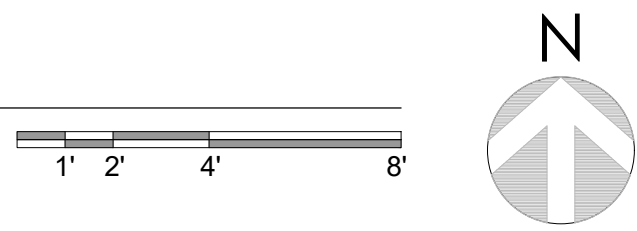


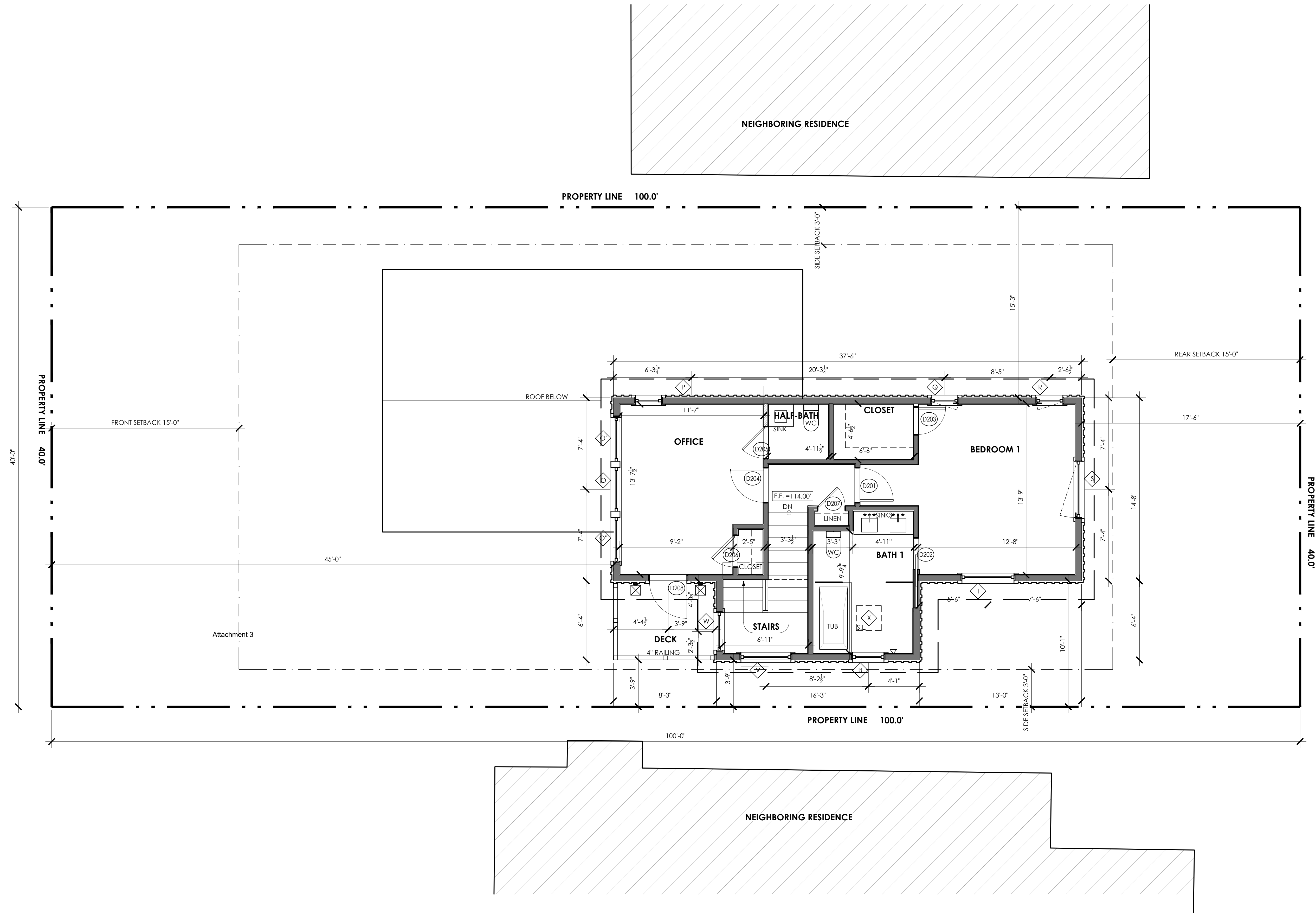
1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



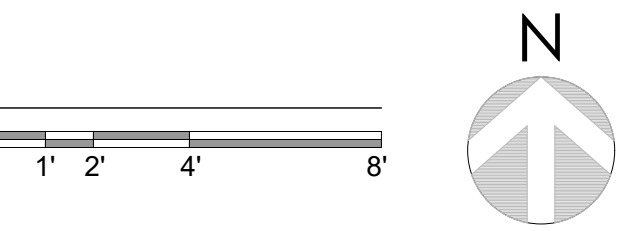


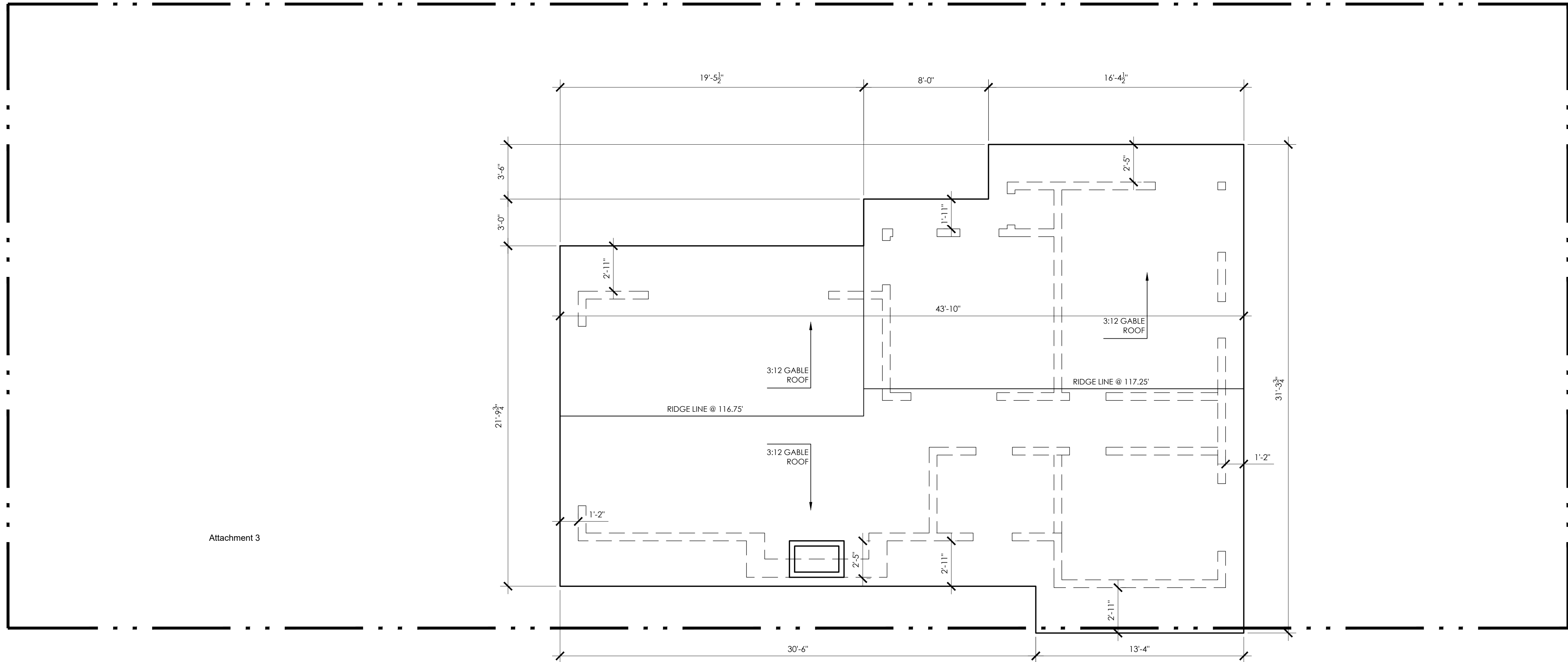
1 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"





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

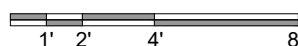




Attachment 3

1

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



METCALF RESIDENCE

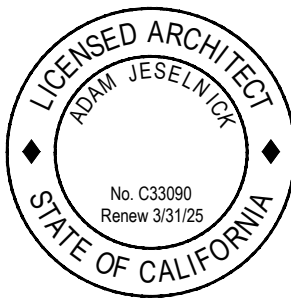
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

EXISTING ROOF
PLAN

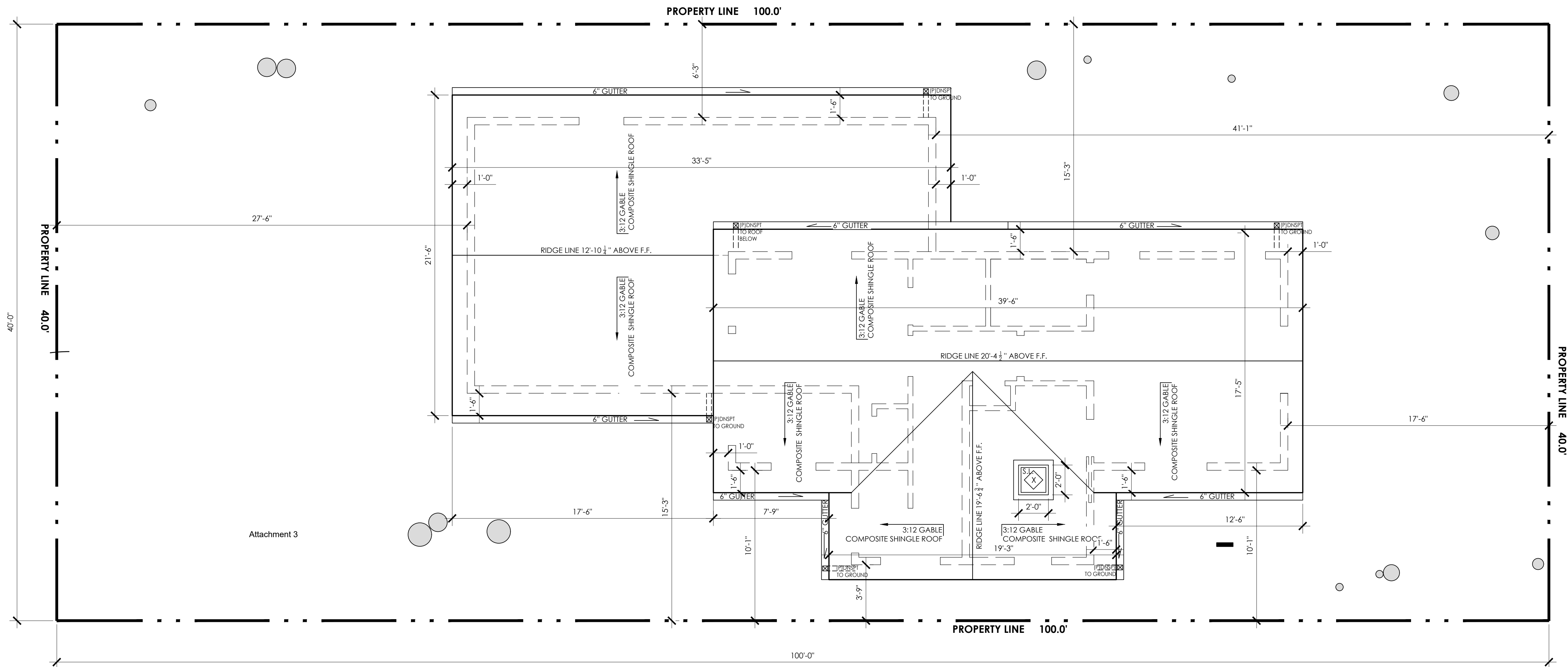
8/30/2023

1/4" = 1'-0"

A6

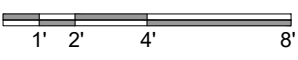


ADAM JESELNICK
ARCHITECT



1

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



METCALF RESIDENCE

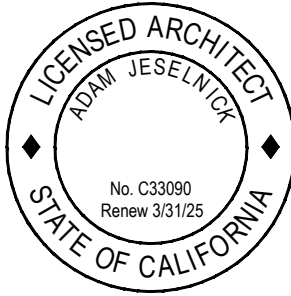
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED ROOF
PLAN

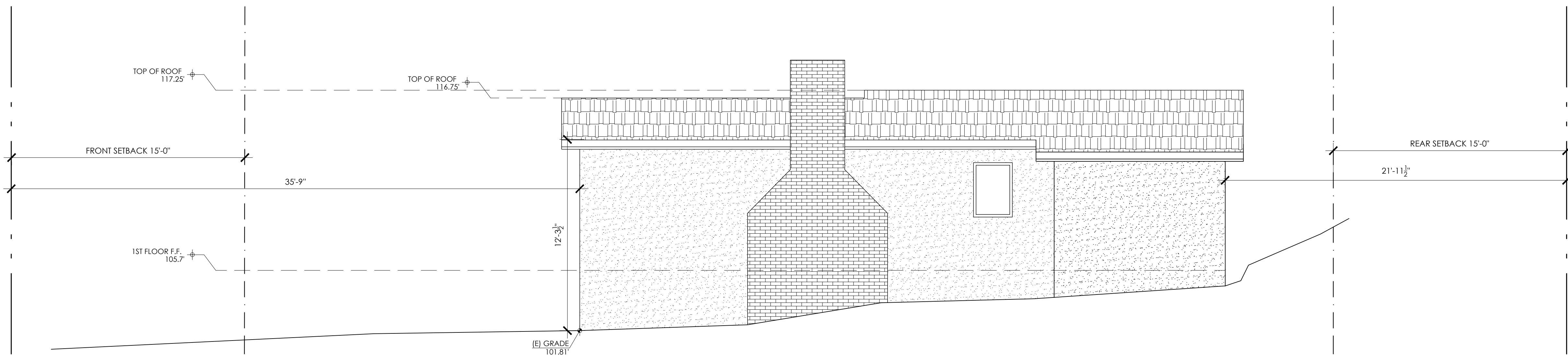
8/30/2023

1/4" = 1'-0"

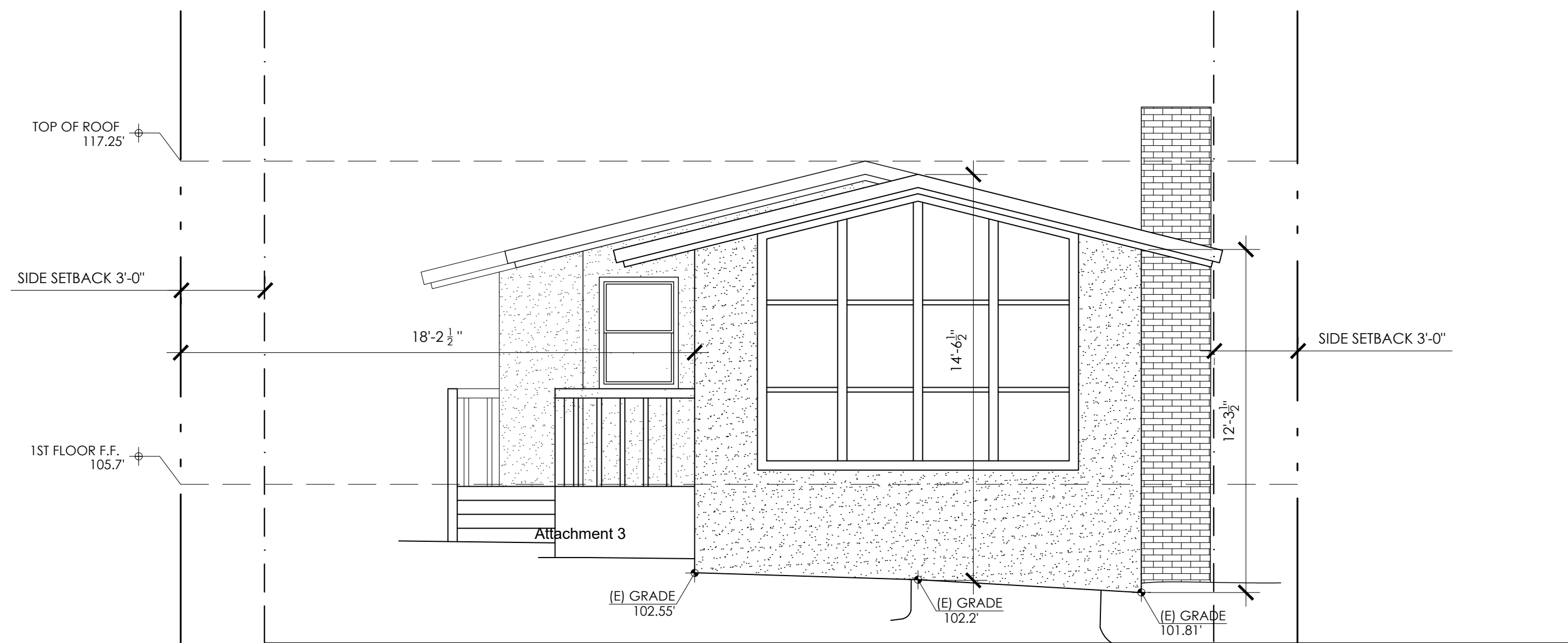
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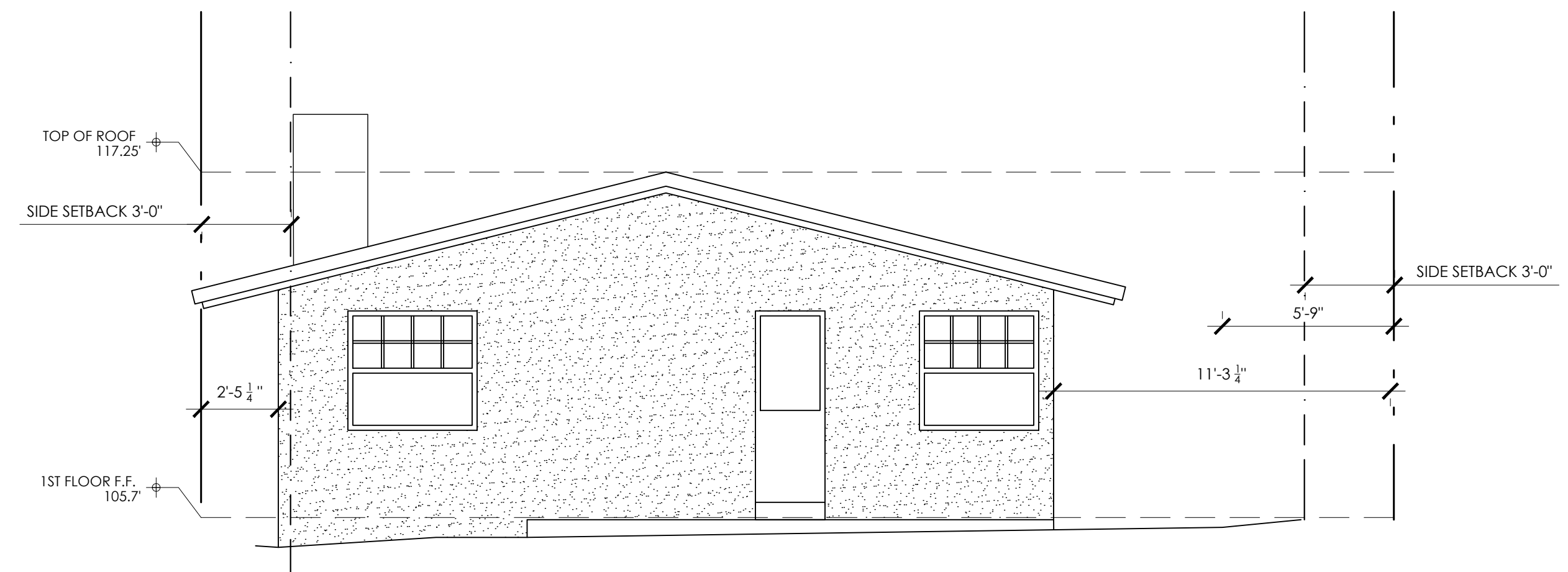
ADAM JESELNICK
ARCHITECT



1 EXISTING SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



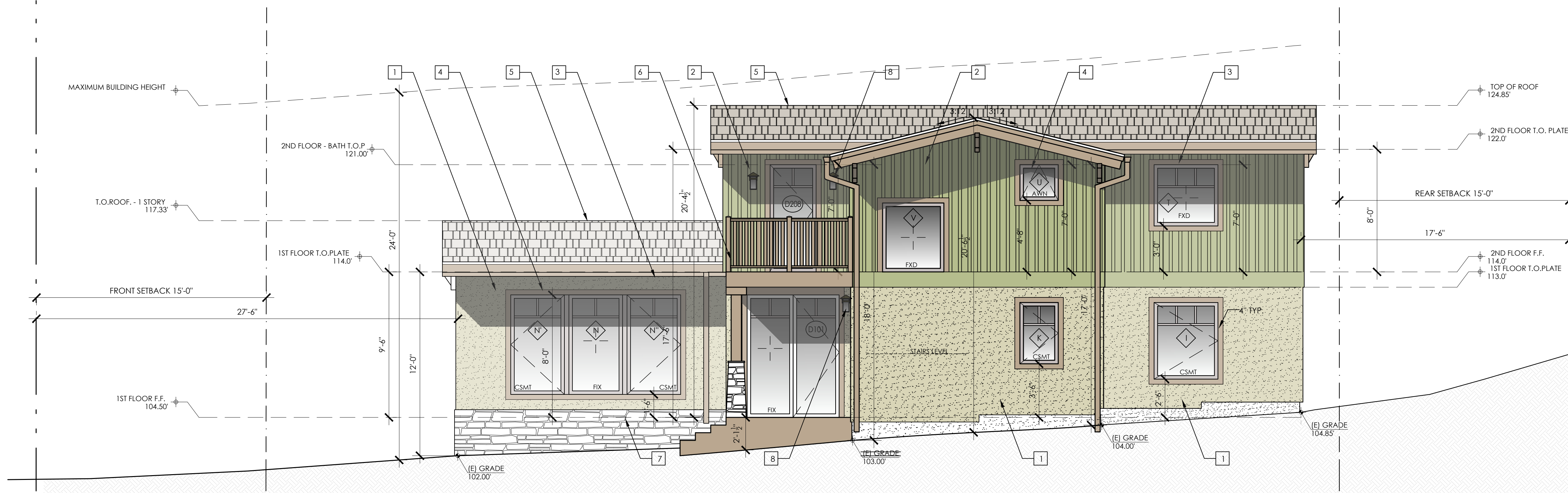
2 EXISTING WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



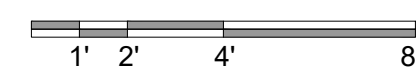
3 EXISTING EAST (BACK) ELEVATION
SCALE: 1/4" = 1'-0"



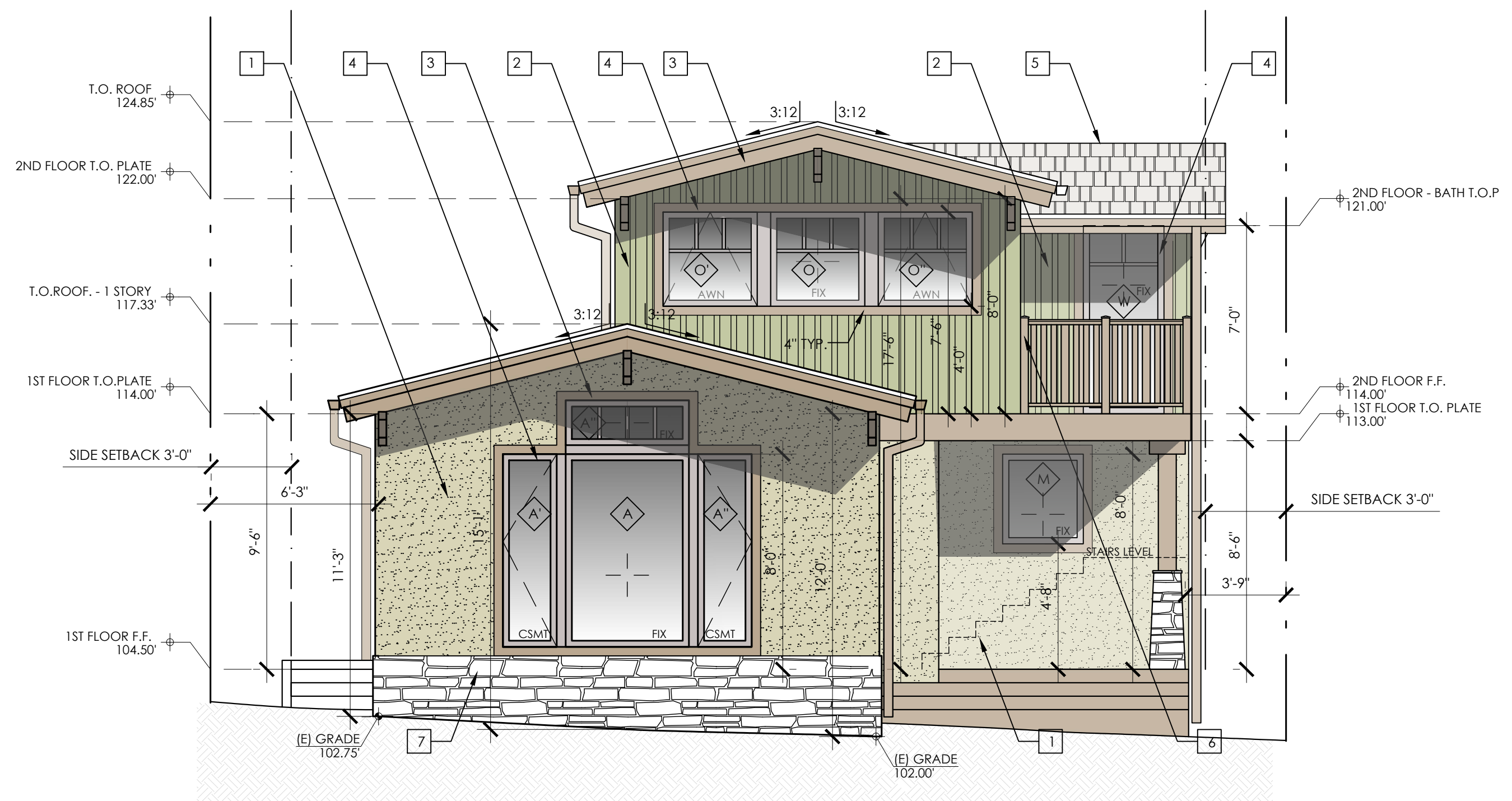
4 EXISTING NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



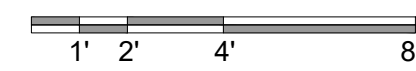
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



Attachment 3



2 PROPOSED WEST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



KEYNOTES

1	STUCCO
2	OLIVE GRAY PPG1027-4
3	VERTICAL WOOD; BOARD AND BATTEN
4	RATTAN PALM PPG1027-5
5	WINDOWS WOOD TRIM & FASCIA
6	CONVERSATION PPG1027-6
7	DOOR AND WINDOWS SIERRA PACIFIC, DIVIDED LITES.
8	COLOR STAY COLLECTION - GULL GRAY 007
9	COMPOSITE SHINGLE ROOF
10	CERTAINTED PRESIDENTIAL SHAKE TL - AUTUMN BLEND
11	DECK RAILING
12	WOOD RAILING - PAINTED.
13	STONE VENEER
14	SBI MATERIALS - LIBERTY HILL COLLECTION - LEDGESTONE
15	LIGHT FIXTURE
16	LIGHTOLOGY - HARBOR 12V OUTDOOR WALL SCONCE

ADAM JESELNICK
ARCHITECT



METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED
ELEVATIONS

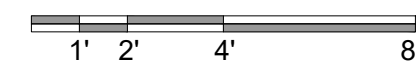
8/30/2023

1/4" = 1'-0"

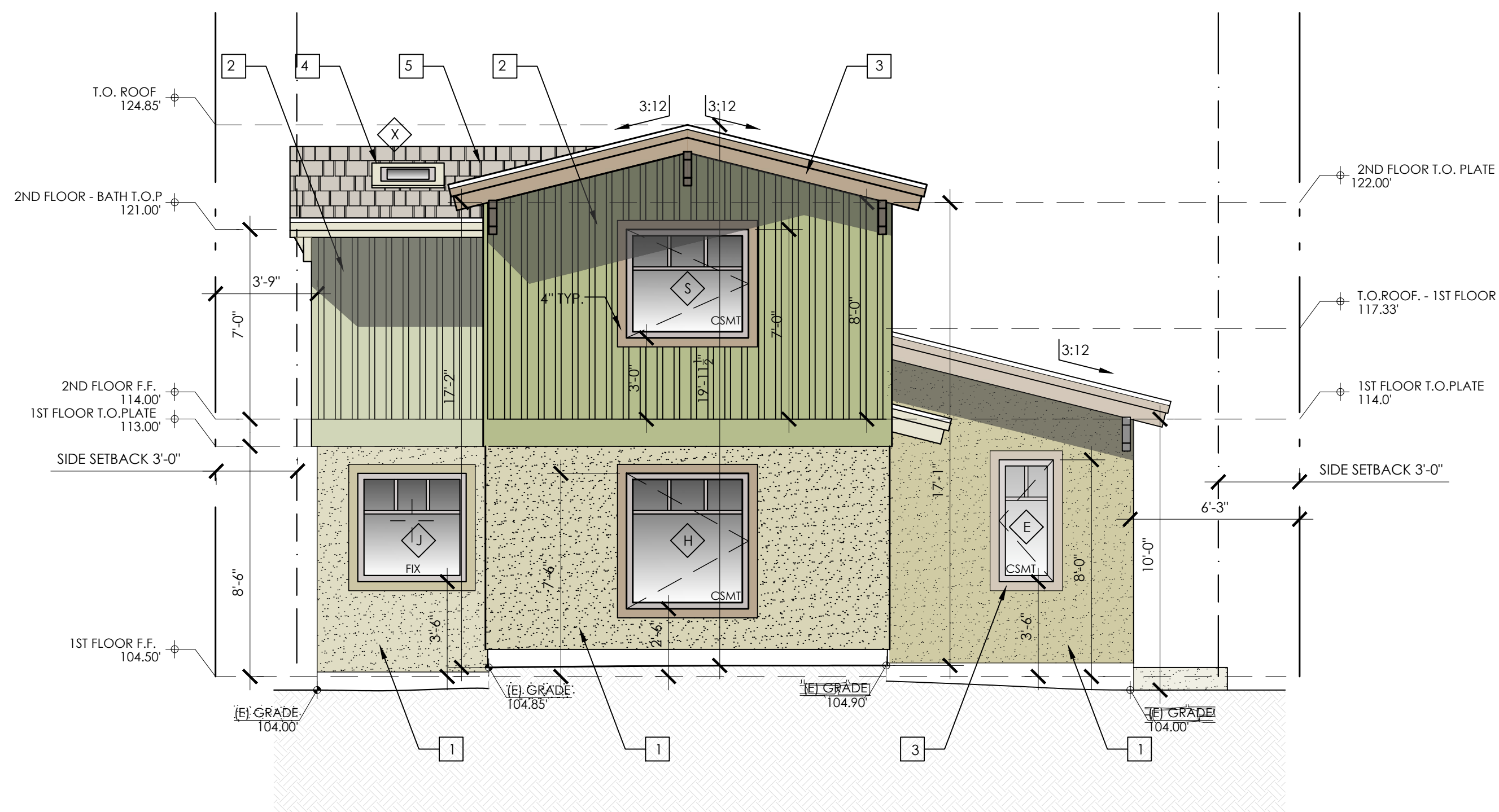
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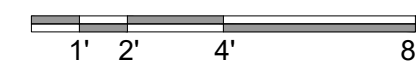
1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Attachment 3



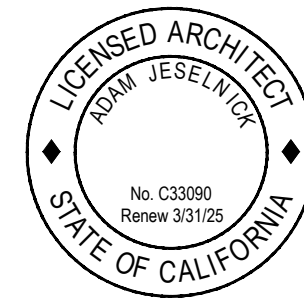
2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



KEYNOTES

1	STUCCO
2	OLIVE GRAY PPG1027-4
3	VERTICAL WOOD; BOARD AND BATTEN
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ADAM JESELNICK
ARCHITECT



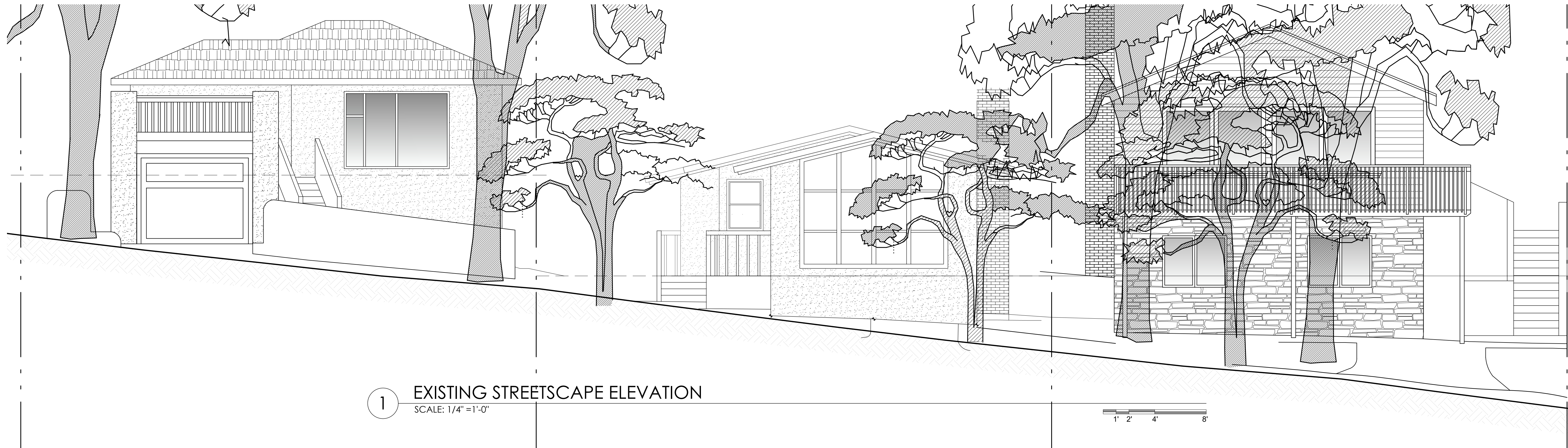
METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

PROPOSED
ELEVATIONS

8/30/2023

1/4" = 1'-0"

A10



1 EXISTING STREETSCAPE ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED STREETSCAPE ELEVATION
SCALE: 1/4" = 1'-0"

1

PROPOSED WINDOW SCHEDULE

METCALF RESIDENCE WINDOW SCHEDULE						
REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
		FIRST FLOOR				
	A	4'-7" x 7'-2"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	A'	2'-0" x 7'-2"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	A''	2'-0" x 7'-2"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	A'''	4'-7" x 1'-8"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	B	2'-0" x 4'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	C	2'-0" x 4'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	D	6'-0" x 4'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	E	2'-0" x 4'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	F	2'-1" x 4'-0"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	G	2'-1" x 4'-0"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	H	4'-6" x 5'-0"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	I	4'-2" x 5'-0"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	J	4'-0" x 4'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	K	2'-6" x 4'-0"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	L	NOT USED				
	M	3'-0" x 3'-4"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	N	3'-6" X 6'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	N'	3'-6" X 6'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	N''	3'-6" X 6'-6"		UN-CLAD WOOD	CSMT	DUAL GLAZED
		SECOND FLOOR				
	O	3'-6" x 3'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	O'	3'-6" x 3'-6"		UN-CLAD WOOD	AWNING	DUAL GLAZED
	O''	3'-6" x 3'-6"		UN-CLAD WOOD	AWNING	DUAL GLAZED
	P	2'-1" x 3'-4"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	Q	2'-1" x 3'-4"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	R	2'-1" x 3'-4"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	S	4'-6" x 4'-0"		UN-CLAD WOOD	CSMT	DUAL GLAZED
	T	4'-2" x 4'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	U	2'-6" x 2'-4"		UN-CLAD WOOD	AWNING	DUAL GLAZED
	V	4'-0" x 4'-6"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	W	3'-0" x 7'-0"		UN-CLAD WOOD	FIXED	DUAL GLAZED
	X	2'-0" x 2'-0"		UN-CLAD WOOD	FIXED S.L.	DUAL GLAZED

Attachment 3

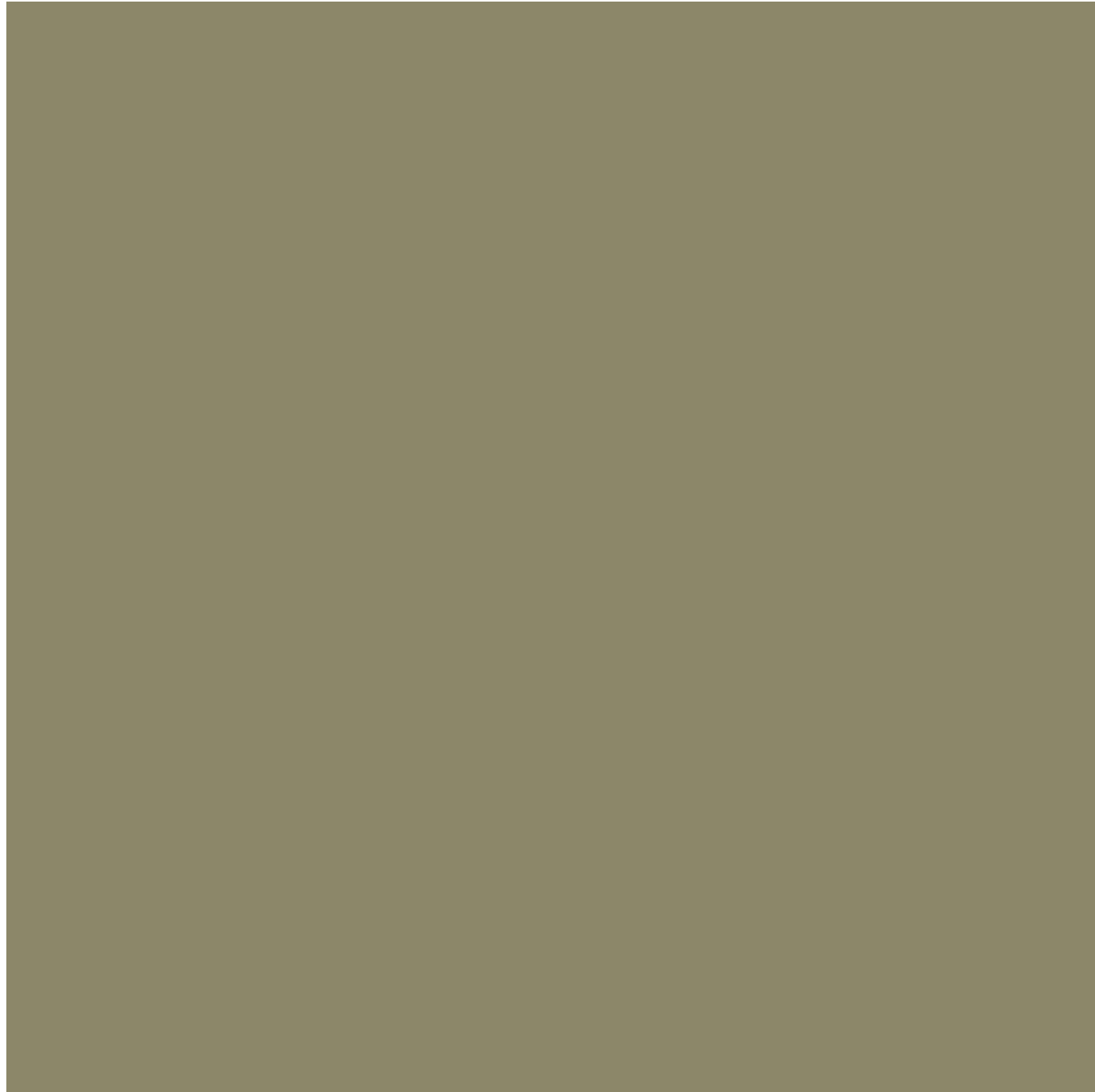
2

PROPOSED DOOR SCHEDULE

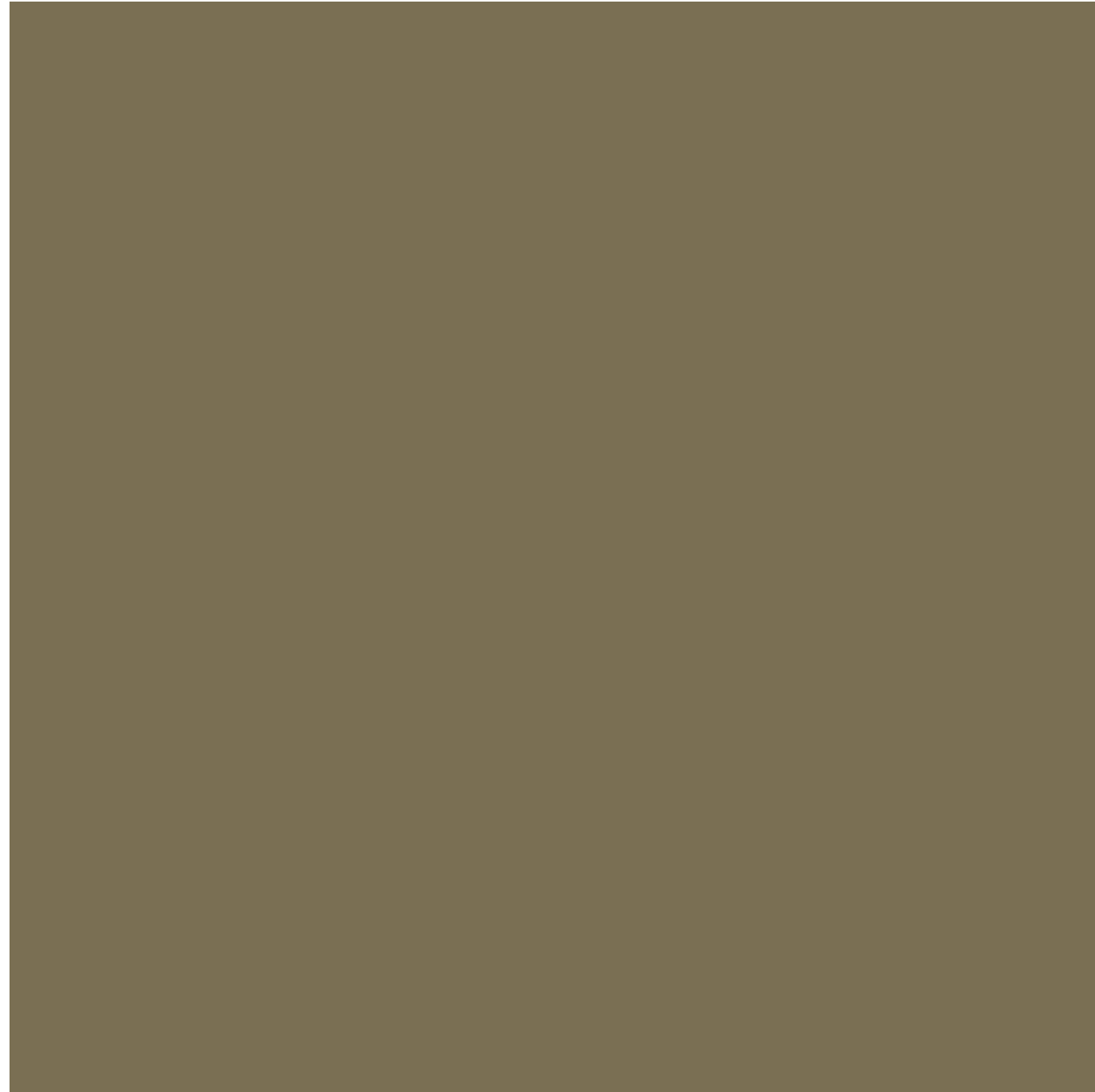
METCALF RESIDENCE DOOR SCHEDULE							
			DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
1ST FLOOR							
		101	3'-0" X 8'-0" + 3'-0" X 8'-0" SIDE LITE	1	2"	LH	ENTRY FULL LITE GLASS DOOR + SIDE LITE
		102	3'-0" X 8'-0"	2	2"	LH	ENTRY DUTCH HALF LITE GLASS DOOR
		103	3'-0" X 7'-6"	2	2"	RH	ENTRY HALF LITE GLASS DUTCH DOOR
		104	2'-8" X 7'-6"	6	1 3/4"	LH	INTERIOR WOOD DOOR
		105	4'-0" X 7'-6" (2 DOORS)	6	1 3/4"	LHRH	CLOSET WOOD DOOR
		106	4'-0" X 7'-6" (2 DOORS)	6	1 3/4"	LHRH	CLOSET WOOD DOOR
		107	2'-0 1/2" X 7'-6"	7	1 3/4"	LH	POCKET DOOR
		108	2'-6" X 7'-6"	7	1 3/4"	RH	POCKET DOOR
		109	3'-0" X 7'-6"	7	1 3/4"	LH	POCKET DOOR
		110	2'-8" X 7'-6"	6	1 3/4"	RH	CLOSET WOOD DOOR
2ND FLOOR							
		201	2'-9" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
		202	2'-6" X 7'-0"	7	1 3/4"	LH	POCKET DOOR
		203	2'-2" X 7'-0"	6	1 3/4"	LH	INTERIOR WOOD DOOR
		204	2'-9" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
		205	2'-6" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
		206	2'-6" X 7'-0"	6	1 3/4"	RH	CLOSET WOOD DOOR
		207	2'-2" X 7'-0"	6	1 3/4"	LH	CLOSET WOOD DOOR
		208	3'-0" X 7'-0"	1	2"	LH	ENTRY FULL LITE GLASS DOOR
		DOOR TYPE LEGEND					HARDWARE TYPE LEGEND
		TYPE 1	ENTRY DOOR, FULL LITE GLASS. WOOD			TYPE 1: --.	
		TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD				
		TYPE 3	EXTERIOR SLIDING DOORS.WOOD.			TYPE 2: --.	
		TYPE 4	FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. WOOD.			TYPE 3: --.	
		TYPE 5	FRENCH DOORS. FULL LITE GLASS. WOOD.				
		TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED				
		TYPE 7	POCKET DOOR, MDF, PRIMED				
		TYPE 8	GLASS INTERIOR DOOR				
		TYPE 9	INTERIOR BARN DOOR				
		TYPE 10	GARAGE DOOR				
		TYPE 11	INTERIOR SLIDING DOORS				
		TYPE 12	ENTRY DOOR, HALF LITE GLASS. WOOD				
		TYPE 13	PARTITION DOOR				



1 PROPOSED STUCCO (1ST FLOOR)
OLIVE GRAY PPG1027-4



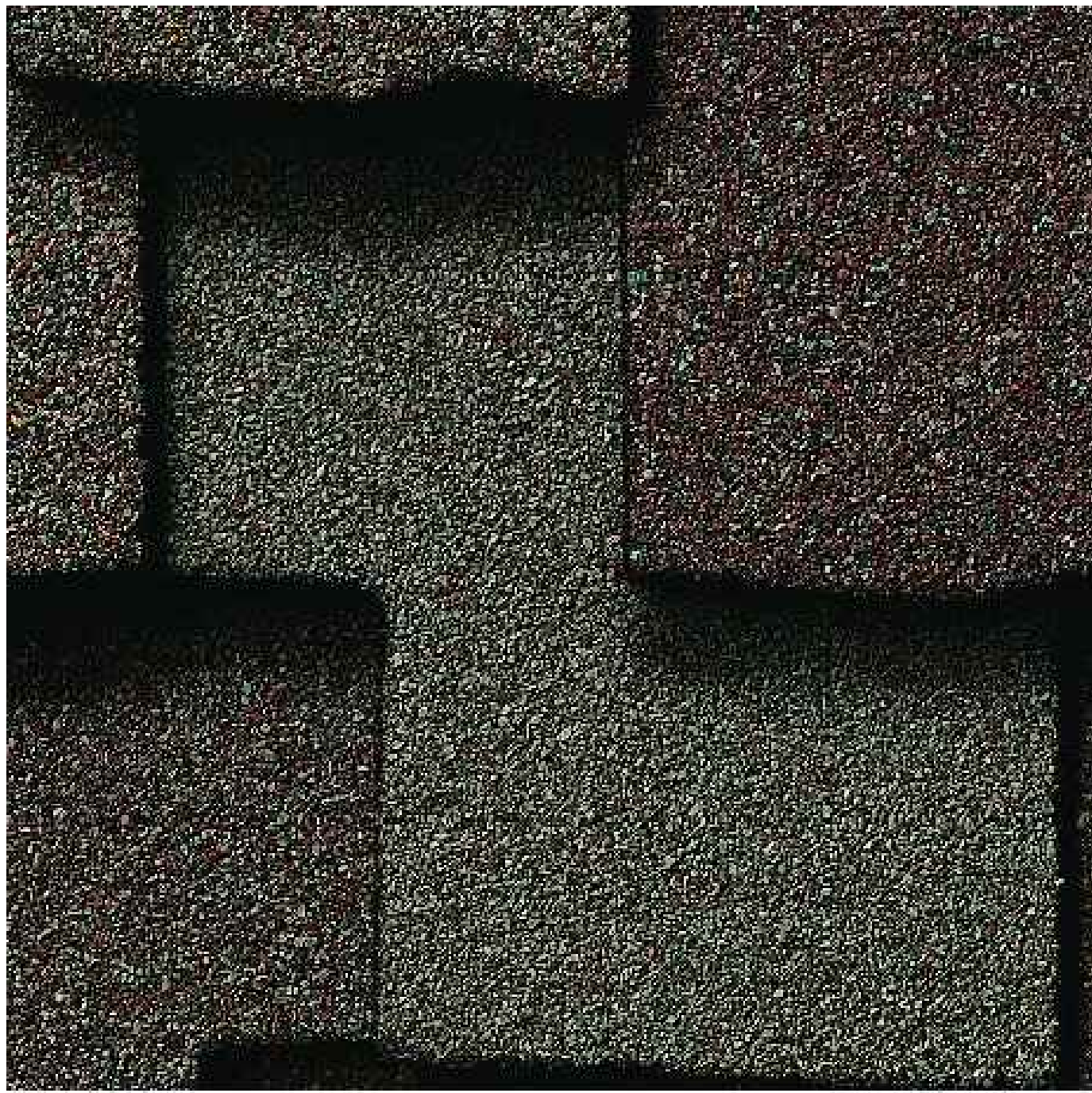
2 PROPOSED BOARD AND BATTEN (2ND FLOOR)
RATTAN PALM PPG1027-5



3 PROPOSED WINDOWS WOOD TRIM
CONVERSATION PPG1027-6



4 PROPOSED SIERRA PACIFIC WINDOWS
COLOR GULL GRAY 007, DIVISION LITES.



5 PROPOSED ROOF
COMPOSITE SHINGLE ROOF - CERTAINTEED PRESIDENTIAL SHAKE TL - AUTUMN BLEND



6 PROPOSED STONE VENEER
SBI MATERIALS - LIBERTY HILL COLLECTION - LEDGESTONE



6 PROPOSED LIGHT FIXTURE
LIGHTOLOGY - HARBOR 12V OUTDOOR WALL SCONCE

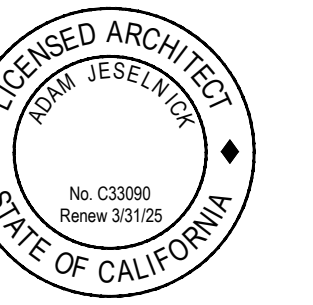


1 FRONT (WEST) AND SIDE (NORTH) FACADES



2 SIDE (NORTH) AND REAR (EAST) FACADES

ADAM JESELNICK
ARCHITECT



METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

RENDERING VIEWS

8/30/2023

N.T.S.

A14

1

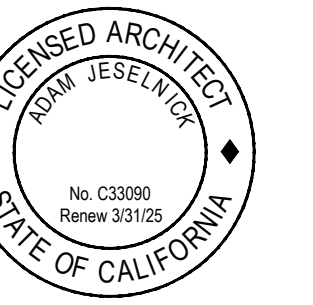


1 FRONT (WEST) AND SIDE (SOUTH) FACADES



2 SIDE (SOUTH) AND REAR (EAST) FACADES

ADAM JESELNICK
ARCHITECT



METCALF RESIDENCE
TORRES STREET 4 SE OF 4TH AVE,
CARMEL-BY-THE-SEA CALIFORNIA 93921

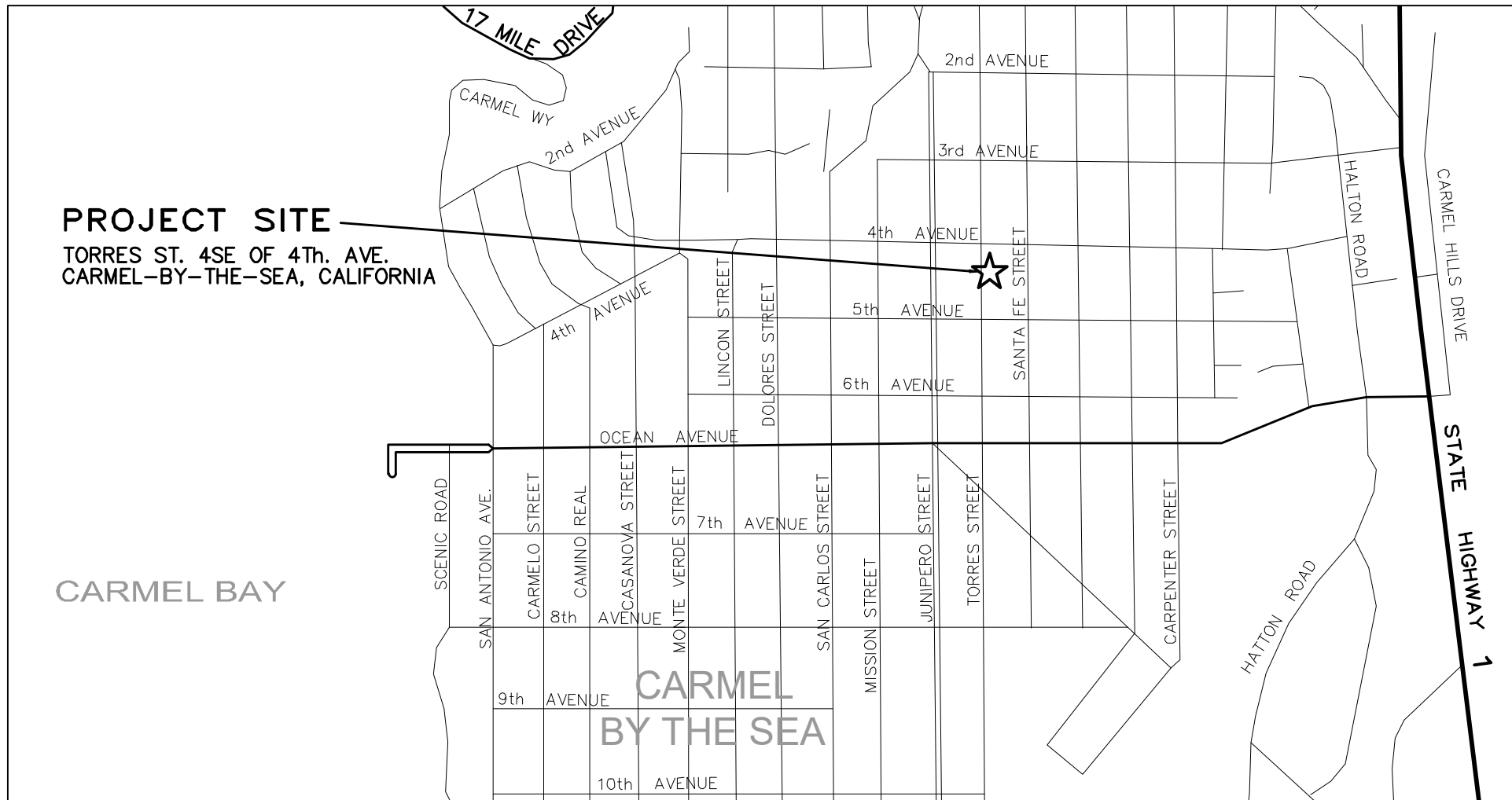
RENDERING VIEWS

8/30/2023

N.T.S.

A15

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
METCALF RESIDENCE
APN: 010-091-012
CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE

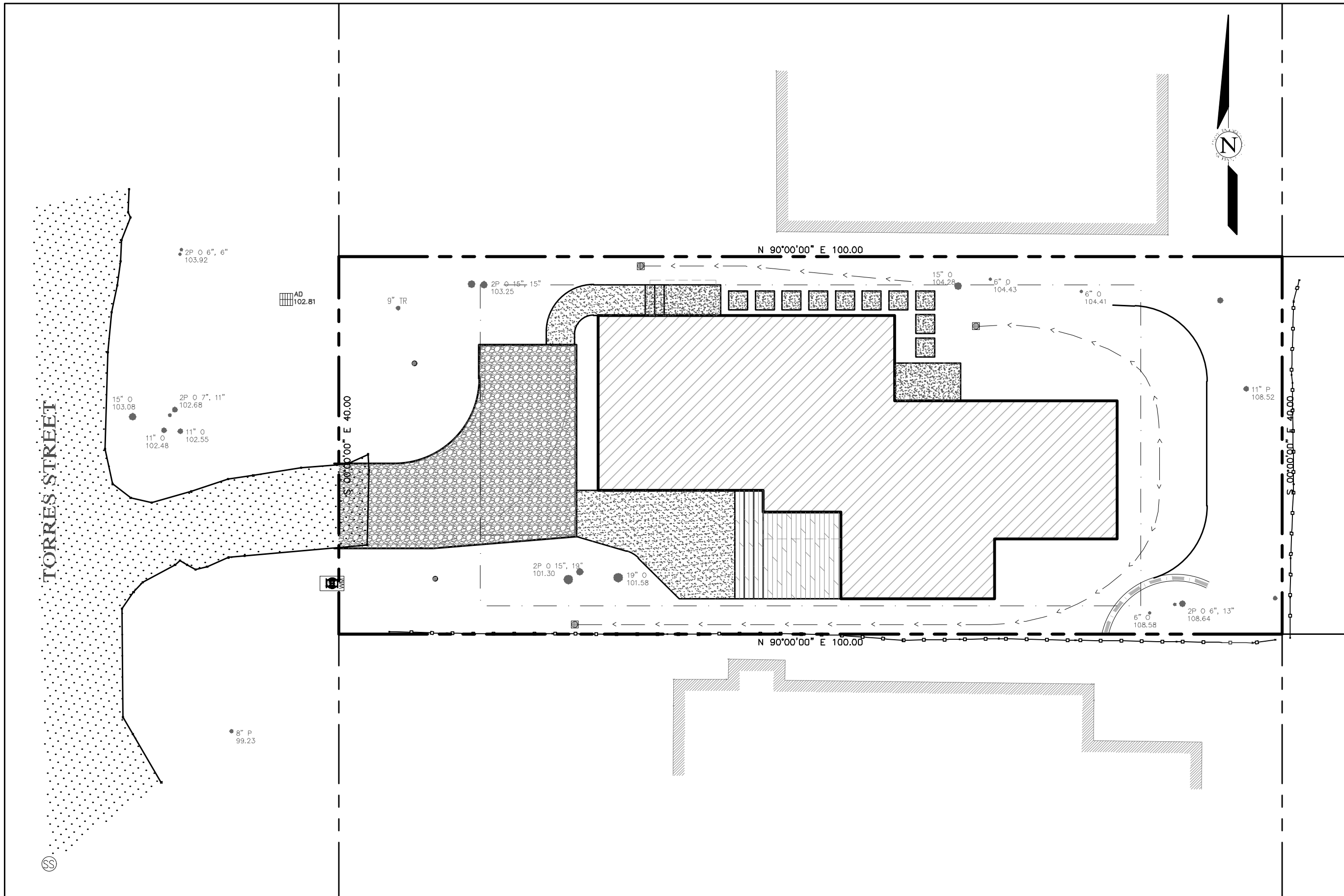
GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE METCALF RESIDENCE A2 PREPARED BY ADAM JESELNICK ARCHITECT, DATED 01/19/23, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC. ON AUGUST 26, 2021.
- 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 WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (08/23/21) 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.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

Attachment 3

- 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 2019 CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- 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.
- 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.
- THERE ARE APPROXIMATELY 90 C.Y. OF CUT AND 5 C.Y. OF FILL WITH AN EXPORT OF 85 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 SEPTIC STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
- 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.
- 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.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- 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.
- 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 FEET 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.
- ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS DRAINING INTO LANDSCAPE AREAS SAFELY AWAY FROM BUILDING FOUNDATIONS.
- STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF CATCH BASINS AND DRAINAGE SWALES OUTFLETTING ONTO AN UNDERGROUND INFILTRATION SYSTEM.
- SUBSURFACE DRAINAGE FOR FOUNDATIONS SHALL BE COLLECTED AND PIPED TO SAID UNDERGROUND INFILTRATION SYSTEM.
- THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. AREA DRAINS AND INFILTRATION SYSTEM SHALL BE "NDS" PRODUCTS, ROUND SPEE-D WITH SQUARE GRATE AND 24" ROUND FLO-WELL WITH 4" OVERFLOW GRATE OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.
- ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.



LOT OVERVIEW
SCALE: 1"=10'

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

TOTAL LOT AREA = 4,000 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,180 SQ.FT.
TOTAL SEMIPERVIOUS AREA = 539 SQ.FT.
TOTAL AREA OF DISTURBANCE = 2,860 SQ.FT.

GRADING QUANTITIES:
CUT = 90 C.Y.
FILL = 5 C.Y.
NET = 85 C.Y. EXPORT

ABBREVIATIONS:

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

LEGEND:

NEW:	
---	MAJOR CONTOUR LINE (5' INTERVAL)
- - -	MINOR CONTOUR LINE (1' INTERVAL)
> --- >	DRAINAGE SWALE FLOW LINE
---	LANDSCAPE WALL
---	STORM DRAIN LINE
---	SUBDRAIN PIPE
100.80	SPOT ELEVATION
100.80	AREA DRAIN
100.80	ROOF DOWNSPOUT/SPLASH BLOCK
100.80	MAIN FLOOR HOUSE FOOTPRINT
100.80	PORTLAND CEMENT CONCRETE SURFACE
100.80	GRAVEL SURFACE/DRAIN ROCK
100.80	D.G. WALKWAY
100.80	WOOD DECK

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	LandSet Engineers, inc.	Beginning of Project		
Subexcavation, fill placement, and compaction	LandSet Engineers, inc.	Throughout grading operations		
Foundation Excavations	LandSet Engineers, inc.	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	LandSet Engineers, inc.	Prior to trench backfill		
Utility trench compaction	LandSet Engineers, inc.	During backfill operations		
Retaining wall backfill compaction	LandSet Engineers, inc.	During backfill operations		
Baseroack subgrade compaction	LandSet Engineers, inc.	Prior to pavement installation		

INDEX TO SHEETS

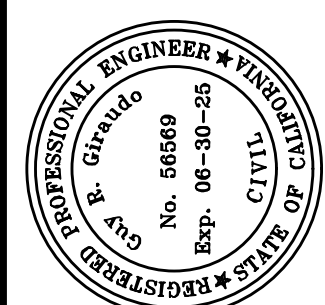
SHEET C1	COVER SHEET
SHEET C2	TOPOGRAPHIC MAP/EXISTING CONDITIONS
SHEET C3	GRADING, DRAINAGE & UTILITY PLAN
SHEET C4	GRADING SECTIONS, STANDARD PLANS & CONSTRUCTION DETAILS
SHEET C5	EROSION & SEDIMENT CONTROL PLAN
SHEET C6	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. GARY & NANCY METCALF
35940 S. JOSHUA PL.
WICKENBURG, AZ 85390

SECONDARY: ARCHITECT
ADAM JESELNICK ARCHITECT
ATTN: MR. ADAM JESELNICK
24398 PORTOLA AVENUE
CARMEL, CA 93923
PH: (831) 920-5164

SITE LOCATION:
TORRES ST. 4 SE OF 4TH. AVE.
CARMEL-BY-THE-SEA, CA 93923



APPROVED BY:

GUY R. GIRARDO
9723



GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
METCALF RESIDENCE
A.P.N.: 010-091-012
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. GARY METCALF

" COVER SHEET "

SCALE: AS SHOWN
DATE: JANUARY 2023
JOB NO. 2358-02

No.	DATE	BY	REVISION
09/07/23	AMS		PER SITE PLAN UPDATE
04/11/23	AMS		C.O.C.-PUBLIC WORKS PLAN REVIEW
02/02/23	AMS		RELEASED TO CLIENT

SHEET C1

OF 6 SHEETS

TORRES ST
(A 50' WIDE CITY STREET)

PROJECT BENCHMARK
SURVEY H&V CTL PNT #100
MAGNETIC NAIL IN PAVEMENT
ELEV. = 100.00'

Attachment 3

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 (TYPE AS MARKED)
	ASPHALT CONCRETE
	PORTLAND CEMENT CONCRETE
	WOOD
	PAVERS
	NATURAL GROUND SURFACE/ LANDSCAPED AREA

	CONDUIT		GAS LINE		GAS METER
	PIPE		TELEPHONE SERVICE		WATER METER
	CLEANOUT		UNKNOWN UTILITY		PG&E BOX
	DOWNSPOUT		FUSE BOX		UTILITY HUB
	HOSEBIB		ELECTRICAL OUTLET		ELECTRICAL HUB
	WATER SERVICE		UTILITY POLE		ELECTRICAL PANEL
	IRRIGATION BOX		GUY WIRE		ELECTRICAL METER
	IRRIGATION CONTROL VALVE		TELEPHONE BOX		SANITARY SEWER MANHOLE
	WATER VALVE		AREA DRAIN		STORM DRAIN MANHOLE
	DRAIN LINE		HYDRANT		PGE GAS MANHOLE
	STREET LIGHT		SIGN		ELECTRICAL MANHOLE

	FOUND MONUMENT - TYPE NOTED
	SURVEY H&V CONTROL POINT
	SPOT ELEVATION
	RIDGELINE
	FINISHED FLOOR
	THRESHOLD
	TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX.
	TWO-PRONGED TREE (2P)
	THREE-PRONGED TREE (3P)
	MULTIPRONGED TREE (MP)
	CE = CEDAR PA = PALM
	CW = COTTON WOOD PE = PEPPER
	CYP = CYPRESS P = PINE
	E = EUCALYPTUS R = REDWOOD
	H = HOLLY TR = TREE
	O = OAK W = WILLOW

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED APPROXIMATELY 7.9' NORTHERLY AND 40.6' WESTERLY OF THE SOUTHWESTERLY CORNER OF LOT 10 IN BLOCK 47, ELEVATION = 100.00' AS SHOWN.
- 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.
- 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.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (08/23/21) 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.
- 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.
- 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.
- 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.

No.	DATE	BY	REVISION
09/07/23	AMS	PER SITE PLAN UPDATE	
04/11/23	AMS	C.O.C.-PUBLIC WORKS PLAN REVIEW	
02/02/23	AMS	RELEASED TO CLIENT	

SHEET **C2**
OF 6 SHEETS

TOPOGRAPHIC MAP/EXISTING CONDITIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

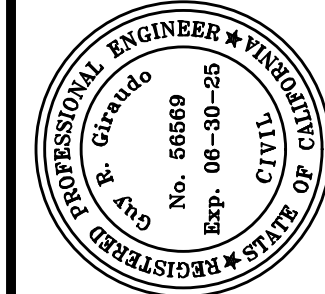
OF
METCALF RESIDENCE
A.P.N.: 010-091-012
FOR
CARMEL-BY-SEA, MONTEREY COUNTY, CALIFORNIA
MR. GARY METCALF



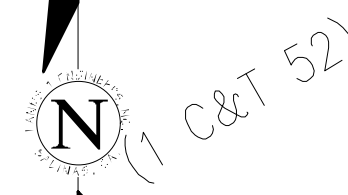
LANDSET
ENGINEERS, INC.
5208 Crazy Horse Canyon Road
San Jose, California 95128
Office (831) 443-6000
www.landseteng.com

APPROVED BY:

GUY R. GIRAUDO
CIVIL
No. 56568
Exp. 06-30-25



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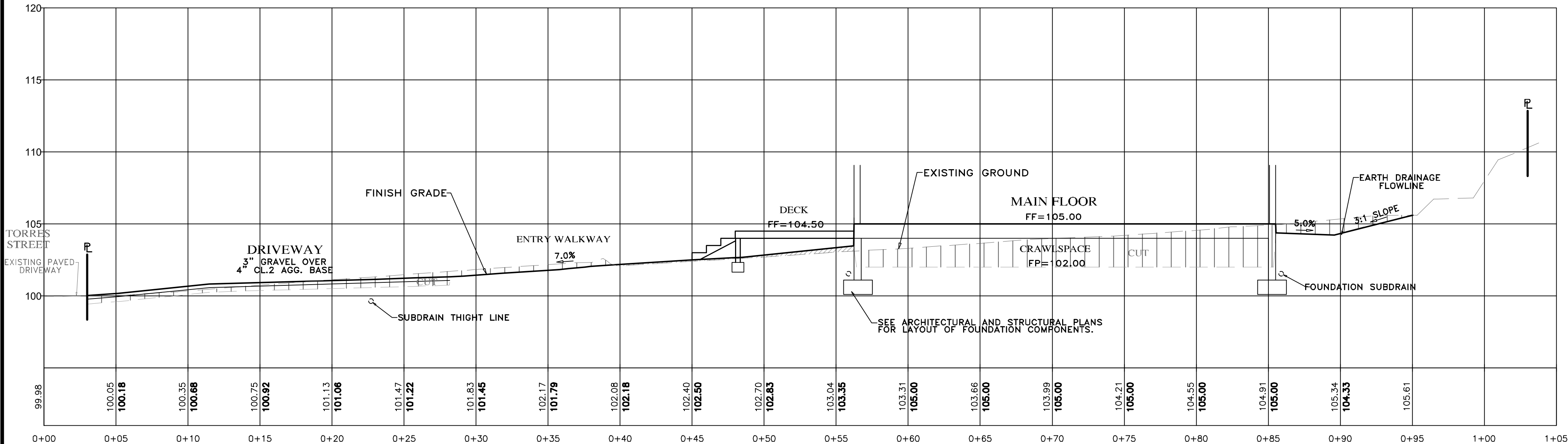


LOT 8

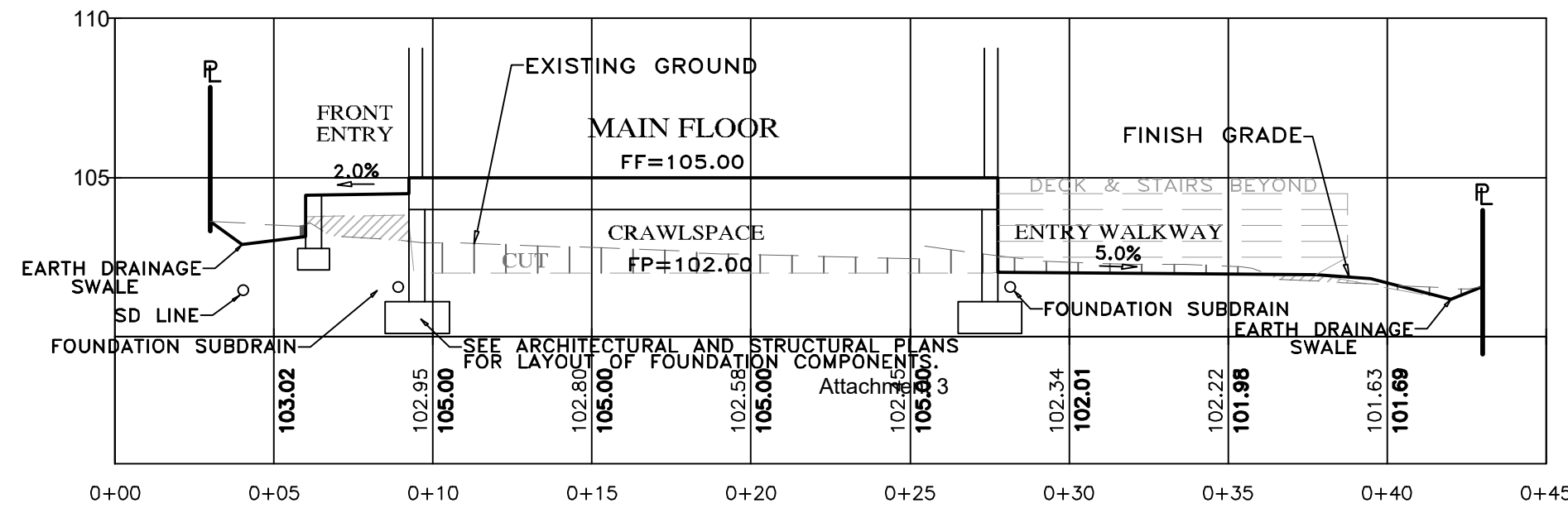
LOT 10
(0.092 AC;
4,000 SQFT)

RESIDENCE
(868 SQFT)

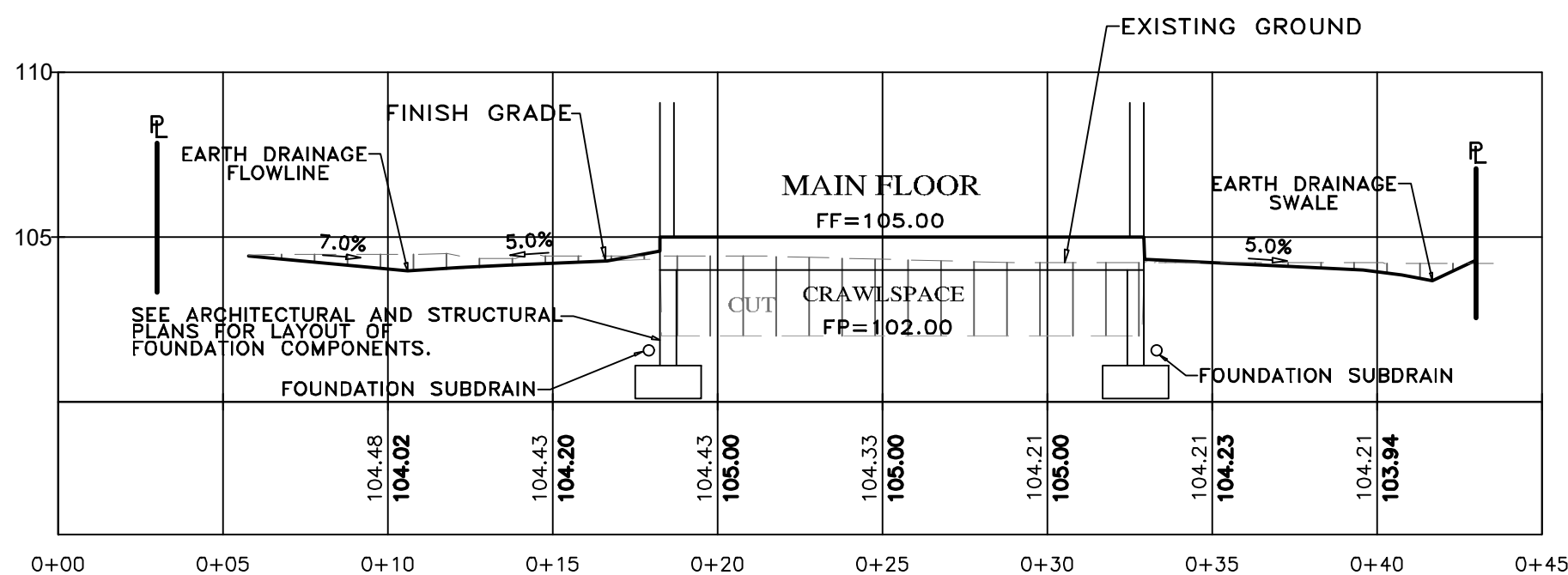
LOT 12



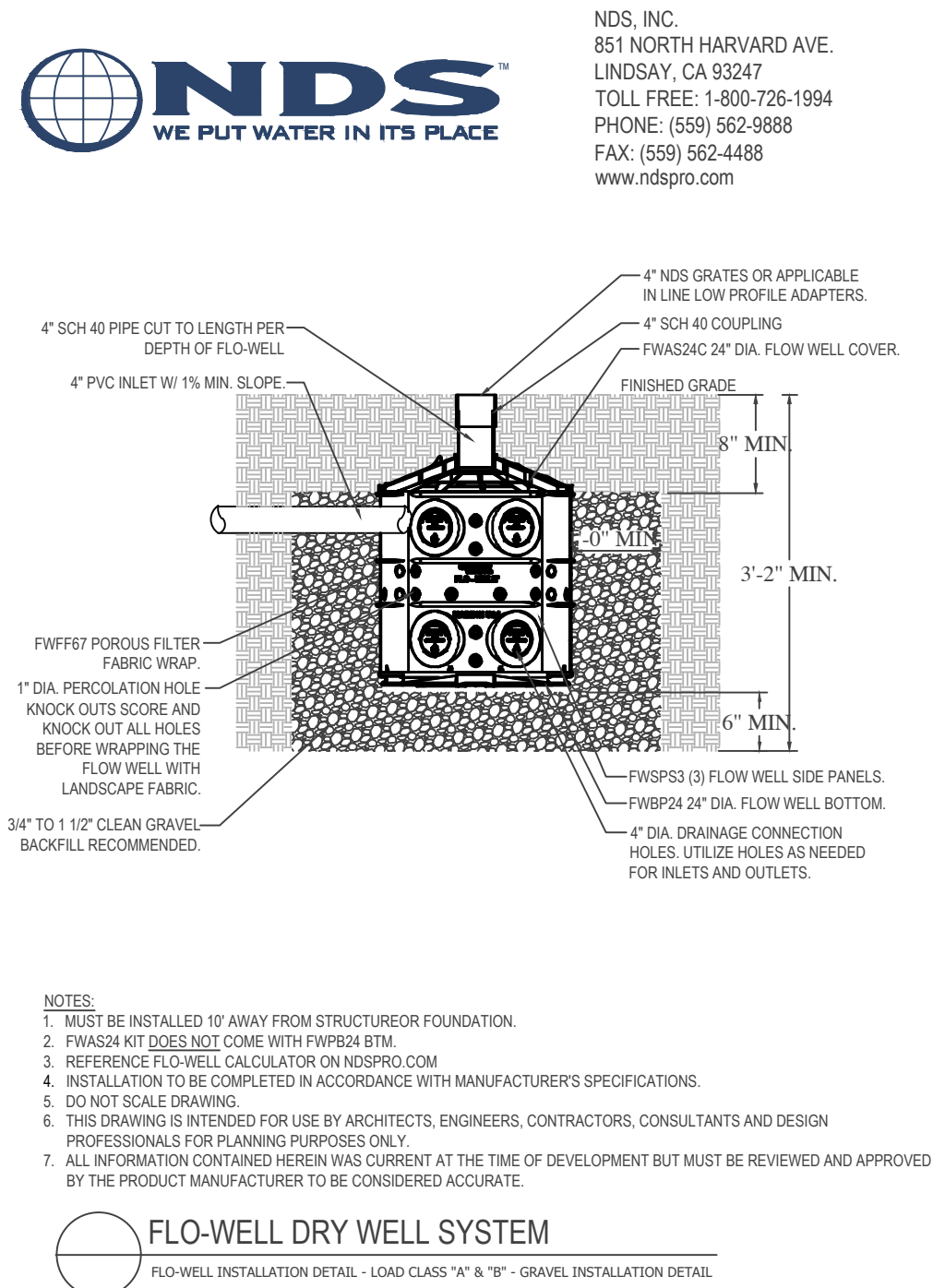
SECTION A-A
SCALE: 1"=5' H&V



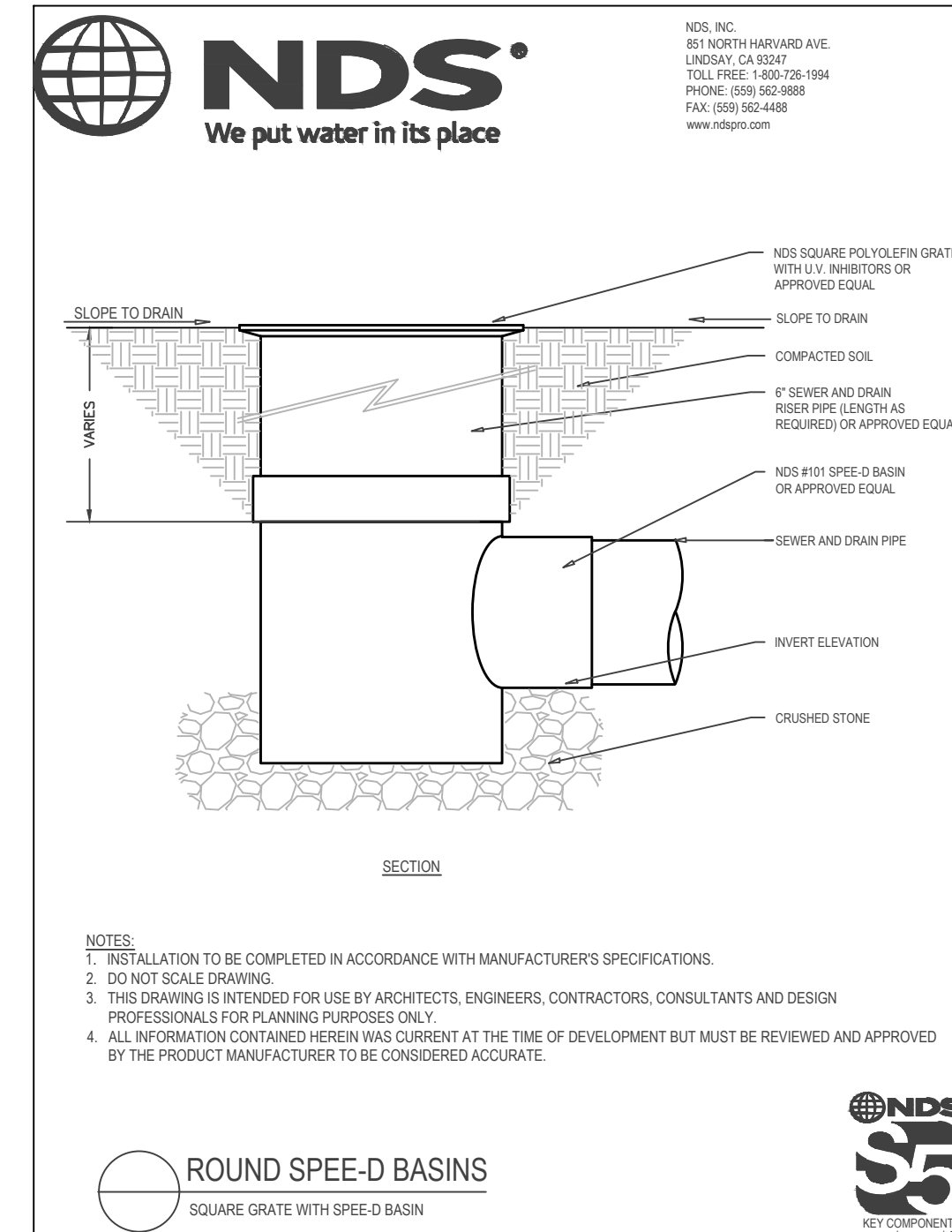
SECTION B-B
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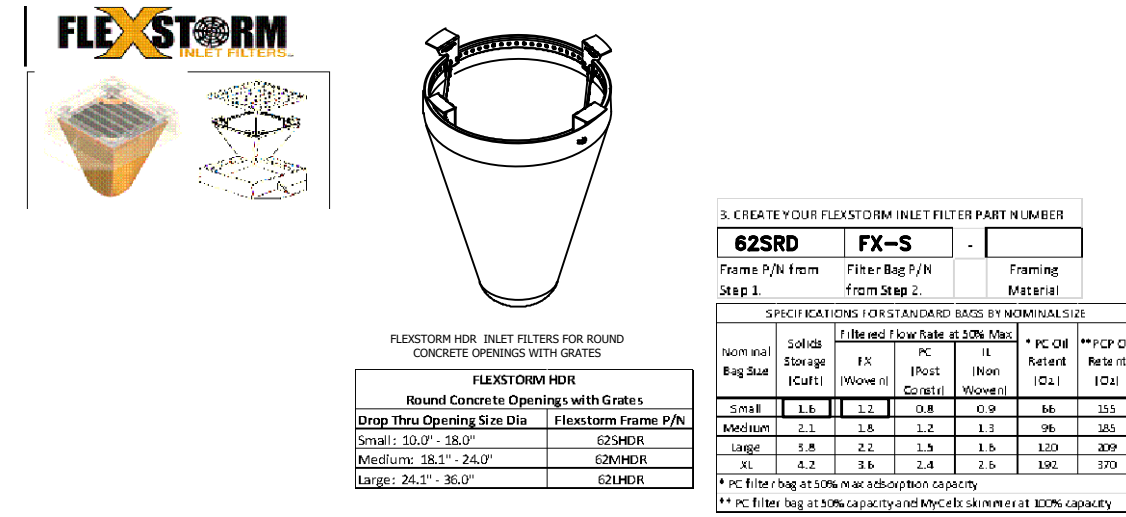
SECTION C-C
SCALE: 1"=5' H&V



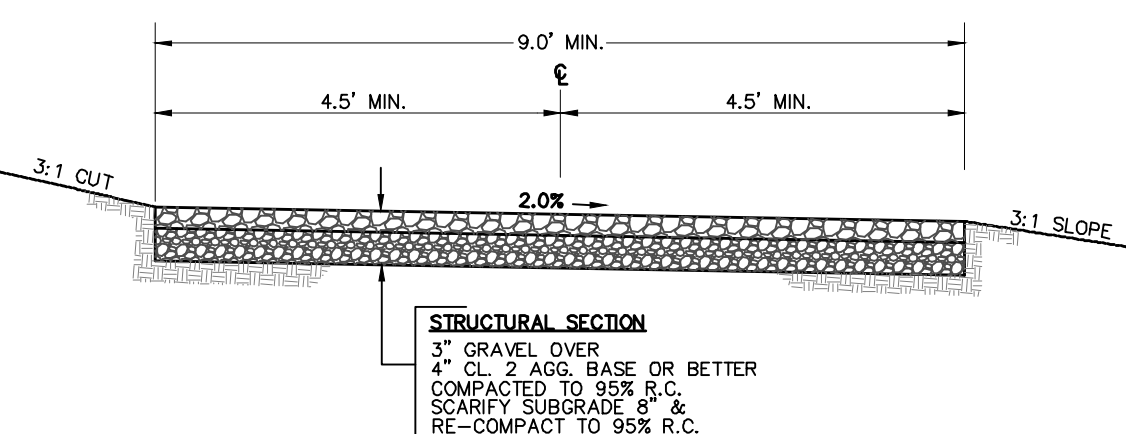
FLO-WELL DETAIL
NOT TO SCALE



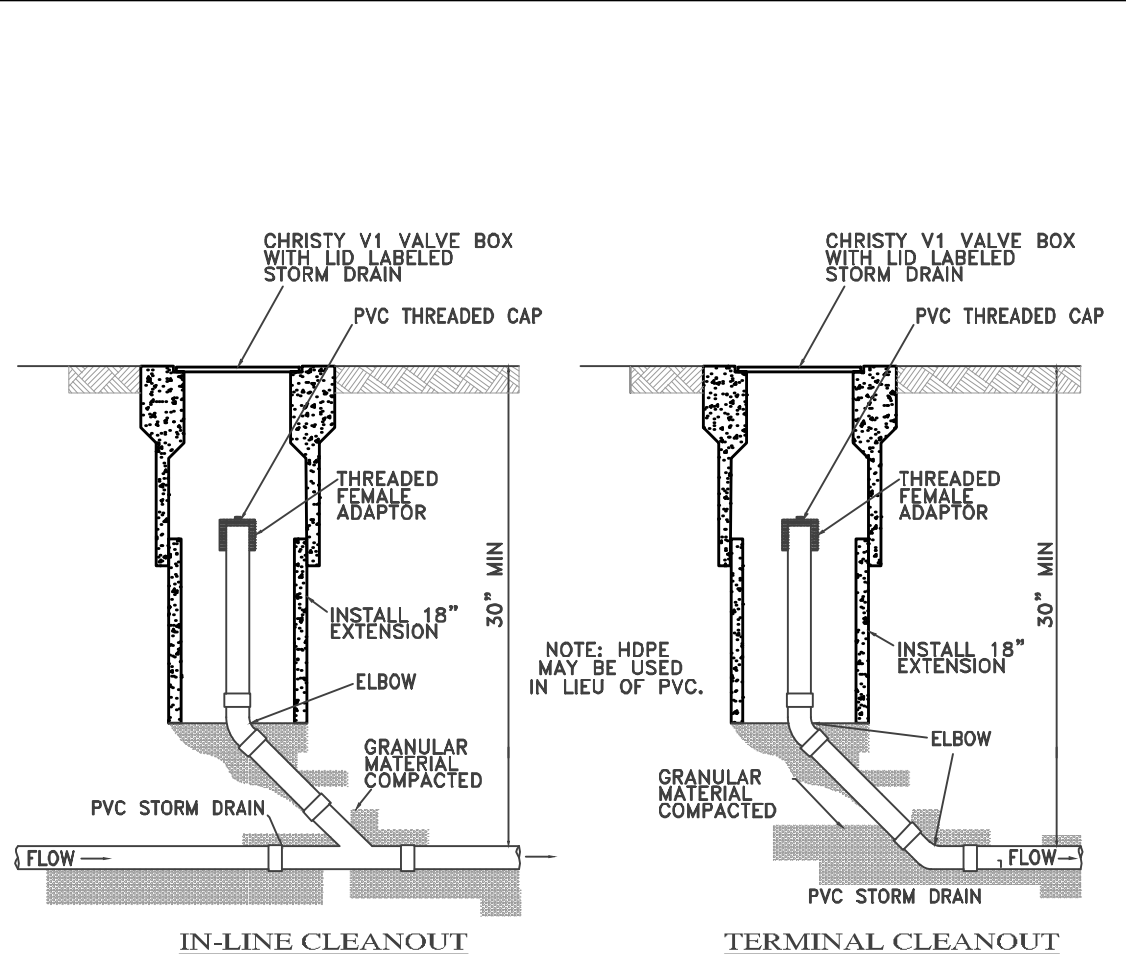
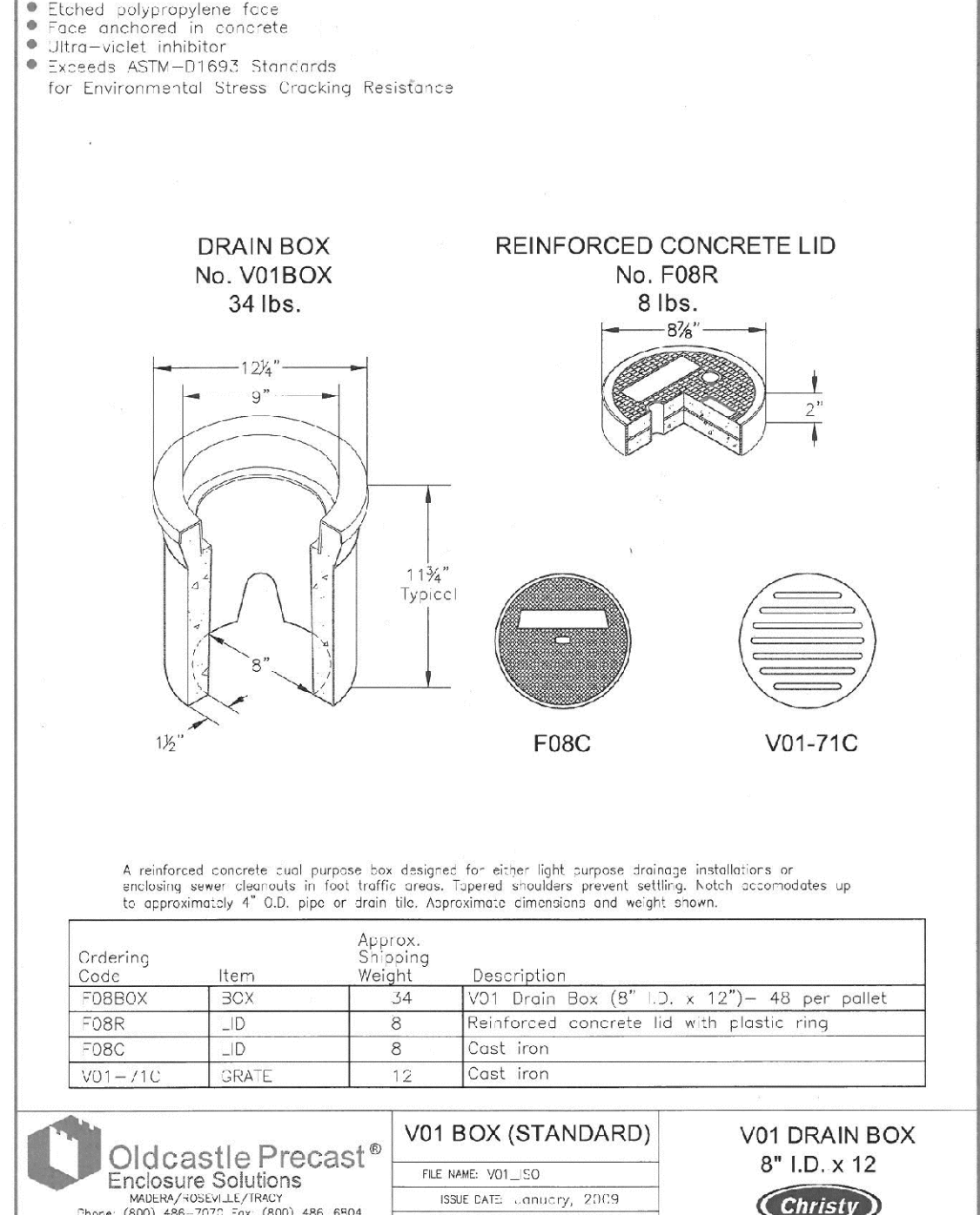
CLEAN-OUT DETAIL
NOT TO SCALE



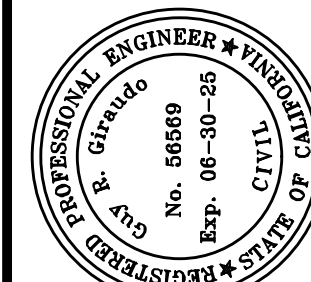
INLET SILT TRAP
NOT TO SCALE



TYPICAL DRIVEWAY SECTION
NOT TO SCALE



CLEAN-OUT DETAIL
NOT TO SCALE



APPROVED BY:
GUY R. GIRARDO
Professional Engineer
No. 66569
Exp. 06-30-25
CIVIL



" GRADING SECTIONS, STANDARD PLANS & CONSTRUCTION DETAILS "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
METCALF RESIDENCE
A.P.N.: 010-091-012
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. GARY METCALF

SCALE: AS SHOWN
DATE: JANUARY 2023
JOB NO. 2358-02

SHEET C4
OF 6 SHEETS

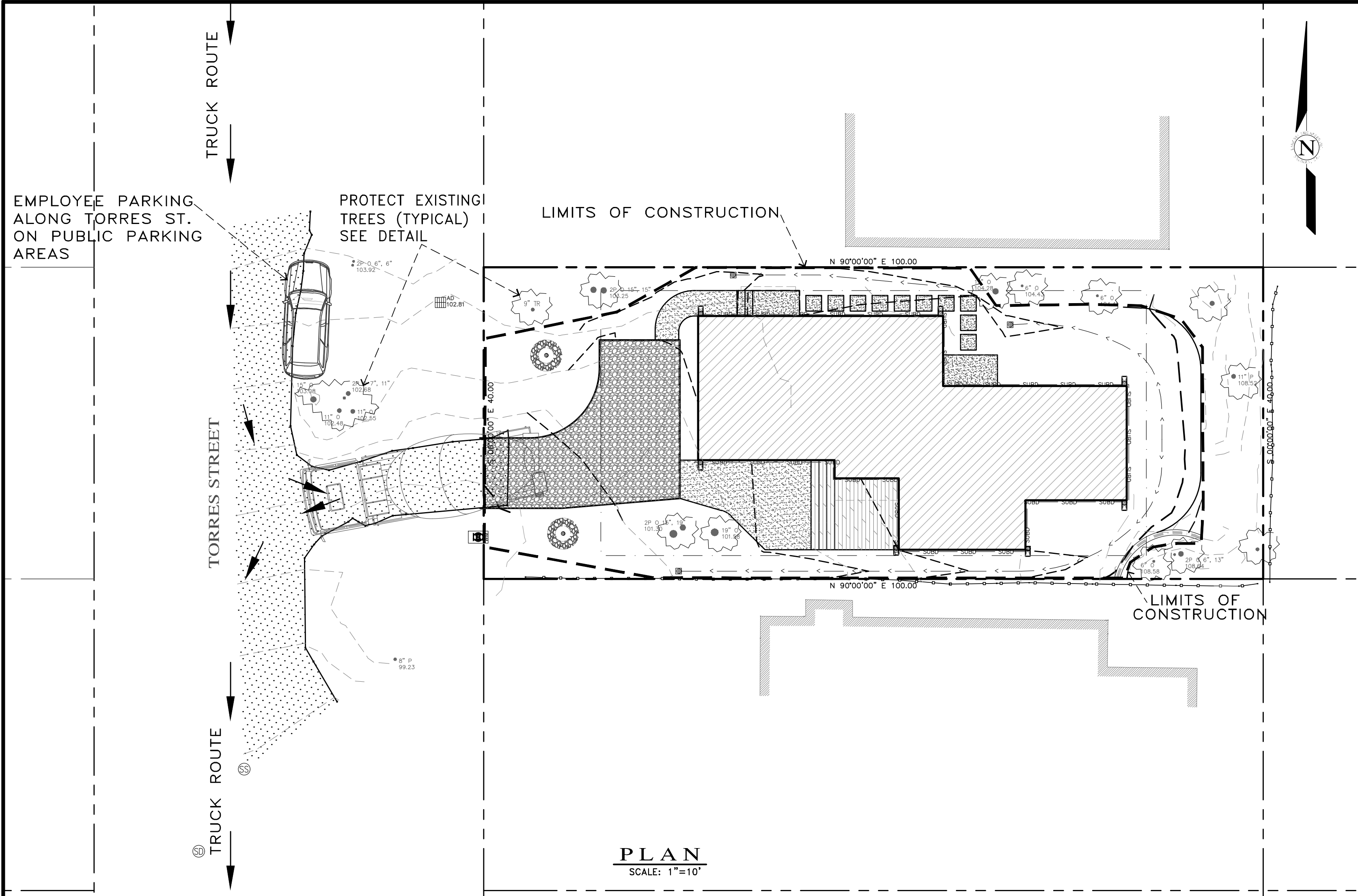


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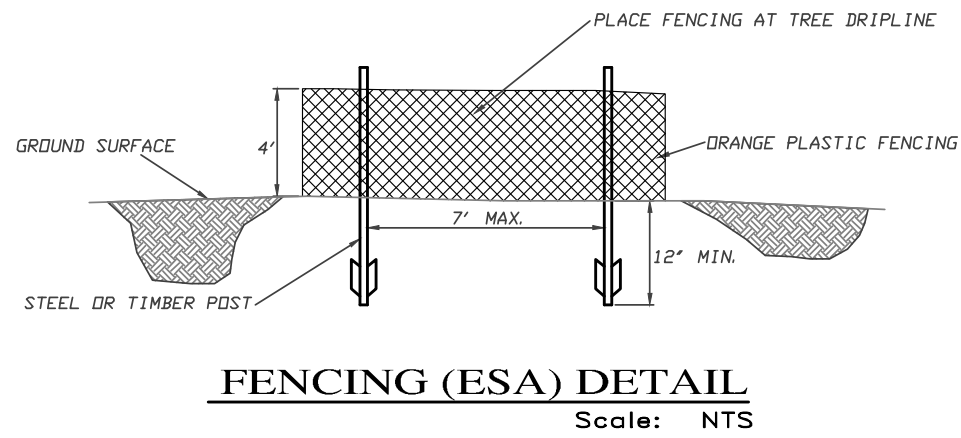
SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. 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.

SCALE: 1"=10'

Dr. R. J. ...



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

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

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

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES: EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW GRAVEL DRIVEWAY AND LANDSCAPING.

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

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON TORRES ROAD 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 N. JUNIPERO STREET TO 4TH AVENUE TO TORRES STREET. HAUL TRUCKS EXIT IS TO SOUTH TORRES STREET TO W. 5TH AVE TO S. JUNIPERO STREET TO E. OCEAN AVENUE TO HIGHWAY 1. VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE (IF NECESSARY) ON TORRES 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 ALONG TORRES STREET, 4TH AVE, JUNIPERO ST. AND/OR PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG TORRES 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	6	2
GRADING & SOIL REMOVAL (EXPORT)	5	1
ENGINEERING MATERIALS (IMPORT)	3	2
TOTALS	14	5

TRUCK TRIP GENERATION NOTES:

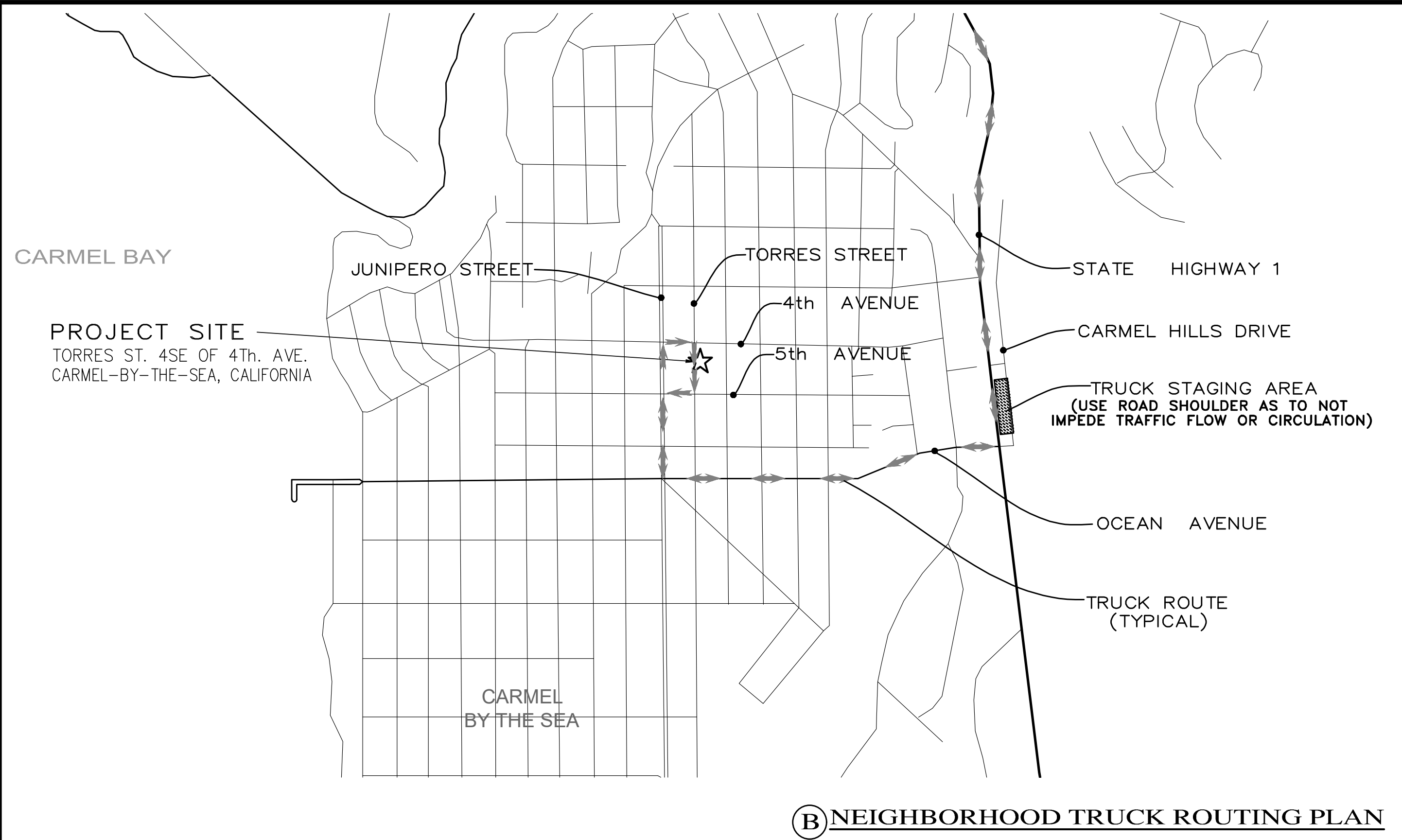
- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 85 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 5 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING 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 25 SEPTEMBER 2023, 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

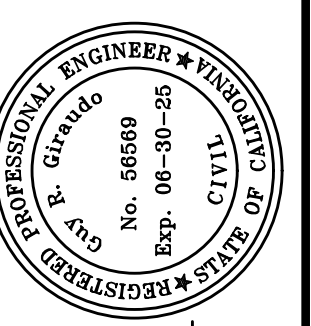


NEIGHBORHOOD TRUCK ROUTING PLAN



OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
01	09/07/23	AMS	PER SITE PLAN UPDATE
02	04/11/23	AMS	C.O.C.-PUBLIC WORKS PLAN REVIEW
03	02/02/23	AMS	RELEASED TO CLIENT



APPROVED BY:
GUY R. GIRARDO
Professional Engineer
No. 54640
Exp. 06-30-25



CONSTRUCTION MANAGEMENT PLAN
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
METCALF RESIDENCE
A.P.N.: 010-091-012
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
MR. GARY METCALF

SCALE: AS SHOWN
DATE: JANUARY 2023
JOB NO. 2358-02

SHEET C6
OF 6 SHEETS

IRRIGATION NOTES

- 1. ALL PLANTS WILL HAVE DRIP IRRIGATION, MOSTLY WITH A SPECTRUM 360° ADJUSTABLE SPRAY NOZZLE. THE ELKIN THYME WILL HAVE MICROJET NOZZLES FOR THE MOST COVERAGE WHILE STILL WATERING AT A LOWER VOLUME AND PRESSURE.
- 2. IRRIGATION SYSTEM WILL HAVE 4 STATIONS.
- 3. WATER USAGE IS MINIMAL AT TWICE A WEEK FOR 10 MINUTES, ONCE A DAY.

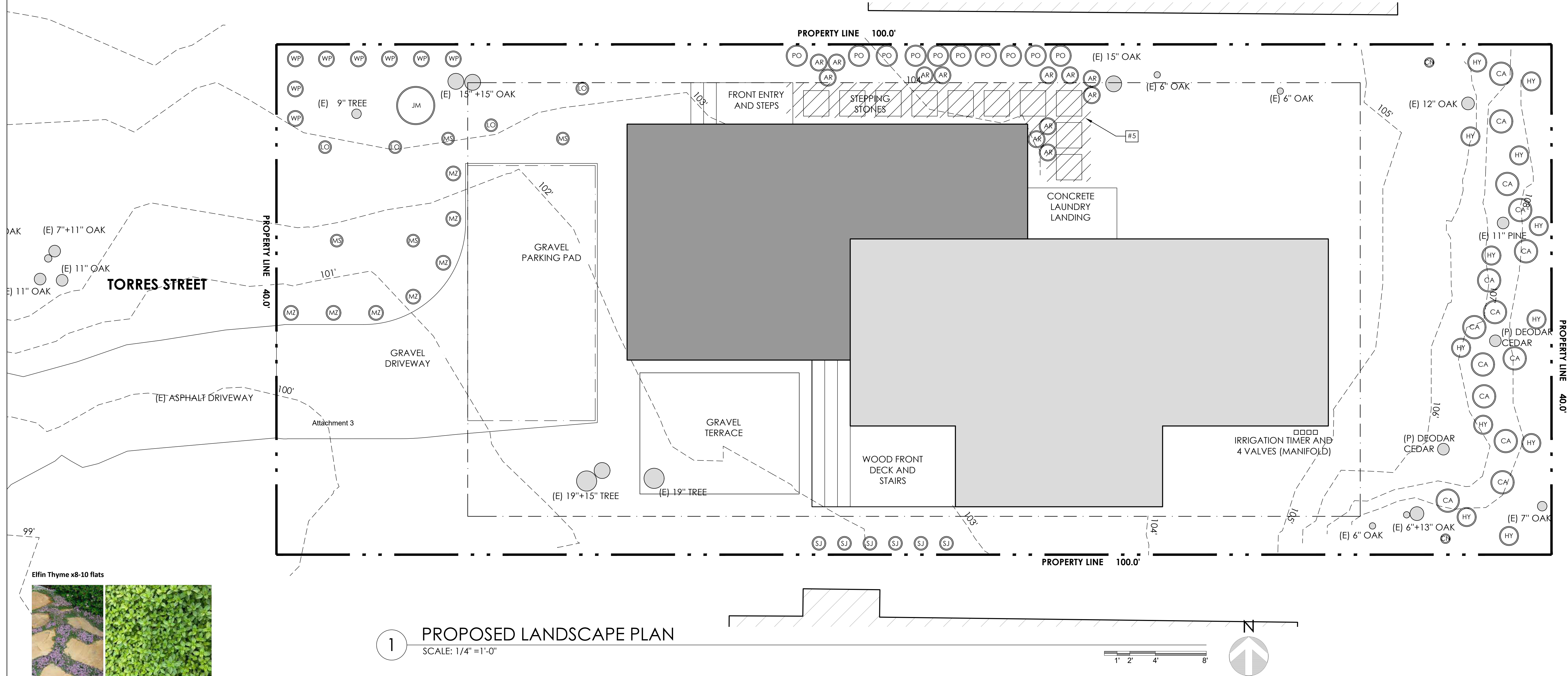
PLANTING NOTES

- 1. ALL PLANTS TO BE PLANTED IN A GOPHER BASKET AND ENRICHED WITH 50% NUTRIENT RICH SOIL.
- 2. ALL PLANTS WILL HAVE CUSTOM DRIP IRRIGATION.
- 3. ALL PLANTS EITHER CA NATIVE OR DROUGHT TOLERANT.
- 4. TOP DRESSING OF SMALL REDWOOD BARK IS RECOMMENDED.
- 5. ELKIN THYME INSIDE ABND AROUND WALKWAY (SHADED AREA). 8-10 FLATS.

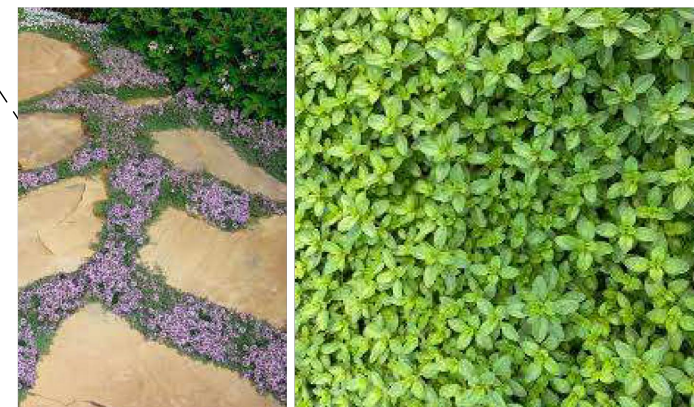
LEGEND

- MZ** 1. MANZANILLA EMERALD CARPET - ALONG DRIVEWAY BORDER x 7,1 GALLON
- LO** 2. LOMANDRA BREEZE x 4,5 GALLON
- MS** 3. SALVIA LEUCANTHA "MEXIGAN SAGE" x 4,5 GALLON
- JM** 4. JAPANESE MAPLE - AS ACCENT TREE x 1,15 or 24"
- WP** 5. LINGUSTRUM "WAXLEAF PRIVET" - FOR PRIVACY x 8,15 GALLON

- AR** 6. ARMERIA "SEA THRIFT" -INCLUMPS IN AROUND AN ACCENT ROCK x 13,1 GALLON
- CN** 7. CAMELLIA "NUCCIO'S GEM" x 2,15 GALLON
- CA** 8. CAMPANULA PORSCH - IN FRONT AND IN BETWEEN HYDRANGEA TO DRAPE OVER ROCK WALL x 14,1 GALLON
- HY** 9. HYDRANGEA "BLUSHING BRIDE" x 12,5 GALLON
- SJ** 10. STAR JASMINE - PLANTED ALONG FENCELINE x 6,5 GALLON
- PO** 11. PODOCARPUS MAKI x 10,5 OR 15 GALLON



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



Elfin Thyme x8-10 flats



Podocarpus Macrophyllus 'Maki' x10, 5 or 15 gallon



Small Redwood Bark (top dressing)



Campanula Porschskyana x14, 1 gallon



Camellia 'Nuccio Gem' x2, 5 gallon



Star Jasmine x6, 5 gallon



Manzanita 'Emerald Carpet' x 7, 1 gallon



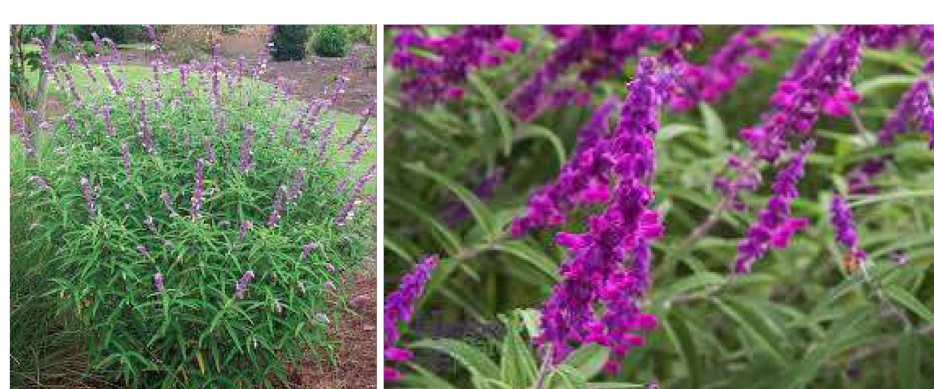
Armeria 'Sea Thrift' x13, 1 gallon



Hydrangea 'Blushing Bride' x12, 5 gallon



Lomandra 'Breeze' x4, 5 gallon



Salvia Leucantha 'Mexican Sage' x4, 5 gallon



Japanese Maple x1, 15 gallon or 24" box



Lingustrum 'Wax Leaf Privet' x8, 15 gallon



Harbor 120V Outdoor Wall Light

ITEM NUMBER

HIN51878



BRAND Hinkley Lighting

DESCRIPTION

The Harbor Outdoor Wall Light offers an updated nautical feel, with a style inspired by the clean, strong lines of a welcoming lighthouse. Available in Titanium with Etched Seedy Glass, Satin Black with Etched Seedy Glass, or Anchor Bronze with Amber Etched Seedy Glass. Note: LED option is Title 24 Compliant.



Shown in: Anchor Bronze / Etched Amber Seedy

SHADE COLOR	Etched Amber Seedy
BODY FINISH	Anchor Bronze
WATTAGE	42W
DIMMER	Standard 120V
DIMENSIONS	7"W x 10.5"H x 7.75"D
BULB NOT INCLUDED	
LAMP	1 x A19/Medium (E26)/42W/120V Incandescent 1 x A19/Medium (E26)/120V LED
ITEM NUMBER	HIN51878



COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE







STORM DRAIN EASEMENT – LOT 10

Certain real property, situate in the City of Carmel-by-the-Sea, County of Monterey, State of California, particularly described as follows:

An easement for the installation, maintenance and operation of a storm drain pipeline, together with the necessary appurtenances, on, under, over and across the following described parcel of land, said easement being more particularly described as follows:

A strip of land 6 feet in width, lying 3 feet on each side of and immediately adjacent to the following described centerline.

BEGINNING at a point lying in the southerly boundary of Lot 10, Block 47, as said lot and block are shown and so designated on that certain map entitled, "Map of Carmel City, " etc., filed for record in Volume 1 of Cities and Towns, at Page 52, Records of Monterey County, from which the southwesterly corner bears West, 1.50 feet distant; thence leaving said southerly boundary and running

- 1) N 22° 02' 32" E, 5.05 feet to a point; thence
- 2) N 32° 27' 00" E, 41.86 feet to a point on the northerly boundary of said Lot 10, from which the northwesterly corner bears West, 25.85 feet distant, and end of said centerline; sidelines are lengthened or shortened as needed to terminate in said Lot 10.

All is shown on the Storm Drain Easement Plat attached hereto and by this reference being a part hereof.

END OF DESCRIPTION

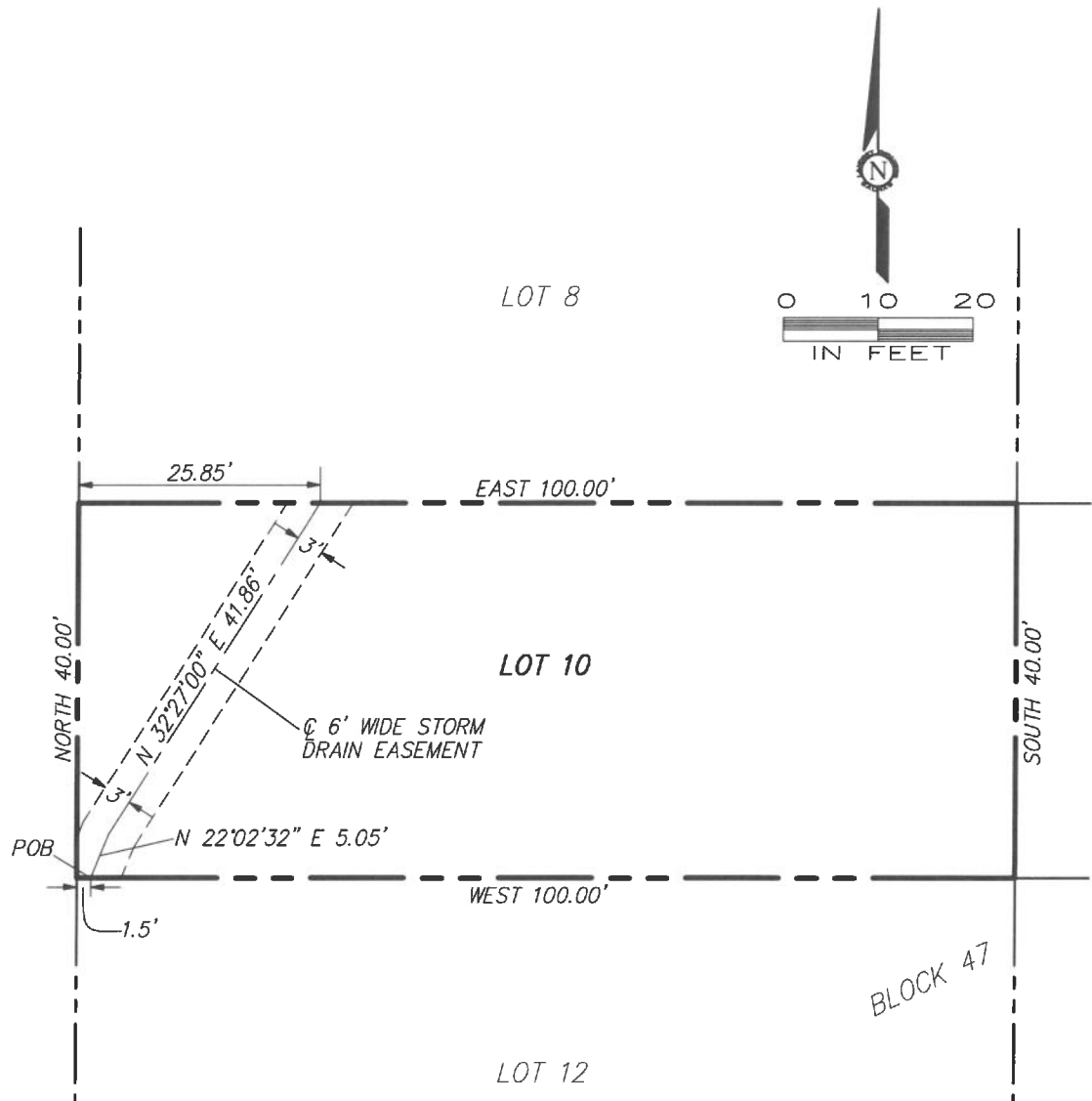
This real property description has been prepared by Me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature _____

Date 8/3/23



TORRES STREET
(A 50' WIDE CITY STREET)



LEGEND

- PROPERTY LINES
 - - - - - ADJACENT PROPERTY LINES
 - - - - - EASEMENT LINE
 P.O.B. POINT OF BEGINNING

APNS: 010-091-012

LEGAL DESCRIPTION PLAT
 OF
 STORM DRAIN EASEMENT
 LOT 10, BLOCK 47
 VOLUME 1 OF CITIES & TOWNS, AT PAGE 52
 MONTEREY COUNTY RECORDS
 CARMEL-BY-THE-SEA, CALIFORNIA



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

SCALE: 1"= 20'

DATE: AUGUST 2023

PROJECT NO: 2358-02

PAGE 1 OF 1



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

October 11, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Marnie R. Waffle, AICP, Principal Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DS 23-092 (Brown):** Consideration of a revised Concept Design Study, DS 23-092 (Brown), for the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot single-story residence on an 8,000-square-foot lot and construction of one- and two-story additions totaling 1,015 square feet located at the southwest corner of Guadalupe Street and 4th Avenue in the Block 45 Specific Plan Area and Single-Family Residential (R-1) District. APN: 010-036-001-000.

Application: DS 23-092 (Brown)

APN: 010-036-001

Block: 45

Lot: 1 & 3

Location: Southwest corner of Guadalupe Street and 4th Avenue

Applicant: Anatoly Ostretsov, Architect

Property Owner: David L & Susan Tatum Brown

Executive Summary:

The project is the demolition of more than 50 percent of an existing single-story residence and the construction of a larger two-story residence and associated site improvements on an 8,000-square-foot lot. The property was found to be ineligible for the Carmel Historic Inventory on February 28, 2023. However, the stone wall that surrounds the property is a historic resource. No trees are proposed for removal. The Planning Commission reviewed design concept plans on August 9, 2023, and continued the project with direction to the applicant to make design changes. The applicant has returned with a revised design concept for the Planning Commission's consideration.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a revised Concept Design Study for the demolition of more than 50 percent of the exterior walls of a 1,755-square-foot single-story residence inclusive of an attached garage on an 8,000-square-foot lot and construction of one- and two-story additions totaling 1,015 square feet located at the southwest corner of Guadalupe Street and 4th Avenue. APN 010-036-001.

Background and Project Description:

The residence was constructed in 1950. In 1951, a 280-square-foot rumpus room was added to the front elevation, and the front entry was relocated. The original design for the home included a carport, which was subsequently enclosed. A swimming pool was added in 1973 and was recently removed. The 1,755-square-foot single-story residence, inclusive of an attached garage, is located on an 8,000-square-foot lot. The property was reviewed for historical significance in February 2023 and found to be ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2028. The applicant proposes to demolish more than 50 percent of the existing residence and construct a 2,766-square-foot two-story residence. The project also includes a 216-square-foot second-floor terrace.

Concept Hearing on August 9, 2023

The Planning Commission reviewed the design concept plans on August 9, 2023. Staff recommended acceptance of the concept design with twelve conditions. After reviewing the project and receiving public testimony, the Planning Commission voted to continue the project with direction to the applicant to make design changes consistent with the twelve conditions drafted by staff. On September 13, 2023, the applicant submitted revised design concept plans. Below is a list of the twelve conditions, followed by a discussion on the applicant's response to each.

1. Volume Study. Following Concept acceptance and prior to the final details review, the Applicant shall submit to the Planning Division for review a full-size printed set of revised plans that respond to the recommendations/draft conditions that affect massing, height, site planning, and/or grading for the required volume study. The project shall be found in conformance with the allowable volume prior to being scheduled for final approval.

Response: A volume study will be conducted following concept acceptance and prior to final details review.

2. Tree Planting. Prior to the final details review, the Applicant shall submit revised plans to the Planning Division for review that include the required tree planting of 1 upper canopy tree and 1 lower canopy tree on the project site. The size, location, and species of all proposed trees shall be shown on the site plan and landscape plan.

Response: The applicant is proposing a 1-15 gallon Monterey cypress tree as the upper canopy tree. The proposed location is along 4th Avenue, west of the driveway gate. The applicant is also proposing a 1-15 gallon California pepper tree as the lower canopy tree. This tree is proposed along the west fence line adjacent to the private driveway.

3. Staircase Windows. Prior to the final details review, the Applicant shall mitigate potential privacy impacts to the southern neighbor by raising the sill height of the staircase window on the south elevation above eye level at the landing and/or using opaque instead of clear glass in the window.

Response: The applicant has shifted the staircase 18 inches to the north to increase the setback between the staircase windows and the south neighbor. The applicant is also proposing to use frosted glass to mitigate any potential privacy impacts to the southern neighbor.

4. Second-Floor Terrace. Prior to the final details review, the Applicant shall reduce the size of the second-floor terrace and maintain a 10-foot setback to the south property line and a 20-foot setback from the existing fence line at the edge of the private drive or as otherwise directed by the Planning Commission.

Response: At the concept review hearing, the applicant presented an alternative design for the second-floor yoga terrace. The size of the terrace was reduced from 436 square feet to 216 square feet, a 220-square-foot reduction. The setback on the south elevation remains at 3 feet to align the deck railing with the exterior wall of the residence. The setback on the west elevation from the fence line to the deck railing was increased from 12 feet to 19 feet 3 inches feet.

Staff received a letter from a neighbor requesting the depth of the deck be reduced to 6 feet to reflect a viewing balcony rather than a deck. The proposed depth of the deck is 15 feet 3 inches.

5. Elevation Datum. Prior to the final details review, the Applicant shall include the elevation datum at existing/final grade on all four sides of the building and the elevation datum at all plate and ridge heights as measured from existing or final grade, whichever is more restrictive (not finish floor).

Response: All requested elevation datum has been provided.

6. Plate Height Reductions. Prior to the final details review, the Applicant shall reduce the two-story plate height to no more than 18 feet and reduce the one-story plate height to no more than 12 feet.

Response: The one-story plate height on the south elevation was modified from a shed roof to a gable roof, reducing the plate height from 13 feet 3 inches to 9 feet 3 inches. The applicant also lowered the height of the entire house by over 7 inches, which brought the two-story plate height into compliance at 18 feet, the maximum allowed.

7. Human Scaled Front Entry. Prior to the final details review, the Applicant shall reduce the height of the front entry to a more human scale by eliminating the transom windows and lowering the roof line.

Response: The applicant has reduced the height of the front entry by 2 feet from 13 feet 7 inches to 11 feet 7 ½ inches. The transom windows are proposed to remain but at a reduced scale which staff supports.

8. Chimney Standards. Prior to the final details review, the Applicant shall submit revised plans to the Planning Division for review that reduces the scale of the decorative wall/chimney to comply with Carmel Municipal Code Section 17.10.030.B.1 (Chimneys).

Response: The applicant has reduced the horizontal dimensions of the chimney to comply with the Carmel Municipal Code.

9. Eliminate Vaulted Ceiling. Prior to the final details review, the Applicant shall submit revised plans to the Planning Division for review that eliminates the vaulted ceiling above the family room.

Response: The applicant wishes to retain the vaulted ceiling space and is requesting reconsideration of this design element by the Planning Commission.

10. Copper Gutters & Downspouts. Prior to the final details review, the Applicant shall submit to the Planning Division for review revised plans removing all references to copper gutters and/or downspouts and identifying an alternative material for the gutters and downspouts.

Response: The applicant has replaced the copper gutters and downspouts with galvanized painted fascia gutters with square downspouts to match the windows and doors.

11. Metal Cable Railing. Prior to the final details review, the Applicant shall submit revised plans to the Planning Division for review, replacing the proposed metal cable railing with natural wood material.

Response: At the concept review hearing, the applicant presented an alternative railing design for the second-floor yoga terrace. The cable rail has been replaced with a 42-inch horizontal cedar tongue & groove siding to match the residence.

12. Concrete Curb. Prior to the final details review, the Applicant shall submit revised plans to the Planning Division for review that reflect an alternative material to concrete for the base of the grape stake fence on the west side of the project site.

Response: The applicant is proposing to replace in-kind the wood retaining wall at the base of the grape stake fence on the west side of the property.

Below is a complete concept-level review analysis based on the revised concept design.

Staff Analysis:

Block 45 Specific Plan Area: The provisions of the Block 45 specific plan only apply to property within Block 45 and to public improvements made to the public right-of-way immediately surrounding Block 45, including Guadalupe Street, Santa Rita Street, Fourth Avenue, and Fifth Avenue. The regulations established in the specific plan supersede the provisions of the R-1 district when found to be in conflict. If an issue or condition is not adequately addressed in the specific plan, the regulations of the Carmel Municipal Code shall apply. The specific plan can be found in Attachment 2.

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

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourages preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site.

Staff Response: The City Forester identified one Coast live oak tree on the project site and eleven trees adjacent to the project site in the public right-of-way, including six Coast live oak, five Monterey pine, and one Monterey cypress. Nine of the twelve trees have been rated significant, and the remaining three (Tree No. 2, 10, and 12) have been rated moderately significant. The recommended tree density for an 8,000-square-foot lot is five upper-canopy trees and four lower-canopy trees. However, due to the existing tree canopy on the east side of the property in the public right-of-way, the City Forester recommends that one upper canopy tree and one lower canopy tree be planted on the west side of the project site. As discussed above, the applicant is proposing one Monterey cypress and one California pepper tree. All new construction is proposed outside of the structural root zone of the trees. With the application of conditions, the project meets the objectives of forest character.

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourages organizing functions on a site to preserve reasonable privacy for adjacent properties; locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties; screen patios, terraces, and service areas; and, locate major building masses to maintain some views through the site from other properties.

Staff Response: The project site is situated at the southwest corner of Guadalupe Street and 4th Avenue.

The neighbor to the south is closest to the project site, while the neighbors to the west are separated from the project by a 10-foot wide private access road. Staff did not identify any potential view impacts on the surrounding neighbors.

The existing residence and proposed additions are situated on the south side of the lot and could present privacy concerns to the south neighbor. Only one window is located on the south neighbor's north elevation. Based on the survey, the home is setback 8'-4" from the shared property line with the project site. The applicant has articulated the proposed second-floor wall plane, allowing the new second-floor windows in Bath 3 to be set back further from the property line and the single window on the neighbor's north elevation.

In an effort to mitigate a potential privacy impact from the new windows in the internal staircase, the applicant has shifted the wall of the staircase 18 inches to the north and replaced the clear glass with frosted glass. As of the writing of this report, staff has not been contacted by the south neighbor. It was noted at the prior concept review that the home to the south appeared vacant and had a For Rent sign in the front yard. Since that time, the architect has had an opportunity to meet with the southern neighbor, and they did not express any concerns.

Residential Design Guideline 5.1 states, Organize functions on a site to preserve reasonable privacy for adjacent properties. Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties. The proposed 436-square-foot second-floor terrace has been reduced from 436 square feet to 216 square feet. The setback from the fence line/edge of the private drive has been increased from 12 feet to 19 feet 3 inches. Additionally, the applicant is proposing a 9 to 9 ½ foot privacy hedge along the western fence line. The hedge would be installed at this mature height to provide immediate privacy.

Parking and Access: Residential Design Guidelines 6.1 through 6.7 encourages subordinate parking facilities that do not dominate the design of the house or site; minimizing the amount of paved surface for a driveway; positioning garages to maximize open space, views and privacy; and, minimizing visual impacts.

Staff Response: The property contains an attached 274-square-foot single-car garage that includes storage, laundry facilities, a utility sink, and mechanical equipment. The applicant is proposing to reconstruct the garage in the same location at 240 square feet, relocate the storage and mechanical space to the east exterior wall of the garage, and construct a new 52-square-foot laundry room within the interior living space of the home. The 36-square-foot storage area is proposed to have a ceiling height of less than 5 feet and therefore is exempt from the total floor area (instead, it will be counted towards site coverage). The 30-square-foot mechanical space is included in the total floor area calculations.

The historic stone wall that surrounds Block 45 and the project site limits vehicular access to the existing historic metal gate on 4th Avenue. The applicant proposes to remove the existing concrete driveway and replace it with a 9-foot-wide permeable paver driveway. The project meets the objectives of parking and access.

Mass and Bulk: Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites; and, a building should relate to a human scale in its basic forms.

Staff Response: The project site is located within the Block 45 specific plan area, which is surrounded by a historic stone wall. The property is also surrounded on three sides with roadways – Guadalupe Street to the east, 4th Avenue to the north, and a private access road that serves Block 45 to the west. The Carl Cherry Center is located to the north across 4th Avenue, and homes within Block 45 are predominately single-story.

The proposed second floor is set back 45'-4" from the west property line (center line of the private drive) and 35'-4" from the edge of the private drive. The second-floor terrace is 14'-3" from the edge of the private drive. The residence is situated closest to the southern neighbor, whose residence is setback approximately 8'-4" from the shared property line. As described in further detail below, variations in the wall plan have been introduced on the south elevation of the project to reduce the amount of building mass closest to the southern neighbor's residence.

Ridge and Plate Heights. CMC Section 17.10.030.B (Height Limits) sets forth the maximum roof and plate heights for the R-1 district. Refer to the table below.

Table 17.10-C: Maximum Height Standards			
	R-1 District	R-1-BR District	R-1-PO District
Number of Stories Allowed	2	2	1*
Roof Height of First Story (in feet)	18	18	18
Plate Height of First Story (in feet)	12	12	12
Roof Height of Second Story (in feet)	24	18	24*
Plate Height of Second Story (in feet)	18	18	18*

CMC Section 17.06.020.L (Measuring Height) states, The height of buildings shall be measured as the plumb vertical distance from existing or finished grade (whichever is more restrictive) to the highest point on the roof. For a flat roof, the measurement is made to the highest point of the roof beams of the roof. For a pitched or hipped roof, the measurement is made to the peak or gable of the roof.

The Carmel Municipal Code does not provide a separate definition for measuring plate height. Standard practice has been to measure plate height as the plumb vertical distance from the existing or finished grade (whichever is more restrictive) to the highest point on the exterior wall where it meets the roof.

The height of the two-story portion of the building is below the maximum 24 feet allowed and has been further reduced by over 7 inches (0.64'), from 21.1 feet (124.2') at the first concept hearing to 20.46 feet (123.56'). This design modification also reduced the two-story plate height on the south elevation, bringing it into compliance at 18 feet. The one-story plate height on the south elevation was also reduced from 13 feet 3 inches to 9 feet 4 inches by converting the shed roof to a gable.

Front Entry. Residential Design Guideline 7.6 states, A building should relate to a human scale in its basic forms. Oversized elements make structures appear massive and should be avoided. For example, a grand entry should be avoided. The front entry is proposed to have a 3' wide by 8' high front entry door. 1'-6" wide by 8' high sidelights are proposed on either side of the entry door. Three transom windows above the front entry have been reduced from a maximum height of 3 feet to a maximum of 17.25 inches. Staff finds that the reduction in the height of the transom windows, combined with the lowering of the porch roof, achieves a more human scale at the front entry.

Chimney. The existing residence has two wood-burning fireplaces with one full-height chimney and one that pierces the roof. The latter is proposed to be removed, and the former is proposed to be reconstructed and incorporated into a decorative stone wall. The wall is located adjacent to the front entry and is approximately 11'-4" wide. The height has been reduced from 15 feet 2 inches at the original concept review to approximately 9 feet 9 inches high. The portion of the chimney that extends above the roofline of the living room has been reduced to 3 feet 4 inches wide, consistent with CMC Section 17.10.030.B.1, which states,

Fireplace chimneys and vents, including caps, shall be no higher than required by the [California Building Code] and shall not exceed four feet in height above the building height. Chimneys, vents, or chimney enclosures that project above a roofline, flat deck, or parapet wall shall also be subject to the following standards.

a. Maximum horizontal dimension: three feet and four inches. No cap or ornament shall exceed 24 inches in any horizontal dimension.

i. Exception: three feet and six inches for double-flue chimneys.

b. Chimneys shall not contain any storage space, access openings, or other uses unrelated to the vent function of the chimney.

The revised chimney design complies with the Carmel Municipal Code.

Vaulted Ceiling. The family room is proposed to have a vaulted ceiling which contributes added mass to the project. In the past, a vaulted space has been considered a single-story building form subject to a maximum 12' plate height and 18' ridge height. If the applicant were to construct a floor within the vaulted space, it would then be considered a two-story element with a maximum plate height of 18' and a maximum ridge height of 24'. However, doing so would result in the project exceeding the allowable floor area for the site.

At the first concept hearing, staff recommended, and the Planning Commission supported, the removal of the vaulted ceiling space. The applicant is requesting reconsideration by the Planning Commission after making other design modifications to reduce the mass of the residence, including:

- 1) Shifting the staircase on the south elevation 18 inches to the north,
- 2) Reducing the storage shed from 60 square feet to 42 square feet,
- 3) Reducing the total building height by 7 ¾ inches,
- 4) Bringing the south elevation plate heights into conformance,
- 5) Reducing the size of the second-floor deck, and
- 6) Reducing the size of the decorative wall/chimney at the front entry.

The vaulted ceiling area on the second floor equates to approximately 228 square feet of floor space however, because there is not a floor dividing the first and second stories, it is not counted towards the maximum floor area. A story is defined as a space in a building between the upper surface of any floor and either the upper surface of the next floor above or in the case of the topmost floor, the ceiling or roof above. The absence of a floor dividing the first and second stories results in a one-story building element, which is limited to a plate height of 12 feet and a ridge height of 18 feet. Conversely, if the area was counted as floor area, the Planning Commission could find that it is a two-story building element subject to an 18-foot plate height and a 24-foot ridge height. Under this scenario, the applicant would need to reduce floor area elsewhere on the site in order to conform with the maximum allowable floor area of 2,779 square feet. As currently proposed, the project is below the maximum allowed by 13 square feet. Staff is seeking direction from the Planning Commission on conditioning the concept design to either remove the vaulted ceiling area or treat it as floor area.

With the application of conditions, the project meets the objectives of mass and bulk.

Building and Roof Form: Residential Design Guidelines 8.1 through 8.5 encourages traditional building

forms, simple, basic rectangles, L or U-shapes, forms with a horizontal emphasis, and roof forms with just a few simple planes; using restraint with variations in building planes, avoid forms that are complex, monumental, formal or out of scale with the neighborhood context; using simple roof forms, forms that are proportionate to the scale of the building, shallow to moderately pitched roofs are appropriate on one story buildings; and, roof eave lines that are low in scale.

Staff Response: The building form is irregular. Variations in the wall planes on the east side of the residence at the first and second floors create additional open space between the house and the east property line (Guadalupe Street). Similarly, variations in the second-floor wall plane on the south elevation create a greater setback to the southern neighbor, allowing more light and air to pass through the property. On the west elevation, the building form is a traditional L-shape with a rectangular second floor that includes the meditation room and vaulted ceiling space above the family room.

The roof forms consist of a 4:12 pitched front-facing gable above the living room (the stone-clad one-story building form) west of the front entry; the majority of the remaining roof forms are shallow at 2:12 pitch. There is one flat roof element on the east side of the residence on the second floor. Eave depths vary from 18 inches on the south and east roof planes, 24 inches on the west roof plane, and 36 inches at the front entry. The project meets the objectives of building and roof form.

Finish Details: The applicant is proposing presidential asphalt shingle roofing in “Aged Bark” and tar & gravel for the flat portion. Painted galvanized gutters and square downspouts to match the windows and doors are also proposed.

The proposed wall cladding consists of tongue and groove-stained cedar siding (to match the ADU), and stone veneer. All stucco elements have been eliminated. The proposed windows and doors would be painted aluminum-clad wood in Regal Brown. Divisions are included on some of the north and west-facing windows and doors. The proposed driveway pavers would be permeable in Gray, and the courtyard pavers would be Brownstone. The stainless steel cable railing at the second-floor terrace has been replaced with a 42-inch high horizontal cedar tongue & groove railing to match the siding on the residence.

Fencing/Gate/Arbor: The historic stone wall along Guadalupe Street and 4th Avenue will be preserved and protected in place. The existing wood fence on the south property line is proposed to remain. The grape stake fence and wood retaining wall on the west property line are proposed to be replaced in-kind.

Site Coverage: Carmel Municipal Code Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. 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 area, ponds, hot tubs, and swimming pools.

The project site is an 8,000-square-foot lot with an 800-square-foot private road easement along the west property line. The developable portion of the lot amounts to 7,200 square feet and is allowed 611 square feet of site coverage. A bonus of 4 percent equals an additional 288 square feet of site coverage for a total of 899 square feet.

The applicant is proposing 873 square feet of new site coverage, including a 313-square-foot driveway, 257-square-foot courtyard, 60-square-foot shed, 92 square feet for a BBQ, fireplace, and fountain, various door landings and steps, and a trash pad and generator pad. The project complies with allowable site coverage.

Public Comments: As of the writing of this report, staff has received the following public comments:

- Support for the change in materials of the second-floor deck railing from an open cable rail design to a solid wood design that matches the house and the addition of the gable roof on the west side of the deck.
- Concern that the size of the second-floor deck is still too large and a request that the depth be reduced to 6 feet to create more of a viewing balcony than a deck.
- Concern with the vaulted ceiling complying with plate height and/or floor area standards.

Other Project Components:

Staff recommends that pursuant to CEQA regulations, the Application be found “not to be a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted as part of the Final Details hearing.

Attachment 1 – Resolution

Attachment 2 – Block 45 Specific Plan Area

Attachment 3 – Project Data Table

Attachment 4 – Project Plans

Attachment 5 – Public Comments

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

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING
A REVISED CONCEPT DESIGN STUDY FOR THE DEMOLITION OF MORE THAN 50 PERCENT OF THE
EXTERIOR WALLS OF A 1,755-SQUARE-FOOT SINGLE-STORY RESIDENCE INCLUSIVE OF AN
ATTACHED GARAGE ON AN 8,000-SQUARE-FOOT LOT AND CONSTRUCTION OF ONE- AND TWO-
STORY ADDITIONS TOTALING 1,015 SQUARE FEET LOCATED AT THE SOUTHWEST CORNER OF
GUADALUPE STREET AND 4th AVENUE
APN 010-036-001**

WHEREAS, on April 27, 2023, Anatoly Ostretsov, Architect (“Applicant”) submitted an application on behalf of David L and Susan Tatum Brown (“Owners”) requesting approval of Track 2 Design Study application DS 23-092 (Brown) described herein as (“Application”); and

WHEREAS, the Application has been submitted for an 8,000-square-foot lot located at the southwest corner of Guadalupe Street and 4th Avenue in the Single-Family Residential (R-1) District and Block 45 Specific Plan Area (Block 45, Lots 1 & 3); and

WHEREAS, the Applicant proposes to demolish more than 50 percent of the existing 1,755-square-foot single-story residence, inclusive of an attached garage, and construct one- and two-story additions totaling 1,015 square feet along with associated site improvements; and

WHEREAS, in accordance with Carmel 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, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required) and will be considered at the Final Details hearing; and

WHEREAS, on July 28, 2023, a notice of the public hearing to review the design concept plans scheduled for August 9, 2023, 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 July 30, 2023, 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 August 4, 2023, 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 August 9, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the design concept plans, 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 voted to continue the project with direction to the applicant to make revisions to the design concept plans; and

WHEREAS, on September 13, 2023, the Applicant submitted revised design concept plans; and

WHEREAS, in accordance with CMC Section 17.58.040.B, Step Two: Design Concept Review, the Planning Commission is being asked to review the revised design concept plans before considering the final details review for the project; and

WHEREAS, on September 29, 2023, a notice of the public hearing to review the revised design concept plans scheduled for October 11, 2023, 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 October 1, 2023, 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 October 6, 2023, 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 October 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the revised design concept plans, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") and City Environmental Regulations (CMC 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 “not be a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Concept Design Study**:

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or <u>with conditions</u> , 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 17.64.080.A, Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City’s design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project’s use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	

4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the revised design concept plans for Design Study application DS 23-092 (Brown) to demolish more than 50 percent of the existing 1,755-square-foot single-story residence and construct one- and two-story additions totaling 1,015 square feet along with associated site improvements located at the southwest corner of Guadalupe Street and 4th Avenue (APN 010-036-001), subject to the following Recommendations/Draft Conditions:

No.	Recommendations/Draft Conditions
1.	Volume Study. Following Concept acceptance and prior to the final details review, the Applicant shall submit to the Planning Division for review a full-size printed set of revised plans that respond to the recommendations/draft conditions that affect massing, height, site planning, and/or grading for the required volume study. The project shall be found in conformance with the allowable volume prior to being scheduled for final approval.
2.	Eliminate Vaulted Ceiling. Prior to the final details review, the Applicant shall A) Submit revised plans to the Planning Division for review that eliminate the vaulted ceiling above the family room. OR B) Submit revised plans to the Planning Division for review that include the vaulted ceiling space in the total floor area for the project.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

Article IV. Block 45 Specific Plan

17.15.230 Designated.

The provisions set forth in this specific plan shall apply only to property within Block 45 and to public improvements made to those public rights-of-way immediately surrounding Block 45 (Guadalupe Street, Santa Rita Street, Fourth Avenue, and Fifth Avenue).

17.15.240 Applicability of Regulations.

The regulations established by this specific plan shall supersede all provisions adopted for the R-1 land use district that are found to be in conflict with these regulations. Where an issue or condition is not adequately addressed by the specific plan, those regulations of the municipal code that are most applicable to the issue or condition shall apply.

17.15.250 Goals and Objectives.

The goal of this specific plan is to establish regulations for the development and improvement of property within the specific plan area that will implement the General Plan of the City and protect the unique character of this block. To accomplish this goal, the following objectives have been established:

A. The enclosing perimeter wall surrounding the block shall be preserved as a community resource that is responsible for much of the character of Block 45. No additional openings shall be allowed.

B. The open space and visual character provided by the private road passing through Block 45 should be protected. Construction of additional or massive structures close to the private road should be avoided. The cumulative effect of proposed construction and existing buildings, walls, fences and other improvements in close proximity should be considered through design review.

C. Dimensional standards for setbacks should allow for flexibility in design to respond to unique conditions on each property.

D. The visual character of public land surrounding Block 45, including the native vegetation, the narrow width of paved streets and the wide unimproved public right-of-way between the edge of the pavement and private property, should be protected as an important open space resource that buffers the mass and enhances the visual quality of the perimeter wall surrounding Block 45.

17.15.260 General Provisions.

For purposes of interpreting the municipal code and applying its provisions, property within the

Block 45 Specific Plan area shall be considered to be within the R-1 land use district as set forth in Chapter 17.24 CMC. All building permits, design review standards and procedures, design study standards and procedures, use permit and variance provisions, lot line adjustment provisions, and subdivision provisions applicable to the R-1 land use district shall also be applicable to property in Block 45.

17.15.270 Building Sites, Floor Area Ratio and Coverage.

Building sites shall be limited to the buildable area of each parcel. The minimum size of any building site shall be 4,000 square feet in size. The land area contained within the private road shall not be included when determining this minimum size. Since Lot 9, as shown in Figure 1, has only 3,600 square feet of land area outside the road easement, it shall be considered a legal nonconforming site. The allowable floor area for each building site shall be based on the size of the building site and the floor area ratio formulas/tables as set forth in Chapter 17.24 CMC. For building sites of 4,000 square feet or less in area, the allowable floor area ratio shall be 45 percent. For larger sites, the allowable floor area shall be based on the floor area ratio tables/formulas as set forth in Chapter 17.24 CMC. The paving of the private road shall not be included as part of site coverage.

17.15.280 The Perimeter Wall.

The wall surrounding most of Block 45 is recognized as a community asset of historic interest and a unifying feature that provides a unique identity for the block. This wall shall be preserved in its existing condition except as provided in this section.

A. In the event of damage to the wall from natural causes, accident, willful destruction, or other means, the wall shall be restored to match as closely as is possible its visual condition prior to the occurrence of damage. The original materials shall be reused to the extent feasible. Where excessive breakage or fracturing of the original materials makes this infeasible or impractical, replacement materials of 'Carmel Stone' (Monterey Shale) shall be used.

B. The owner(s) of property underlying that portion of the wall which was damaged shall be responsible for performance of all repair work. If the City determines, or has reason to believe, that damage to the wall has occurred, the City shall send notice to the affected property owner(s) of their responsibility under this section. Documentation affirming that damage has not occurred shall

be submitted to the City, or repair of the damage shall commence, within 90 days of the date of the City's notice. All repair work shall be completed within 180 days of the notice. Failure to commence and complete the work within these limits shall be cause for a determination by the City that the damaged wall constitutes a public nuisance, in which case the City may repair the wall and assess the property for recovery of all costs.

C. All plans for any reconstruction or restoration work shall be reviewed for approval by the Department of Community Planning and Building prior to commencement of the work.

17.15.290 Access.

Vehicle access to each building site in Block 45 shall be provided by the private road running through the center of the block or by using one of the existing openings in the wall without further enlargement. This provision shall apply to all existing sites as well as to any new sites created by parcel splits, lot line adjustments or subdivisions within the block.

17.15.300 The Private Road.

The drive running down the middle of Block 45 shall be maintained as a private road.

17.15.310 Public Roads.

This specific plan recognizes the unimproved public rights-of-way between the exterior perimeter of the wall and the edge of the paved surface of the four streets surrounding Block 45 as a valuable open space resource that enhances both public and private enjoyment of the block and its perimeter wall. This area shall be retained as an open space buffer to provide a natural, vegetated screen that allows interrupted views of the wall through trees and shrubs of the urban forest. Any proposed action to widen the paved area of any of the streets surrounding Block 45 and/or reduce the size or width of the unimproved rights-of-way adjacent to the perimeter wall shall require design study by the Planning Commission.

17.15.320 Special Design Standards.

In addition to all design standards applicable to the R-1 land use district as set forth in Chapter 17.24 CMC, the following special standards shall also apply. When standards conflict as determined by the Director of the Department of Community Planning and Building, the provisions of this specific plan shall take precedence.

A. Design Review Guidance. The intent of this plan is to encourage variety in the placement of structures and to avoid the cumulative impacts that might be created if several structures were built at similar setbacks and without providing breaks between first story and second story design elements. Generally, the facades of structures on adjacent sites should be set back at different distances from both the public and private roads to allow for visual relief and prevent the appearance of monotony or cumulative building mass to the community. Designs for structures on sites across the private road from each other should avoid tall building elements located in a single broad plane across the site if the effect would be to create the appearance of a narrow alley or tunnel along the private road. The Design Review Board or Planning Commission will use these principles in addition to those contained in the General Plan, Chapter 17.24 CMC, and any design guidelines for the R-1 district adopted by the City in reviewing proposed construction to protect the visual character of Block 45 and the surrounding neighborhood.

B. Definitions. When interpreting this specific plan, the following definitions shall apply:

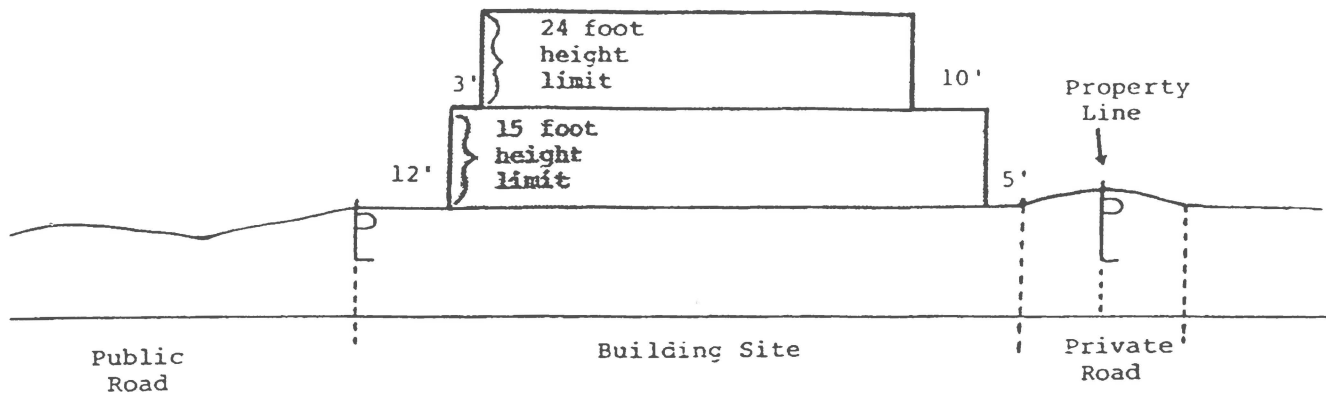
1. Centerline of the Private Road. As used in this specific plan, the centerline of the private road shall mean the midpoint across the dedicated width of the private road. This is generally 10 feet from the dedicated edge of the private road and would be coterminous with one or more of the property lines of each property over which the private road passes.

2. Edge of the Private Road. As used in this specific plan, the edge of the private road shall mean the limits of the dedicated width of the private road. The edge of paving may or may not be coterminous with this edge and shall not be used in measurements referenced to the edge of the private road.

C. Front and Rear Yard Setbacks. Due to the unusual conditions created by the perimeter wall around Block 45 and the private road within this block, this specific plan provides two options for meeting front and rear setback requirements for those sites having no driveway access directly from a public right-of-way. Either option may be considered regardless of the location of the entrance to the home. In reviewing proposed construction exercising one of these options, the Design Review Board or Planning Commission shall consider the proximity and alignment of structures on other lots nearby. In its review, the Design Review Board or Planning Commission may determine that one of the options

is inappropriate and the other option should be pursued. For sites with direct driveway access from a public road see subsection (C)(3) of this section.

1. Option 1. When the front setback standard is applied to public streets.

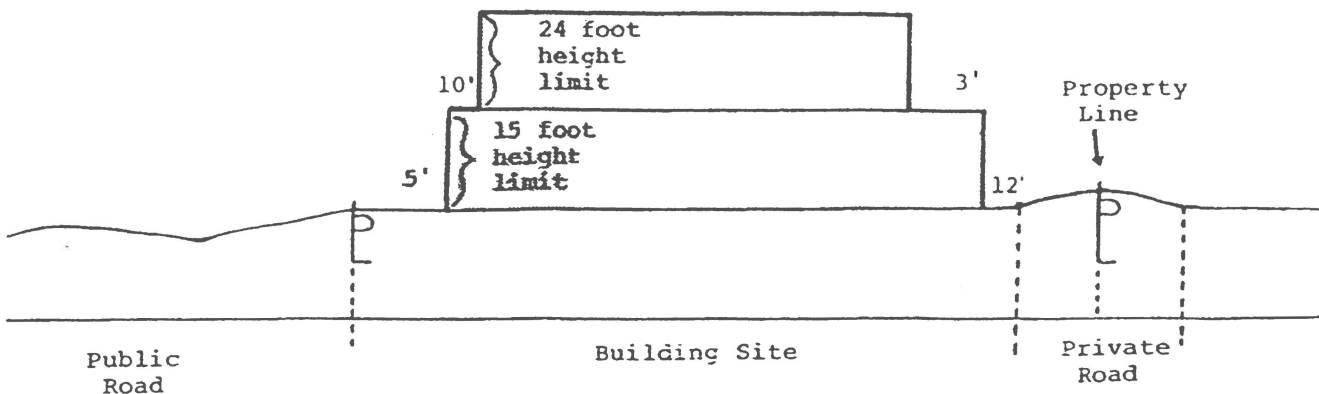


a. Front Setback. When using Option 1 the front setback shall be measured from the property line adjacent to the public right-of-way. For corner lots the shortest lot line shall be considered the front line and the other line shall be considered a side line. Except as provided for minor encroachments in subsection (D) of this section, all structures of 15 feet or less in height shall be set back at least 12 feet from the front property line. All structures greater than 15 feet in height shall be setback at least 15 feet from the front property line.

b. Rear Setback. When using Option 1, the rear setback shall be measured from the center-

line of the private road or the edge of the private road, whichever results in the greater setback. All structures shall be set back at least 15 feet from the centerline of the private road or five feet from its edge. The second story of any structure shall be set back at least 25 feet from the centerline of the private road or 15 feet from its edge. All portions of all structures shall be limited to 15 feet in height when constructed within 15 feet of the edge of the private road.

2. Option 2. When the front setback standard is applied to the private road.



a. Front Setback. When using Option 2, the front setback shall be measured from the centerline of the private road or the edge of the private road, whichever results in the greater setback. For corner lots, the shortest lot line shall be considered the front line and the other line shall be considered a side line. All structures of 15 feet or less in height shall be set back at least 22 feet from the centerline of the private road or at least 12 feet from its edge. Structures greater than 15 feet in height shall be set back at least 25 feet from the centerline of the private road or 15 feet from its edge.

b. Rear Setback. When using Option 2 the rear setback shall be measured from the property line adjacent to the public right-of-way. Except as provided for minor encroachments below in subsection (D) of this section, the first story of any structure shall be set back at least five feet and the second story shall be set back at least 15 feet from the rear property line. All portions of all structures shall be limited to 15 feet in height when constructed within 15 feet of the front property line.

3. Special Cases. Building sites which do not abut the private road, and which obtain access directly from one of the public streets around Block 45, shall follow all standard front and rear setback requirements in Chapter 17.24 CMC. The two options set forth above shall not be applicable to such sites.

4. Lot 12 as shown in Figure 1 shall be considered a corner lot with required side and rear setbacks of 10 feet from both legs of the edge of the private road. The front setback from the public right-of-way adjacent to this lot shall be at least 15 feet.

D. Minor Setback Encroachments. Exceptions to the setback standards in subsections (C)(1) and (C)(2) of this section will be allowed for minor encroachments constructed in such a manner as to be visually concealed by the perimeter wall. Building sites with driveway access through the perimeter wall and which are therefore not eligible for the special setbacks authorized by subsections (C)(1) or (C)(2) of this section shall not be allowed such minor encroachments. Minor encroachments may include ground level decks or patios not higher than 24 inches from grade, masonry barbecue structures, low storage or similar structures adjacent to the wall not higher than 36 inches, and other facilities as approved by the Design Review Board or Planning Commission through design review.

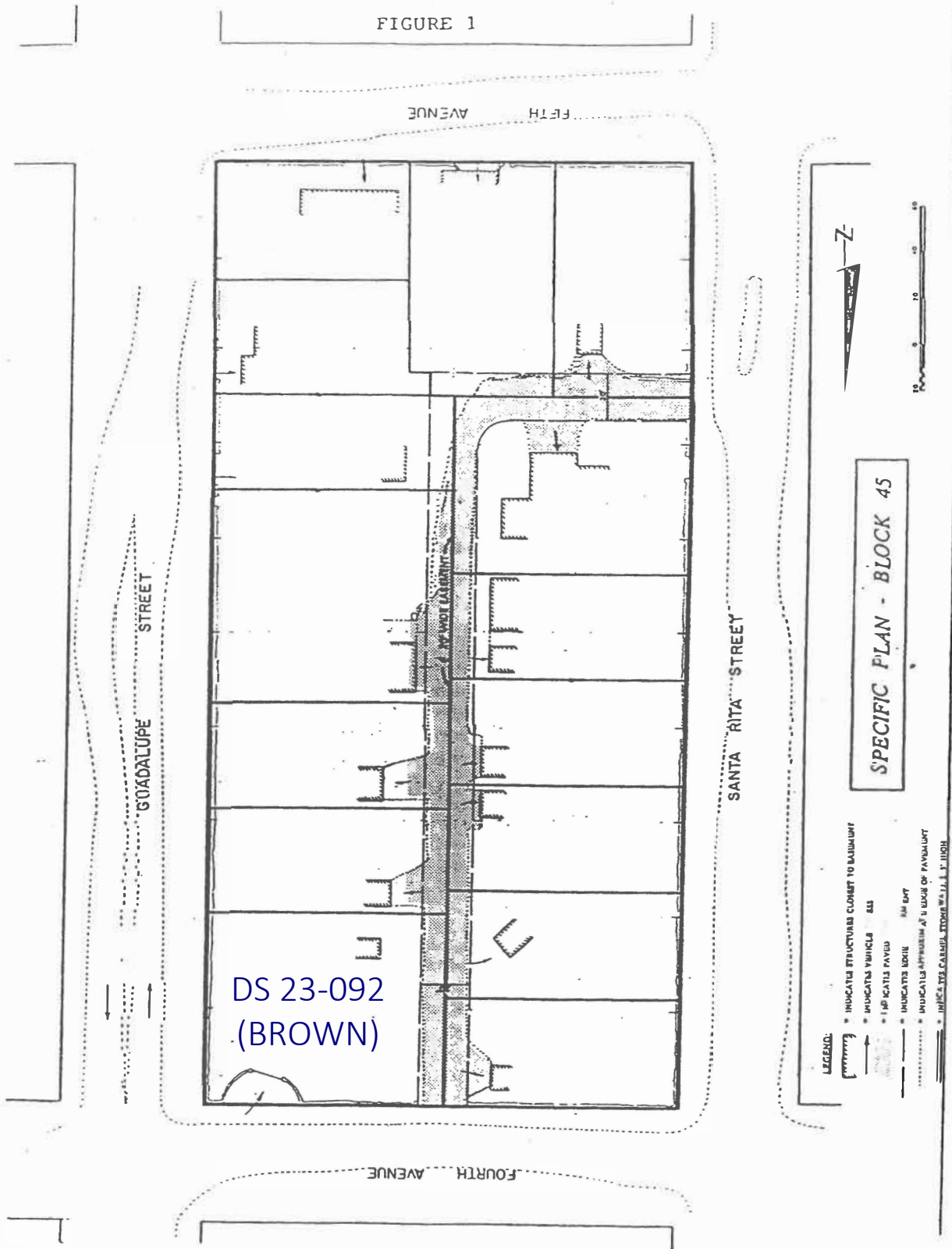
E. Fences and Walls. Fences (wood) and walls (masonry) shall be subject to all regulations contained in Chapter 17.24 CMC with the following exceptions:

1. The perimeter wall is recognized as a conforming structure even though it exceeds four feet in height. Proposals to rebuild or extend the perimeter wall across existing openings shall be allowed as long as the height of the wall is not increased and the design of any new extension will match the materials and masonry patterns of the existing wall.

2. The standards contained in Chapter 17.24 CMC regarding fences and walls shall apply to both the property lines abutting public rights-of-way and the edge of the building site adjacent to the private road.

3. Fences exceeding four feet in height located within 15 feet of the edge of the private road shall require Design Review Board or Planning Commission review and shall be designed to preserve some visual access into the yard area on each site by using spaced boards or lattice work wherein the size of the spaces are at least equal to the size of the boards or lattice members. The intent of this requirement is to preserve visual access to open space resources within the interior of the block and to prevent the visual appearance of a closed-in alleyway. (Ord. 2001-03 § 5, 2001).

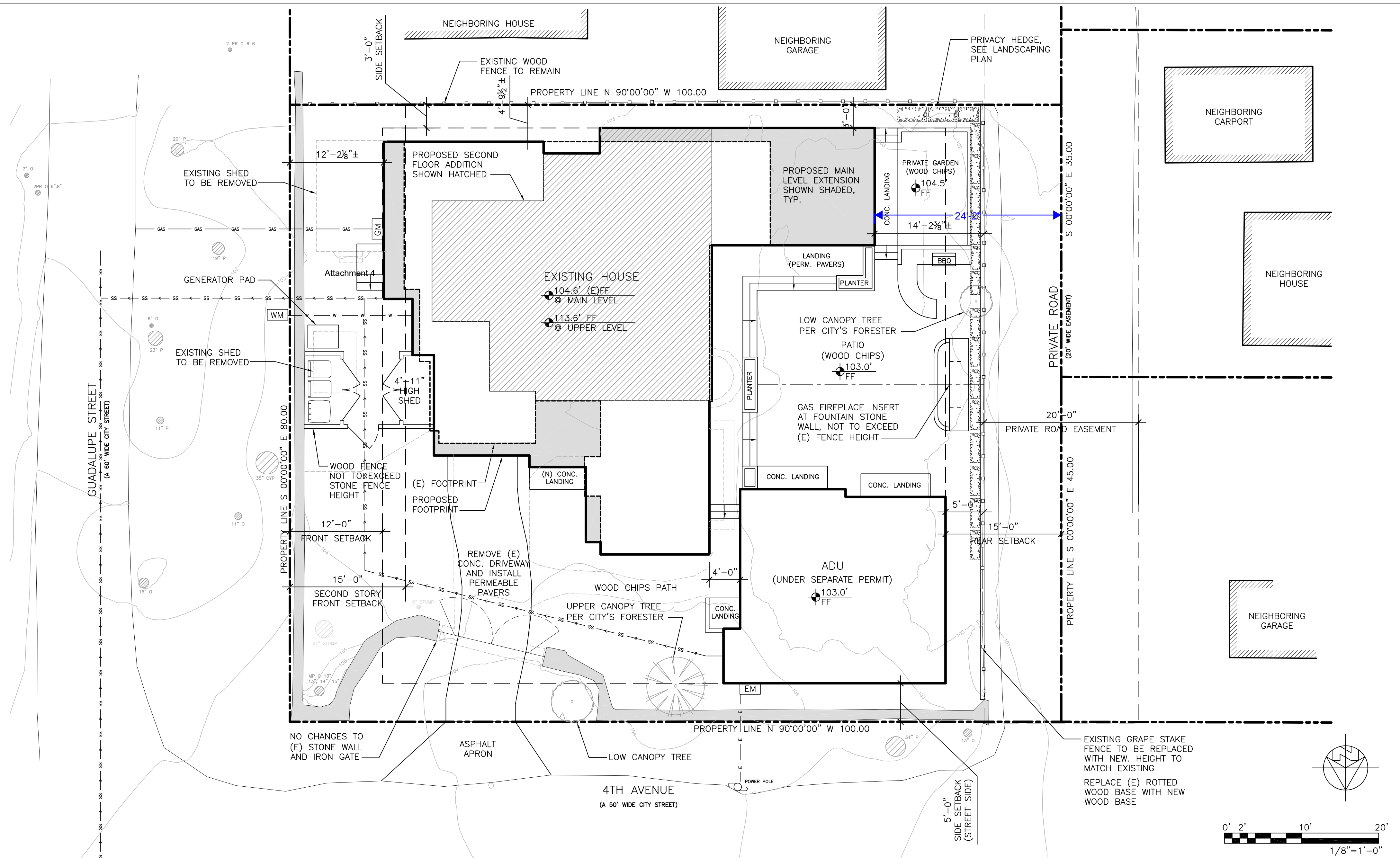
Figure 1



PROJECT DATA FOR A 7,200-SQUARE-FOOT SITE Block 45 Specific Plan Area			
Site Considerations	Allowed	Existing	Proposed
Floor Area	2,779 SF (39%)	1,755 SF	2,766 SF
Site Coverage	611 SF/899 SF	0 SF*	873 SF
Trees (Upper/Lower)	5/4	1 lower	1 lower (existing) 1 lower (new) 1 upper (new)
Ridge Height (1 st /2 nd)	18'/24'	13'-9"/NA	14' / 21'-2"
Plate Height (1 st /2 nd)	12'/18'	9'-2"/NA	8'-9" to 9'-8" / 18'
Setbacks	Minimum Required	Existing	Proposed
Front**	12' (< 15' tall) 15' (> 15' tall)	14'-10"	12'-2" (Guadalupe Street)
Composite Side Yard	20' (25%)	26'-7"	24'-6"
Side Yard	3'	4'-10"	3'
Street Side Yard	5'	21'-9"	21'6"
Rear**	<u>First Story</u> : 15' from the centerline of the private road or 5' from the edge of the private road <u>Second Story</u> : 25' from the centerline of the private road or 15' from the edge of the private road	<u>First Story</u> : 37'-8" to the property line/centerline of the private road; 27'-8" to the fence line/edge of the private road <u>Second Story</u> : N/A	<u>First Story</u> : 24'-2" to the property line/ centerline of the private road; 14'-2" to the fence line/ edge of the private road <u>Second Story</u> : 29'-2" to the property line/ centerline of the private road; 19'-3" to the fence line/ edge of the private road

*All previously existing site coverage was removed under the Accessory Dwelling Unit (ADU) building permit.

**Setbacks per the Block 45 Specific Plan.



SITE PLAN

$$1/8'' = 1' - 0''$$

PROJECT DATA

PROPERTY OWNER: MR. AND MRS. DAVID BROWN
1100 ALLIED DR.,
PLANTO, TX 75093
TEL. (214) 235-6010

PROJECT ADDRESS: SW CORNER OF GUADALUPE AND 4TH,
CARMEL, CA 93923

PROJECT DESCRIPTION: REMOVE (E) SHEDS (175 SF). DEMOLISH (E) ATTACHED GARAGE (274 F) AND BUILD
A NEW ATTACHED GARAGE (270 SF). EXTEND (E) HOUSE BY 402 SF. NEW UPPER
LEVEL ADDITION (624 SF) WITH TERRACE (438 SF). NEW ATTACHED SHED (STORAGE)
WITH CEILING HEIGHT NOT TO EXCEED 4'-11" (60 SF). NEW TRASH CAN
ENCLOSURE. NEW OUTDOOR BUILT-IN BBQ, FIREPLACE WITH RECIRCULATING
FOUNTAIN, AND GENERATOR. REPLACE DETERIORATED GRAPE STAKE FENCE ALONG
PRIVATE ROAD WITH NEW TO MATCH EXISTING HEIGHT (77 L.F.).

EXISTING GRADING, DRAINAGE, AND LANDSCAPING TO REMAIN

LOT AND BLOCK:	LOT 1, BLOCK 45
APN:	010-036-001-000
ZONING:	R-1 (CP)
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	R-3, U
STORIES:	EXISTING - 1, PROPOSED - 2
HEIGHT LIMIT:	24' (EXISTING HEIGHT - 13'-11 3/8", PROPOSED HEIGHT - 21'-1 3/8")
GRADING:	NONE
TREE REMOVAL:	NONE
APPLICABLE CODES:	2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA FIRE CODE (CFC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA ENERGY CODE (CEnC), 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

LOT AREA: 8,000 SF
BUILDABLE AREA: 7,200 SF
FLOOR AREA ALLOWED: 2,779 SF (BASE FLOOR AREA)

FLOOR AREA CALCULATIONS

HOUSE	EXISTING FLOOR AREA	DEMOLITION	ADDITION	PROPOSED FLOOR AREA
HOUSE MAIN LEVEL	1,481 S.F.	0 S.F.	391 S.F.	1,872 S.F.
HOUSE UPPER LEVEL	0 S.F.	0 S.F.	624 S.F.	624 S.F.
GARAGE (INCL. MECH. ROOM)	274 S.F.	274 S.F.	270 S.F.	270 S.F.
SHED	132 S.F.	132 S.F.	0 S.F.	0 S.F.
SHED	43 S.F.	43 S.F.	0 S.F.	0 S.F.
	1,930 S.F.	449 S.F.	1,296 S.F.	2,766 S.F.

FLOOR AREA PROPOSED 2,766 SF
ADU (UNDER A SEPARATE PERMIT) FLOOR AREA - 672 SF

SITE COVERAGE CALCULATIONS

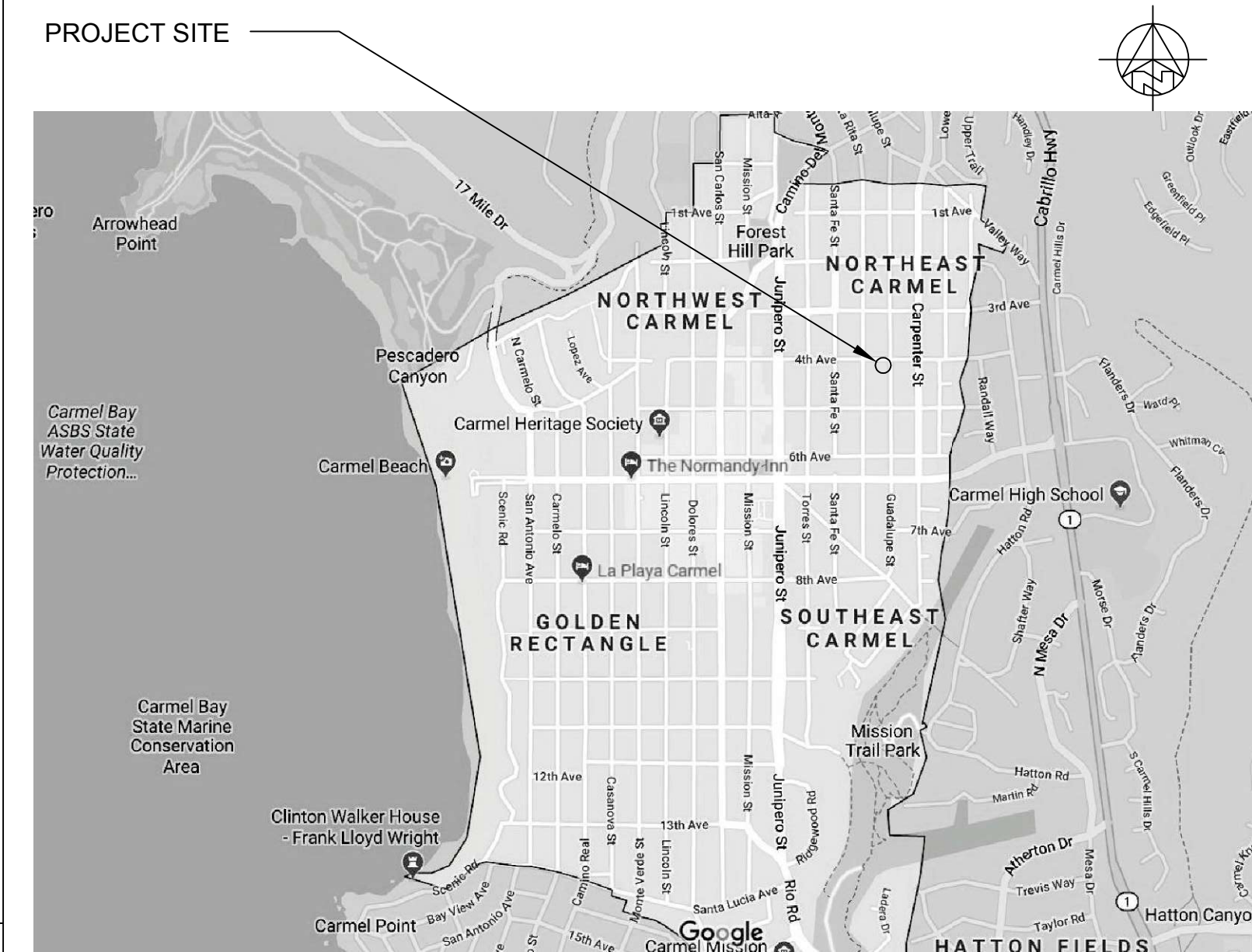
SITE COVERAGE ALLOWED: 22% OF BASE FLOOR AREA = 611 S.F.
* 4% OF SITE FOR DRIVEWAY (IF 50% OF COVER. IS PERMEABLE) = 288
TOTAL ALLOWED - 899 S.F.

	EXISTING	REMOVED	ADDITION/NEW	PROPOSED TOTAL
DRIVEWAY (CONC. REPLACED W/ PERMEABLE)	277 S.F.	277 S.F.	313 S.F.	313 S.F.
FRONT PATHWAY (CONC. REPLACED W/ CHIPS)	109 S.F.	109 S.F.	0 S.F.	0 S.F.
ENTRY DOOR LANDING	65 S.F.	65 S.F.	21 S.F.	21 S.F.
PERMEABLE PAVERS LANDING (COURTYRD)			201 S.F.	201 S.F.
STONE STEPS (COURTYRD)	71 S.F.	71 S.F.	56 S.F.	56 S.F.
MASTER BD RM. CONC. LANDING AND STEPS	0 S.F.	0 S.F.	51 S.F.	51 S.F.
BBQ PAD	0 S.F.	0 S.F.	46 S.F.	46 S.F.
FIREPLACE/FOUNTAIN PAD	0 S.F.	0 S.F.	46 S.F.	46 S.F.
TRASH ENCLOSURE	0 S.F.	0 S.F.	46 S.F.	46 S.F.
GENERATOR CONC. PAD	0 S.F.	0 S.F.	12 S.F.	12 S.F.
LAUNDRY LANDING AND STEPS	0 S.F.	0 S.F.	21 S.F.	21 S.F.
SHED (CEILING HEIGHT 4'-11")	0 S.F.	0 S.F.	60 S.F.	60 S.F.
	522 S.F.	522 S.F.	873 S.F.	873 S.F.

NOTE: 1,736 SF OF CONCRETE PATIO AND SWIMMING POOL WAS REMOVED UNDER A SEPARATE PERMIT FOR ADU

SITE COVERAGE PROPOSED: 873 S.F. (PERMEABLE – 560 SF, IMPERVIOUS – 313 SF)

VICINITY MAP



ARCHITECTURAL
E S I G N

ATOLY OSTRETSOV
P.O.BOX 2272
MONTEREY, CA 93942
(831) 682-1331
atoly@aearchdesign.com

CARMEL, CA 93923

THE BROWN RESIDENCE

100-000-010:NI IV

3W CORNER OF GUADALUPE AND #1TH

REVISIONS:

7-04-23

PLANNING REVISIONS

SITE PLAN PROPOSED

TE: 04-02-23

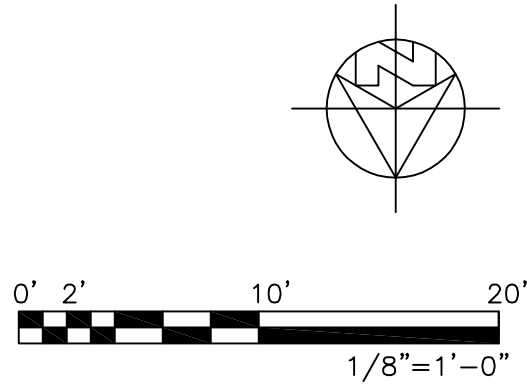
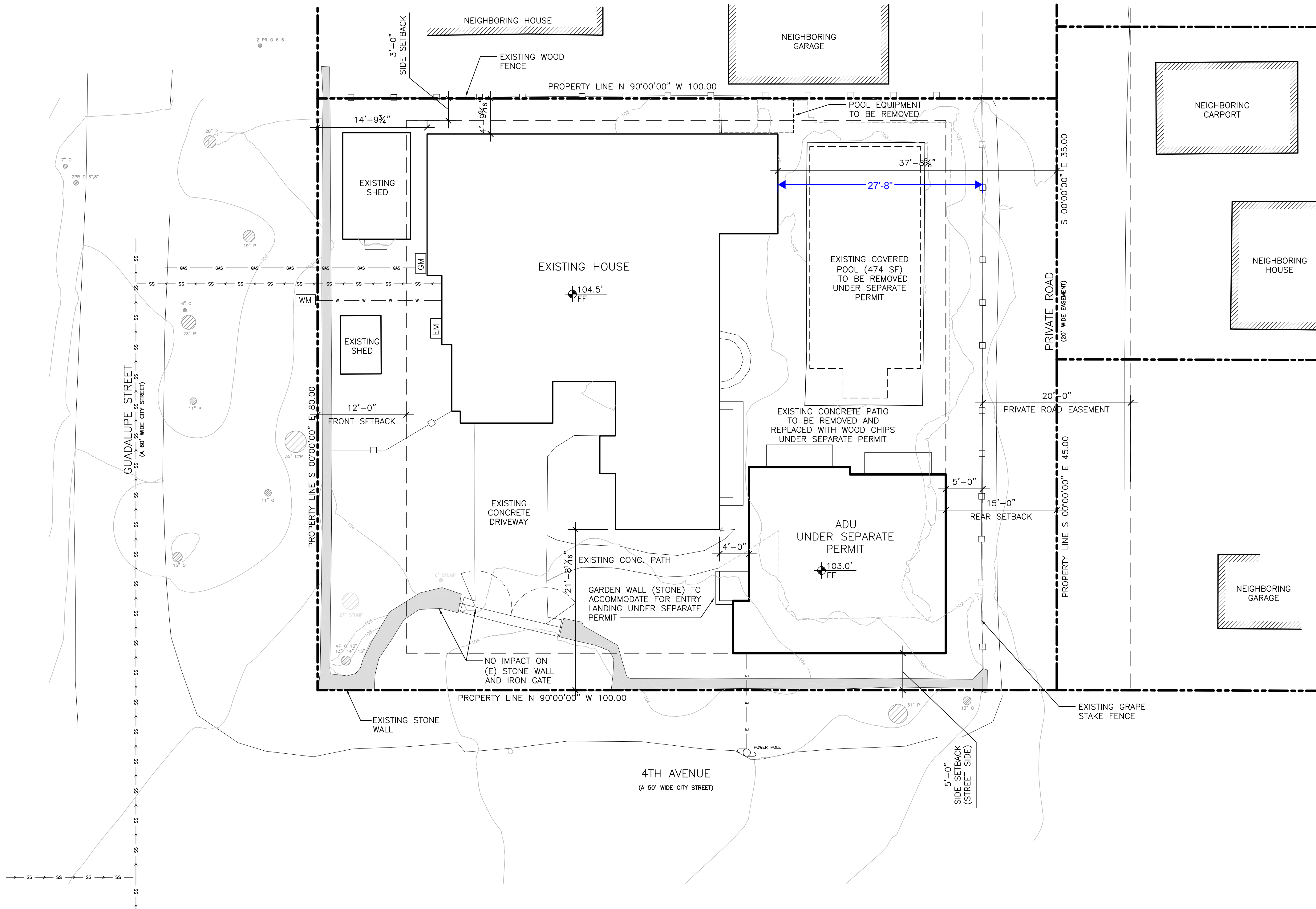
DESIGN APPROVAL

SHEET NO.

A1.0

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Attachment 4



EXISTING SITE PLAN 1/8"=1'-0"



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THE BROWN RESIDENCE

SW CORNER OF GUADALUPE AND 4TH

APN: 010-036-001

CARMEL, CA 93923

REVISIONS:

07-04-23	PLANNING REVISIONS

SITE PLAN
EXISTING

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

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EXAMPLES OF STYLE, FORM, SHAPE, AND SIZE OF 2-STORY HOMES IN THE NEIGHBORHOOD

SUBJECT PROPERTY

LOT SIZE - 8,000 SF
ROOF OUTLINE - 2,550 SF = 32% OF LOT SIZE
ROOF OUTLINE (INCL. ADU) - 3,335 SF = 41.6% OF LOT SIZE
SECOND FLOOR OUTLINE (SHOWN WITH YELLOW HATCH) - 1,060 SF = 13%
BUILDING COVERAGE IS BETTER THAN IN MORE THAN 90% OF MEASURED LOTS
BUILDING COVERAGE (INCL. ADU) IS BETTER THAN IN MORE THAN 50% OF MEASURED LOTS
THE UPPER LEVEL TERRACE DESIGNED TO PRESERVE REASONABLE PRIVACY FOR ADJACENT PROPERTIES AND TO AVOID OVERLOOKING ACTIVE INDOOR AND OUTDOOR USE AREAS OF ADJACENT PROPERTIES

LOT SIZE - 4,500 SF
ROOF OUTLINE - 1,510 SF
= 34% OF LOT SIZE

LOT SIZE - 4,500 SF
ROOF OUTLINE - 1,510 SF
= 33% OF LOT SIZE

LOT SIZE - 9,000 SF
ROOF OUTLINE - 3,905 SF
= 43% OF LOT SIZE

LOT SIZE - 4,000 SF
ROOF OUTLINE - 1,975 SF
= 49% OF LOT SIZE

LOT SIZE - 4,300 SF+/_
ROOF OUTLINE - 1,985 SF
= 46% OF LOT SIZE

LOT SIZE - 4,500 SF
ROOF OUTLINE - 2,265 SF
= 50% OF LOT SIZE

LOT SIZE - 4,500 SF
ROOF OUTLINE - 2,140 SF
= 47% OF LOT SIZE

LOT SIZE - 4,500 SF
ROOF OUTLINE - 1,635 SF
= 36% OF LOT SIZE

LOT SIZE - 4,500 SF
ROOF OUTLINE - 2,065 SF
= 46% OF LOT SIZE

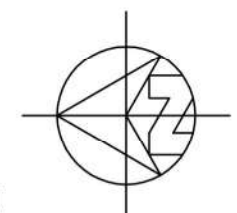
LOT SIZE - 4,500 SF
ROOF OUTLINE - 1,490 SF
= 33% OF LOT SIZE

LOT SIZE - 7,500 SF
ROOF OUTLINE - 1,930 SF
= 26% OF LOT SIZE

LOT SIZE - 12,000 SF
ROOF OUTLINE - 4,105 SF
= 34% OF LOT SIZE



NOTE:
ALL THE DIMENSIONS ARE APPROXIMATE AND BASED ON
THE SCALED GOOGLE EARTH IMAGERY DATED 9/7/22



NEIGHBORHOOD STUDY

N.T.S.



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APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

THE BROWN RESIDENCE

REVISIONS:

07-04-23

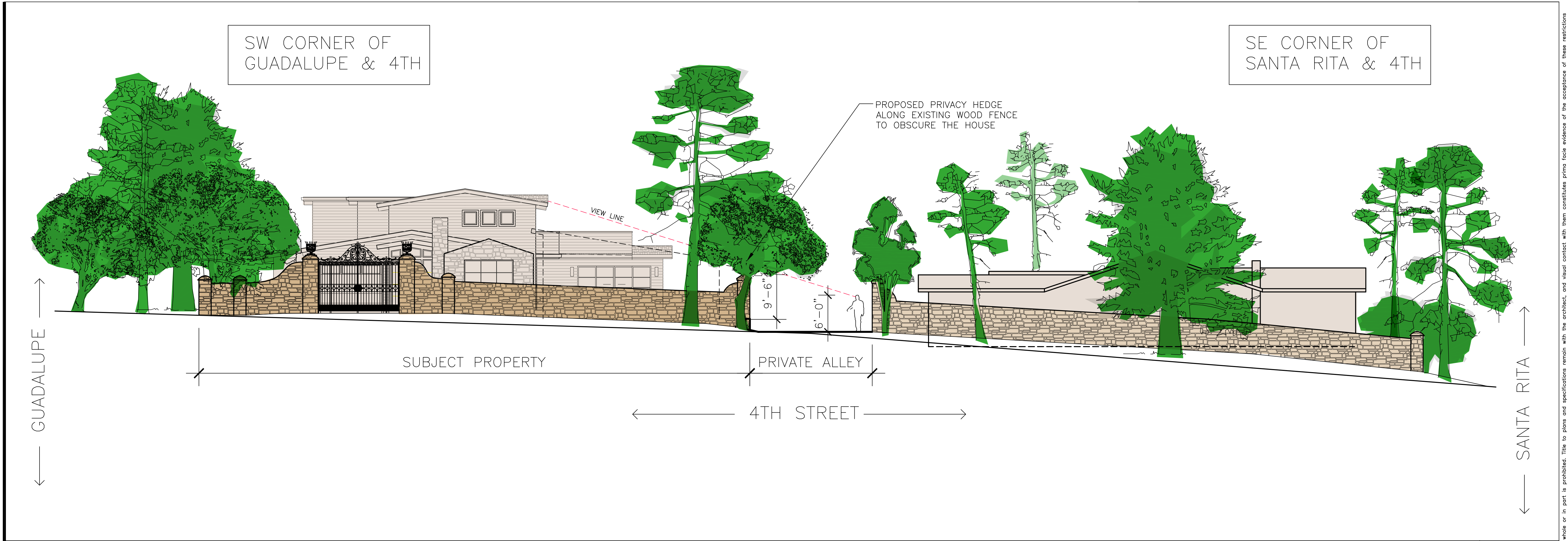
NEIGHBORHOOD STUDY

DATE: 04-02-23

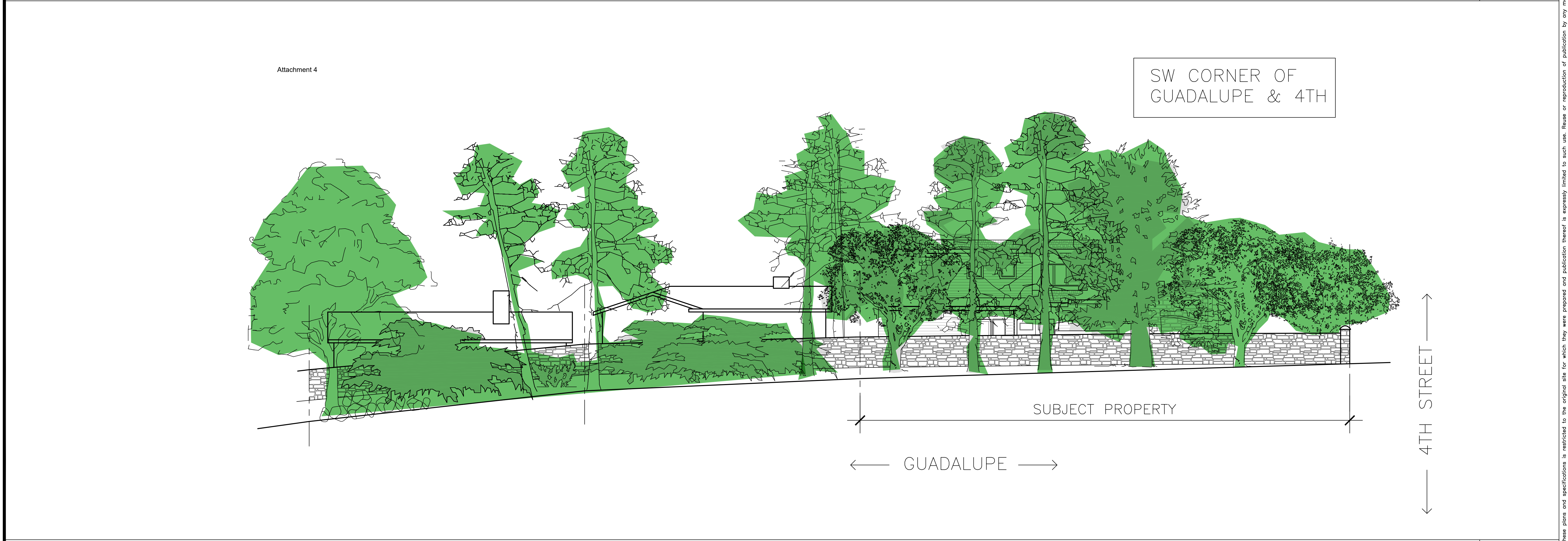
DESIGN APPROVAL

SHEET NO

A1.2



VIEW OF BLOCK 45 FROM THE NORTH AND CARL CHERRY CENTER 1/8"=1'-0"



GUADALUPE STREET ELEVATION 1/8"=1'-0"



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SW CORNER OF GUADALUPE AND 4TH

CARMEL, CA 93923

REVISIONS:

07-04-23	PLANNING REVISIONS

STREETSCAPE ELEVATIONS

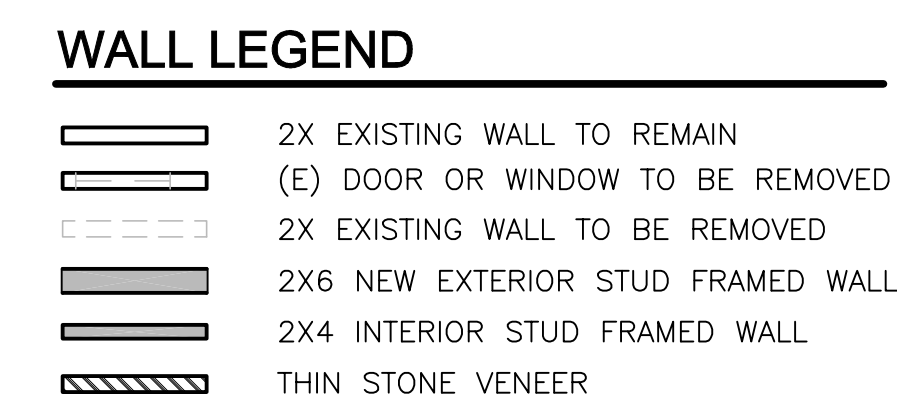
DATE: 04-02-23

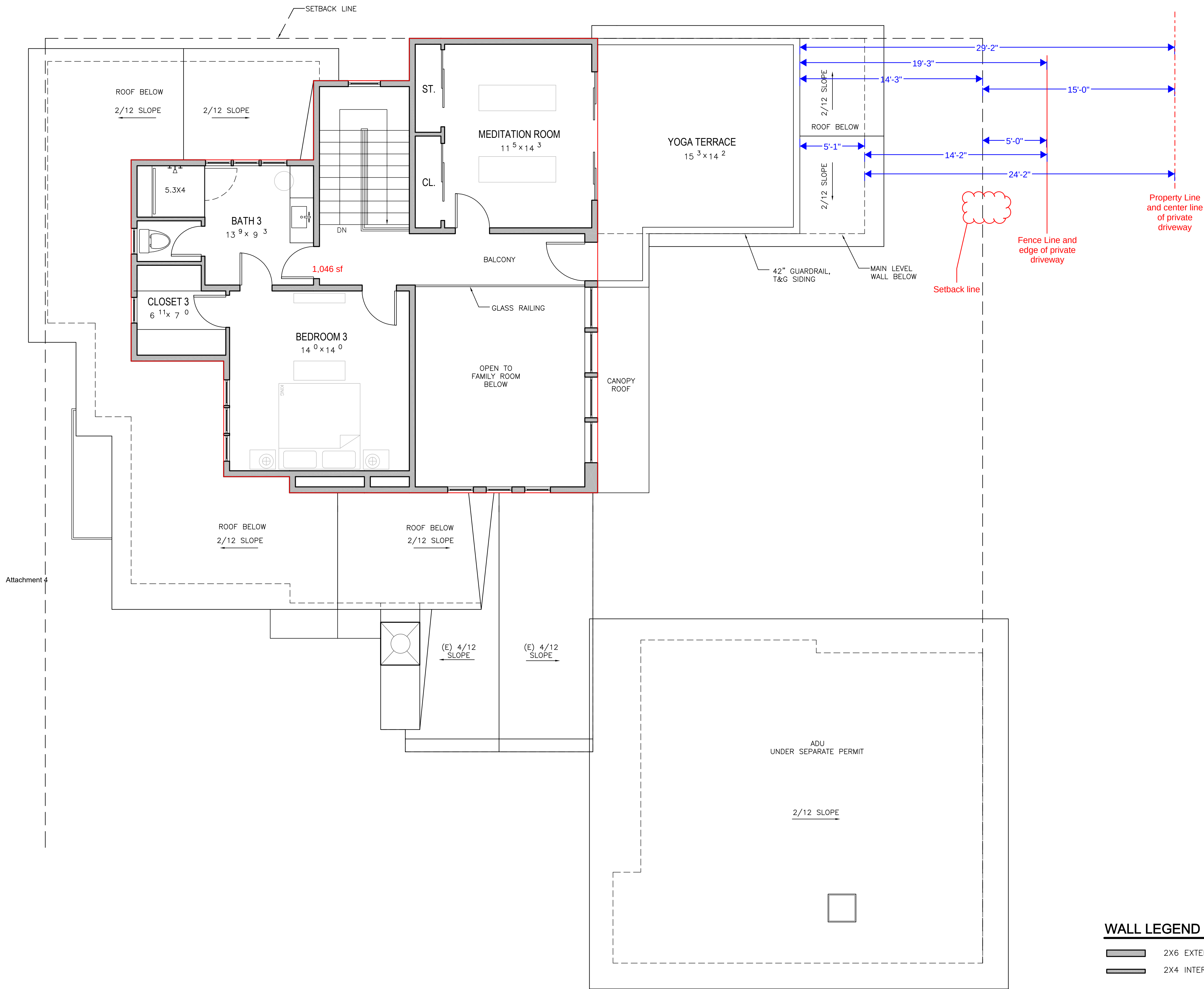
DESIGN APPROVAL

SHEET NO.

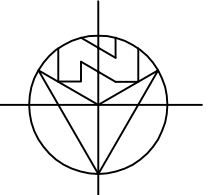
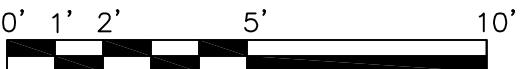
A1.3

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$$1/4'' = 1' - 0''$$



WALL LEGEND	
	2X6 EXTERIOR STUD FRAMED WALL
	2X4 INTERIOR STUD FRAMED WALL



UPPER LEVEL FLOOR PLAN

1/4"=1'-0"



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SW CORNER OF GUADALUPE AND 4TH
APN: 010-036-001
CARMEL, CA 93923

REVISIONS:	
	07-04-23 PLANNING REVISIONS

UPPER LEVEL
FLOOR PLAN

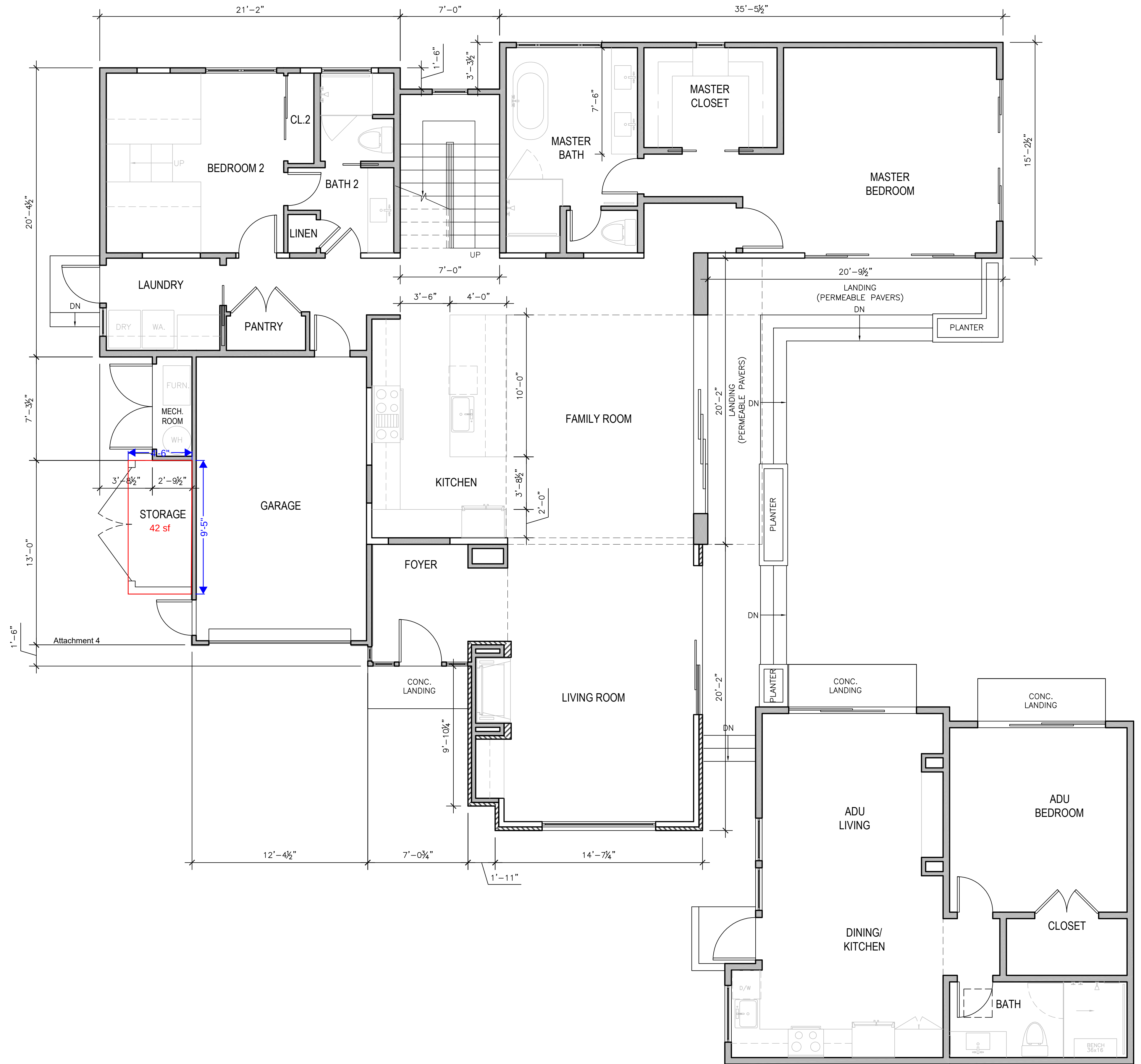
DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

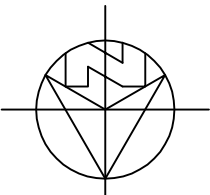
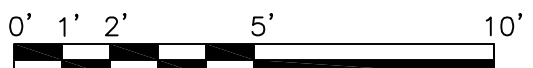
A2.1

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WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED
- 2X6 NEW EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL
- THIN STONE VENEER



MAIN LEVEL DIMENSION PLAN 1/4"=1'-0"



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APN: 010-036-001
CARMEL, CA 93923

REVISIONS:	
07-04-23	PLANNING REVISIONS

MAIN LEVEL
DIMENSION PLAN

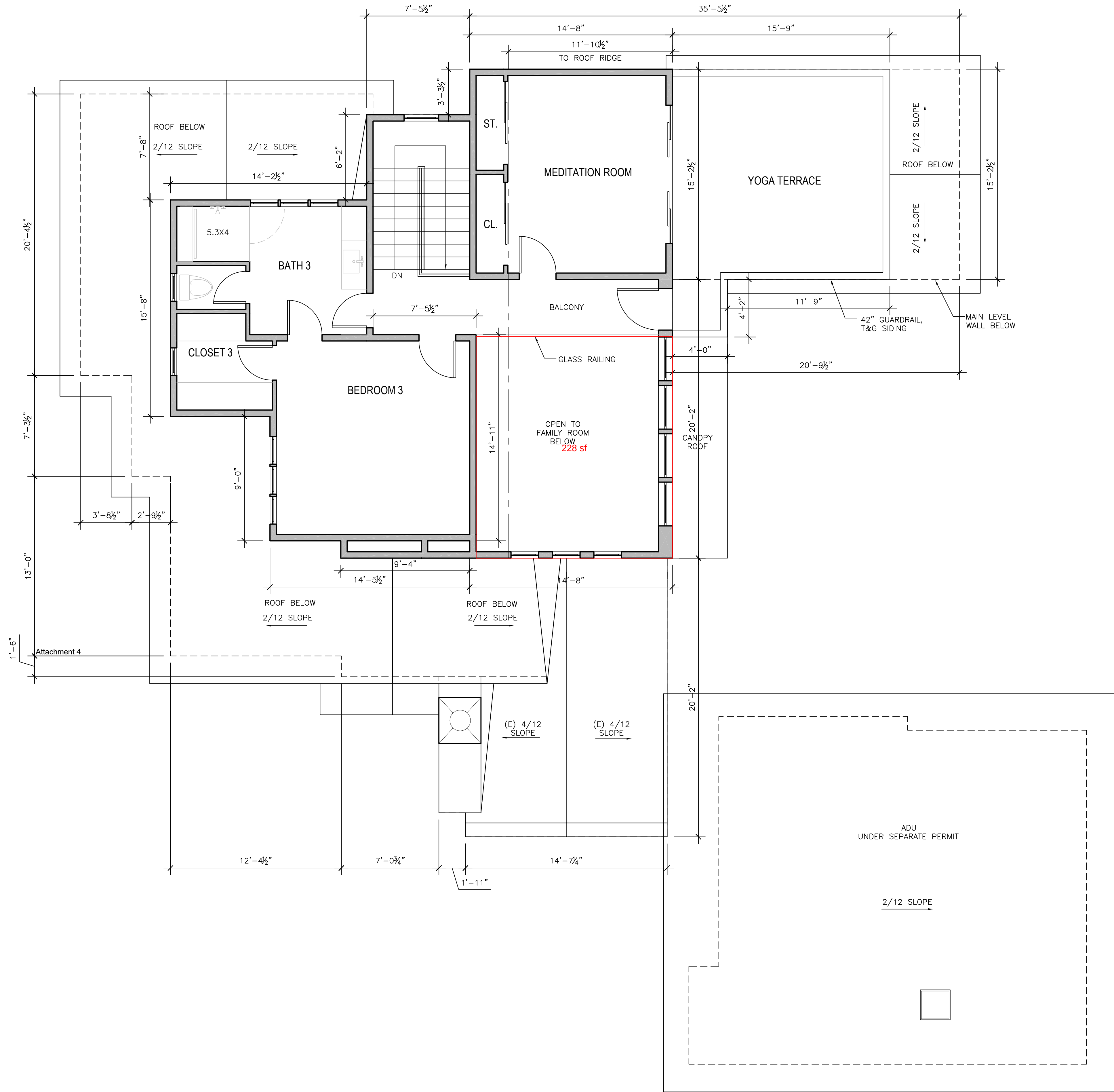
DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

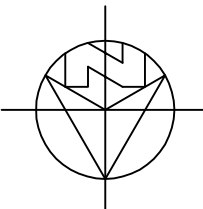
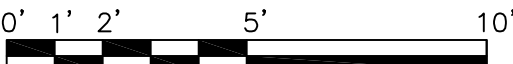
A3.0

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WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL



UPPER LEVEL DIMENSION PLAN

1/4"=1'-0"

REVISIONS:	
07-04-23	PLANNING REVISIONS

UPPER LEVEL
DIMENSION PLAN

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A3.1



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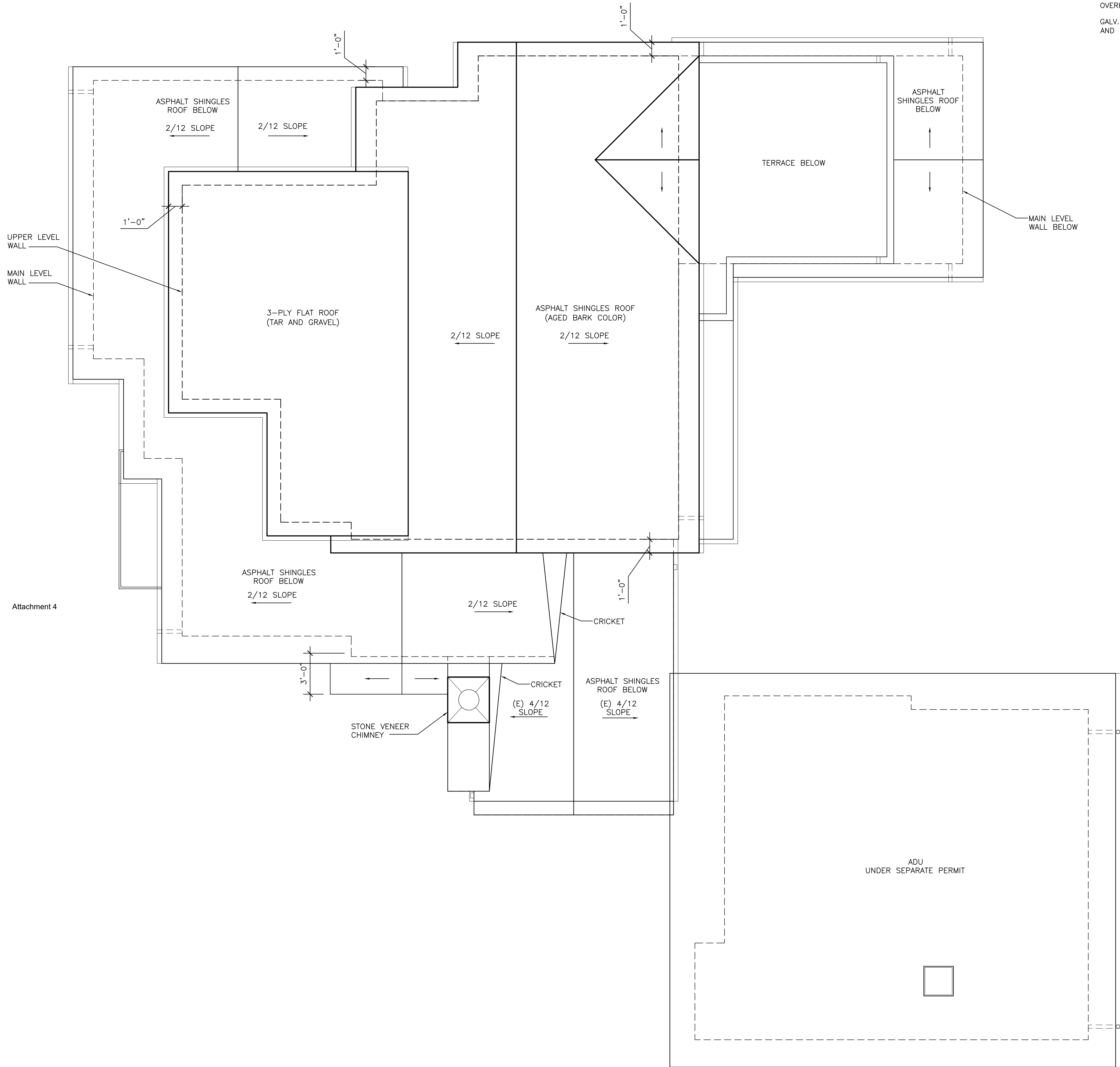
THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

CARMEL, CA 93923

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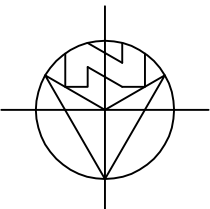
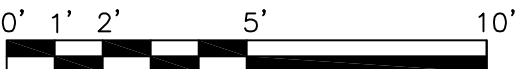
GENERAL ROOF NOTES

ROOF MATERIAL = CLASS 'A' ASPHALT SHINGLES ROOF (PRESIDENTIAL "AGED BARK") AND 3-PLY FLAT ROOF

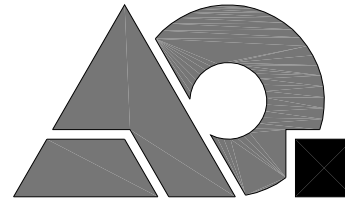
ROOF SLOPE = 2/12 AND EXISTING 4.5/12

OVERHANG = 18", U.O.N.

GALV. PAINTED FASCIA GUTTERS WITH SQUARE DOWNSPOUTS TO MATCH WINDOWS AND DOORS COLOR (DARK BROWN)



ROOF PLAN 1/4"=1'-0"



AO ARCHITECTURAL
DESIGN

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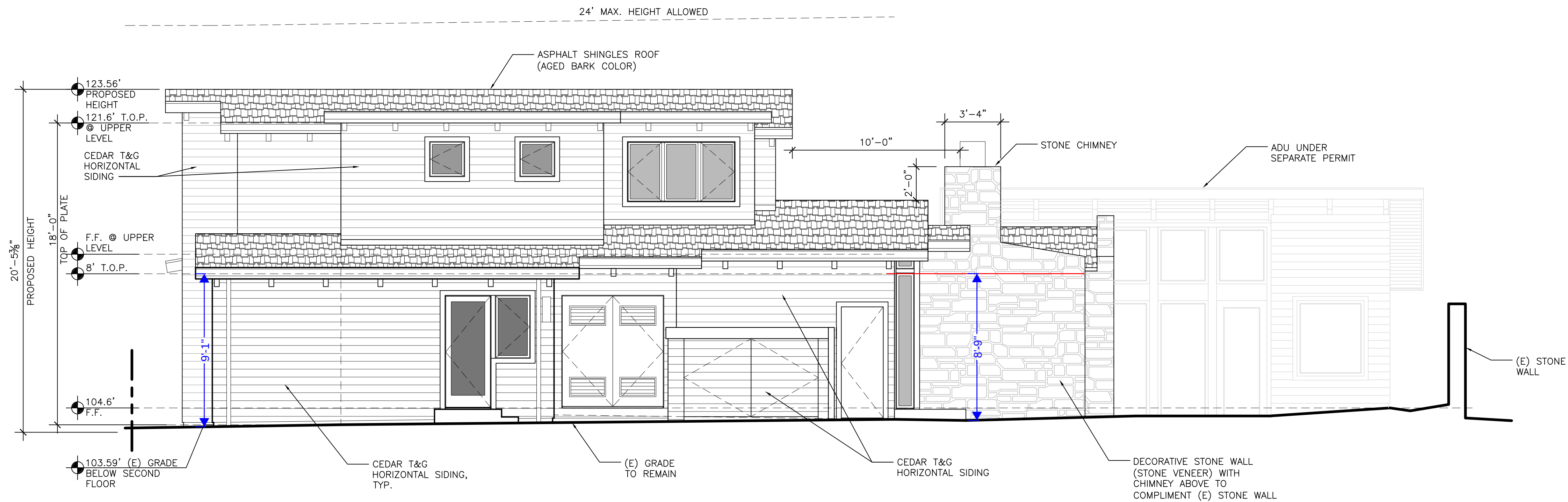
ROOF PLAN

DATE: 04-02-23

DESIGN APPROVAL

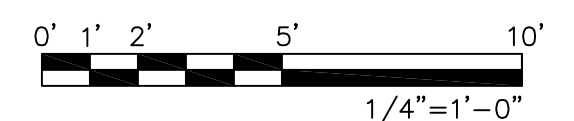
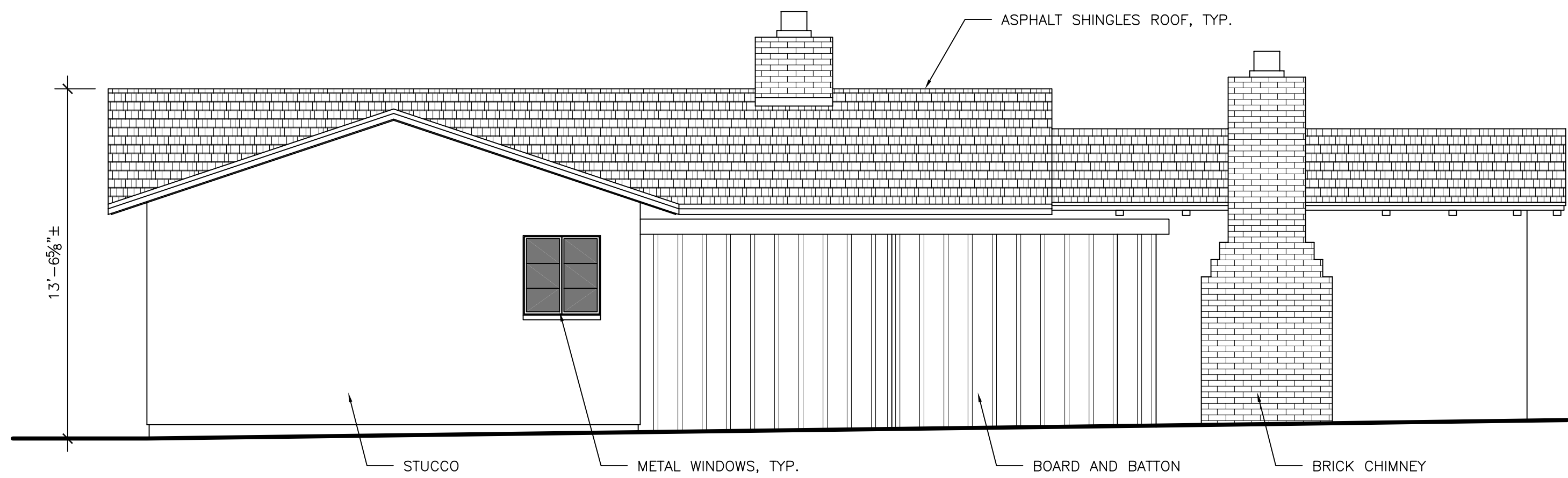
SHEET NO.

A5.0



EAST ELEVATION PROPOSED 1/4"=1'-0"

Attachment 4



EAST ELEVATION EXISTING 1/4"=1'-0"



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SW CORNER OF GUADALUPE AND 4TH

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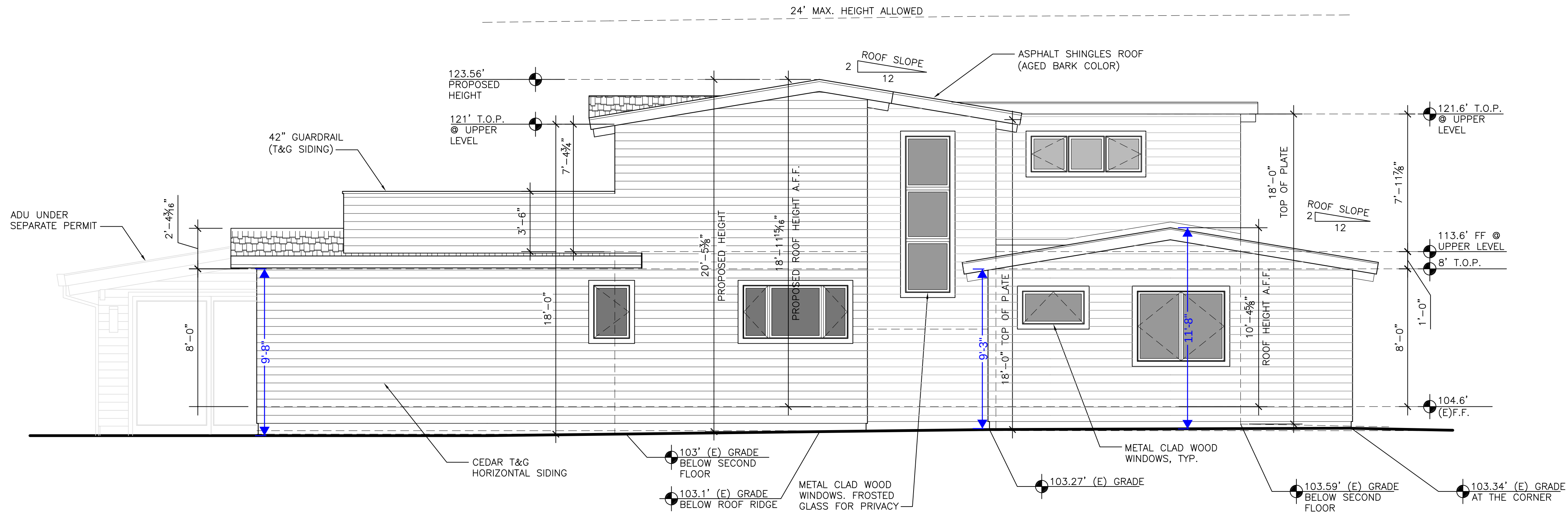
EXTERIOR
ELEVATIONS

DATE: 04-02-23

DESIGN APPROVAL

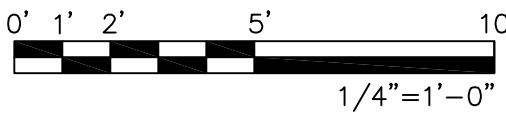
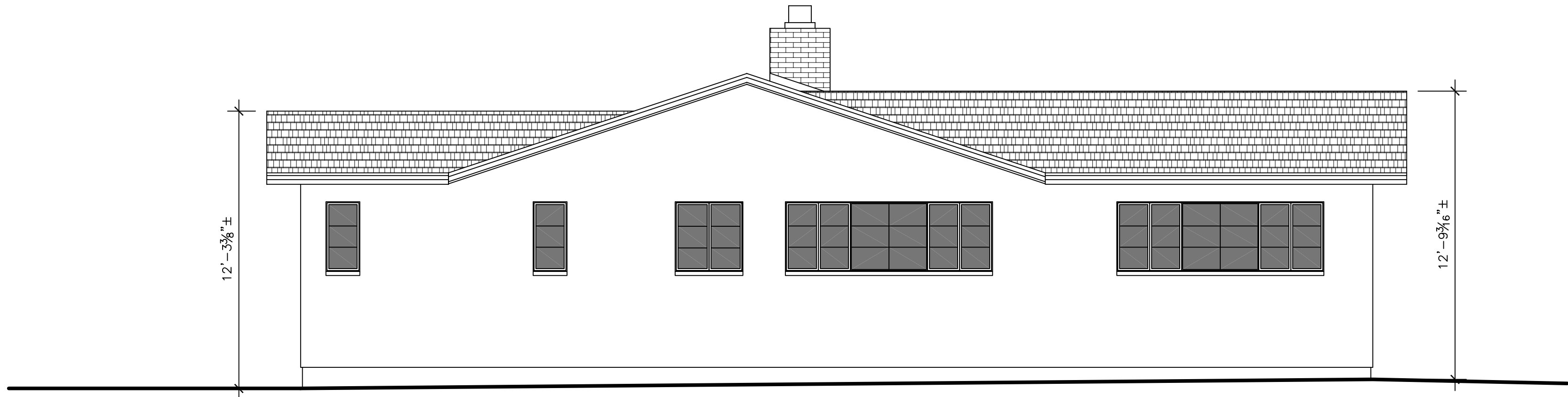
SHEET NO.

A6.4



SOUTH ELEVATION PROPOSED 1/4"=1'-0"

Attachment 4



SOUTH ELEVATION EXISTING 1/4"=1'-0"

REVISIONS:	
07-04-23	PLANNING REVISIONS

EXTERIOR
ELEVATIONS

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A6.5



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THE BROWN RESIDENCE
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FRONT VIEW BEFORE



FRONT VIEW AFTER



ALLEY VIEW

Attachment 4



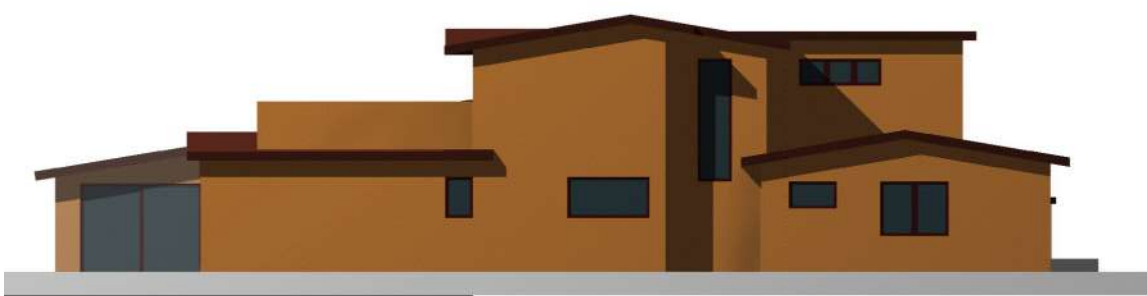
FRONT(NORTH) ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NOTE:
3D MODEL IMAGES PRESENTED TO VISUALIZE ONLY SIZE AND SHAPE OF THE BUILDINGS AND DIFFERENT FINISHES OF THE BUILDING EXTERIOR. WARM GREY COLOR REPRESENTS STONE, BROWN COLOR REPRESENTS T&G WOOD SIDING, WHITE/GREY COLOR REPRESENTS STUCCO (GARDEN SHED ONLY), AND BLUE COLOR REPRESENTS GLASS OF WINDOWS AND DOORS. FOR ACTUAL COLORS REFER TO 'COLORS AND MATERIALS' COLUMN.



PRESIDENTIAL ASPHALT SHINGLES
COLOR: AGED BARK



TAR AND GRAVEL FLAT ROOF



GALV. PAINTED GUTTERS WITH
SQUARE DOWNSPOUTS (BROWN
COLOR TO MATCH FASCIA
BOARD AND WINDOWS)

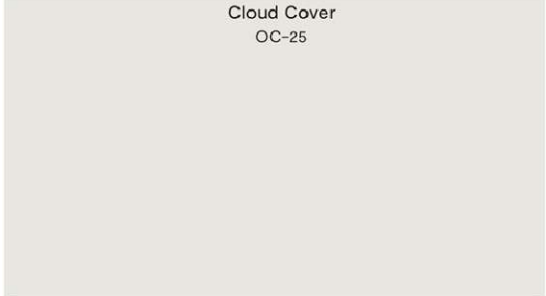


1X6 CEDAR T&G HORIZONTAL SIDING
(STAINED)

TERRACE GUARDRAIL FINISHED WITH
SAME MATERIAL



THIN STONE VENEER
FOND DU LAC RUSTIC



STORAGE SHED, NOT VISIBLE FROM
STREETS.
ELASTOMERIC PAINT OVER STUCCO
COLOR OC-25 BENJAMIN MOORE
"CLOUD COVER"

WINDOWS AND DOORS



SIERRA PACIFIC ALUMINUM CLAD
WOOD WINDOWS AND EXTERIOR
DOORS (OR EQUAL)
COLOR: REGAL BROWN 059

DRIVEWAY PAVERS



UNILOCK ARTLINE PERMEABLE
PAVERS. COLOR - GRAY

COURTYARD LANDING PAVERS



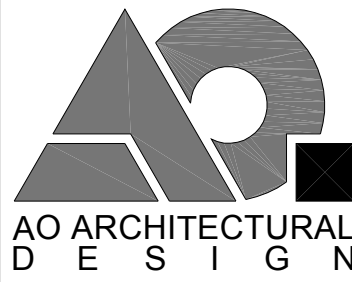
HYDROLOGIC PERMEABLE PAVERS.
COLOR - BROWNSTONE

EXTERIOR LIGHT FIXTURE



WAC LIGHTING (LED)
ARCHETYPE WS-W15912
SIZE 5.5"X12"
COLOR: BLACK
DELIVERED LUMENS - 331

NOTE: ALL EXTERIOR LIGHT FIXTURES ATTACHED TO
THE HOUSE SHALL BE NO HIGHER THAN 6" ABOVE
FINISH FLOOR AND NOT EXCEED 25 WATTS PER
FIXTURE (INCANDESCENT EQUIVALENT)



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THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

REVISIONS:

07-04-23	PLANNING REVISIONS

EXTERIOR
RENDERINGS

DATE: 04-02-23

DESIGN APPROVAL

SHEET NO.

A6.6

DOOR SCHEDULE						
DOOR NO.	DOOR SIZE		ACTION	GLASS	NOTES	
	WIDTH	HEIGHT				
MAIN LEVEL						
1	3'-0"	8'-0"	SWING	TEMPERED	ENTRY GLASS DOOR	
2	10'-6"	6'-8"	SLIDING	TEMPERED	3-PANEL GLASS DOOR	
3	14'-0"	8'-0"	SLIDING	TEMPERED	4-PANEL GLASS DOOR	
4	12'-0"	7'-0"	SLIDING	TEMPERED	2-WAY SLIDER 4-PANEL GLASS DOOR	
5	10'-0"	7'-0"	SLIDING	TEMPERED	2-WAY SLIDER 4-PANEL GLASS DOOR	
6	2'-8"	6'-8"	SWING	TEMPERED		
7	6'-0"	6'-8"	SWING		PAIR OF 3'-0" WOOD LOUVERED DOOR	
8	8'-0"	4'-6"	SWING		PAIR OF 4'-0" WOOD DOOR @ STORAGE	
9	2'-6"	6'-8"	SWING		WOOD DOOR @ GARAGE	
10	10'-0"	8'-0"			GARAGE DOOR. 3 GLASS PANELS AT TOP	
11	2'-10"	7'-0"	SWING		@ MASTER BEDROOM	
12	4'-0"	7'-0"	POCKET		@ MASTER CLOSET	
13	2'-6"	7'-0"	SWING		@ MASTER BATH	
14	2'-2"	7'-0"	SWING		@ MASTER BATH TOILET	
15	2'-6"	6'-0"	SWING	TEMPERED	@ MASTER BATH SHOWER	
16	2'-6"	6'-8"	SWING		@ BATH 2	
17	2'-0"	6'-8"	SWING		@ BATH 2 LINEN	
18	2'-6"	6'-8"	POCKET		@ BATH 2	
19	2'-6"	6'-0"	SWING	TEMPERED	@ BATH 2 SHOWER	
20	2'-4"	6'-8"	SWING		@ BATH 2	
21	6'-0"	6'-8"	SLIDING		@ BEDROOM 2 CLOSET	
22	2'-8"	6'-8"	SWING		@ BEDROOM 2	
23	2'-10"	6'-8"	POCKET		@ LAUNDRY	
24	5'-0"	6'-8"	SWING		PAIR OF 2'-6" WOOD DOOR @ PANTRY	
25	2'-6"	6'-8"	SWING		20-MIN FIRE-RATED SELF-CLOSING, SELF-LATCHING @ GARAGE	
UPPER LEVEL						
26	3'-0"	6'-8"	SWING	TEMPERED	GLASS DOOR	
27	10'-0"	6'-8"	SLIDING	TEMPERED	2-WAY SLIDER 4-PANEL GLASS DOOR	
28	6'-0"	6'-8"	SLIDING		@ MEDITATION RM STORAGE	
29	6'-0"	6'-8"	SLIDING		@ MEDITATION RM CLOSET	
30	2'-8"	6'-8"	SWING		@ MEDITATION RM	
31	2'-8"	6'-8"	SWING		@ BEDROOM 3	
32	2'-6"	6'-8"	SWING		@ BEDROOM 3 CLOSET	
33	2'-6"	6'-8"	SWING		@ BEDROOM 3 BATH	
34	2'-4"	6'-8"	SWING		@ BATH 3 TOILET	
35	2'-6"	6'-0"	SWING	TEMPERED	@ SHOWER	
36	2'-6"	6'-8"	SWING		@ BATH 3	

WINDOW SCHEDULE							
WNDW. NO.	WINDOW SIZE			TYPE	MTRL.	Attachment 4 GLASS	NOTES
	WIDTH	HEIGHT	HEADER HEIGHT				
MAIN LEVEL							
1	12"	8'-0"	8'-0"	FIXED	WD	TEMPERED	
2	1'-6"	8'-0"	8'-0"	FIXED	WD	TEMPERED	
3	1'-6"	8'-0"	8'-0"	FIXED	WD	TEMPERED	
4	12"	10"	9'-2"	FIXED	WD	TEMPERED	TRANSOM WINDOW
5	1'-6"	13.5"	9'-5"	FIXED	WD	TEMPERED	TRANSOM WINDOW, TRAPEZOID
6	3'-0"	17.25"	9'-8"	FIXED	WD	TEMPERED	TRANSOM WINDOW, TRAPEZOID
7	1'-6"	13.5"	9'-5"	FIXED	WD	TEMPERED	TRANSOM WINDOW, TRAPEZOID
8	8'-0"	6'-0"	8'-0"	FIXED	WD		
9	2'-0"	3'-0"	7'-0"	CASEMENT	WD		
10	6'-0"	3'-0"	7'-0"	CAS/FIX/CAS	WD	TEMPERED	1'-6"/3'-0"/1'-6"
11	2'-6"	9'-0"	15'-8"	FIXED	WD	TEMPERED	3 MULLED UNITS (2'-6"x3'-0"), FROSTED GLASS
12	3'-6"	1'-10"	6'-8"	AWENING	WD	TEMPERED	
13	5'-0"	4'-0"	6'-8"	CAS/CAS	WD	TEMPERED	EGRESS WINDOW
14	2'-0"	3'-6"	6'-8"	CASEMENT	WD	TEMPERED	
UPPER LEVEL							
15	3'-0"	6'-8"	6'-8"	FIXED	WD		CLERESTORY WINDOW
16	3'-0"	6'-8"	6'-8"	FIXED	WD		CLERESTORY WINDOW
17	3'-0"	6'-8"	6'-8"	FIXED	WD		CLERESTORY WINDOW
18	3'-0"	6'-8"	6'-8"	FIXED	WD		CLERESTORY WINDOW
19	6'-4"	2'-0"	6'-8"	CAS/FIX/CAS	WD	TEMPERED	3 MULLED UNITS (2'X2')
20	2'-0"	2'-0"	6'-8"	CASEMENT	WD		
21	2'-0"	2'-0"	6'-8"	CASEMENT	WD		
22	6'-4"	3'-6"	6'-8"	CAS/FIX/CAS	WD		EGRESS WINDOW
23	2'-0"	2'-0"	6'-8"	FIXED	WD		
24	2'-0"	2'-0"	6'-8"	FIXED	WD		
25	2'-0"	2'-0"	6'-8"	FIXED	WD		

DOOR NOTES:

1. EXTERIOR SLIDING DOORS AND FRONT DOOR TO BE METAL CLAD WOOD DOORS (SIERRA PACIFIC OR EQUAL).
2. ALL GLAZING IN DOORS SHALL BE TEMPERED GLASS (CBC 2406.4.1, CRC R308.4.1).
3. CONTRACTOR TO VERIFY ALL ASPECTS OF DOORS AND PROVIDE SHOP DRAWINGS PRIOR TO ORDERING.
4. ALL EXPOSED EDGES TO BE SEALED TO PREVENT MOISTURE PENETRATION AND WARPING.

WINDOW NOTES:

1. ALL WINDOWS TO BE METAL CLAD WOOD WINDOWS (SIERRA PACIFIC OR EQUAL).
2. ALL WINDOWS TO BE DOUBLE GLAZED.
3. FOR WINDOWS THAT SERVE AS EMERGENCY EGRESS FROM SLEEPING AREAS:

- MINIMUM NET CLEAR OPENING DIMENSION OF 24 INCHES IN HEIGHT.

- MINIMUM NET CLEAR OPENING DIMENSION OF 20 INCHES IN WIDTH.

- MINIMUM NET CLEAR OPENING DIMENSION OF 5.7 SQUARE FEET IN AREA.

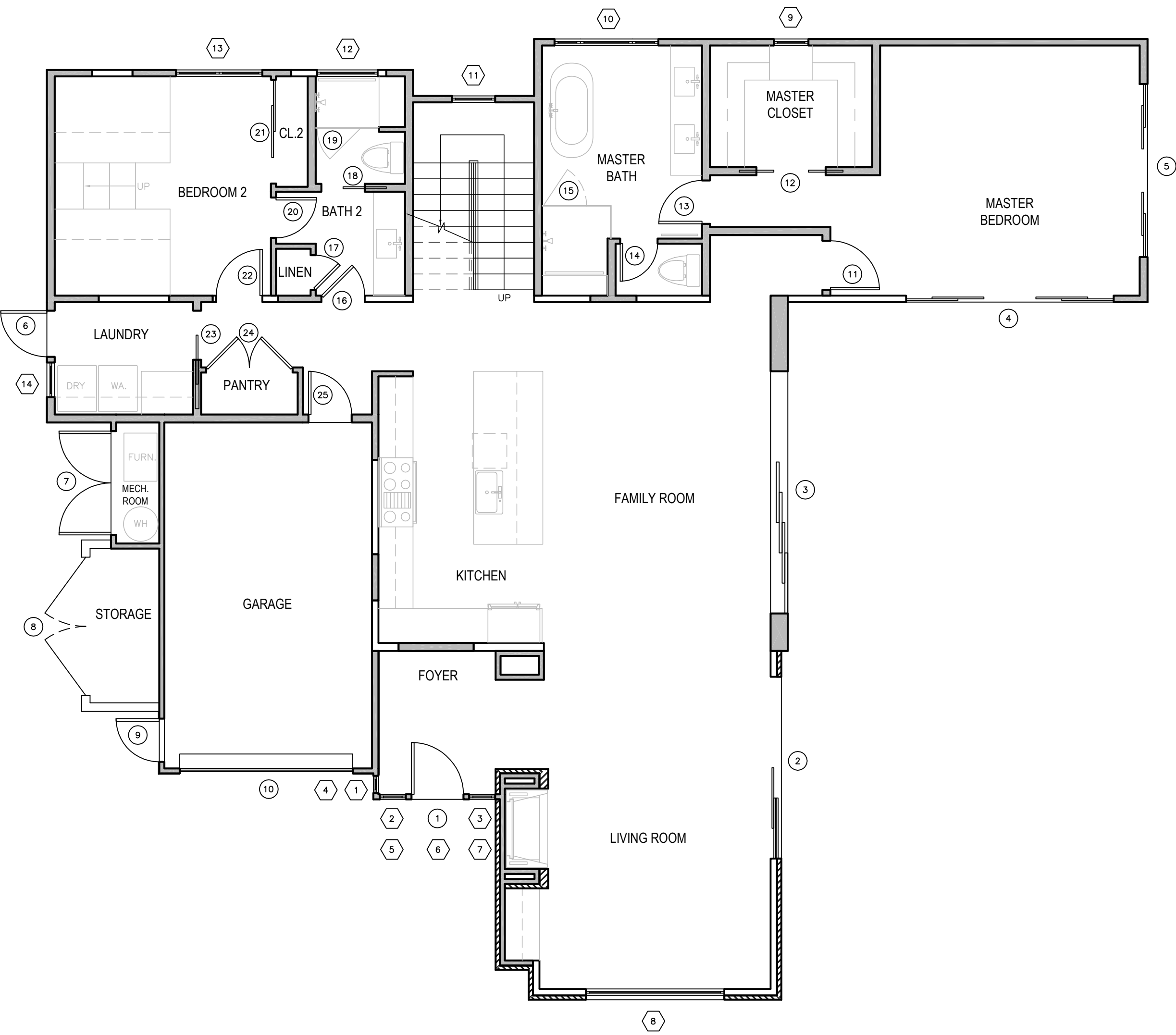
- BOTTOM OF SUCH OPENINGS SHALL NOT EXCEED 44 INCHES ABOVE FLOOR (CRC R310.2.1, R310.2.2)
4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION REQUIRING SAFETY GLAZING MATERIALS (CBC 2406.4.2).
5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION REQUIRING SAFETY GLAZING MATERIALS:

- THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.

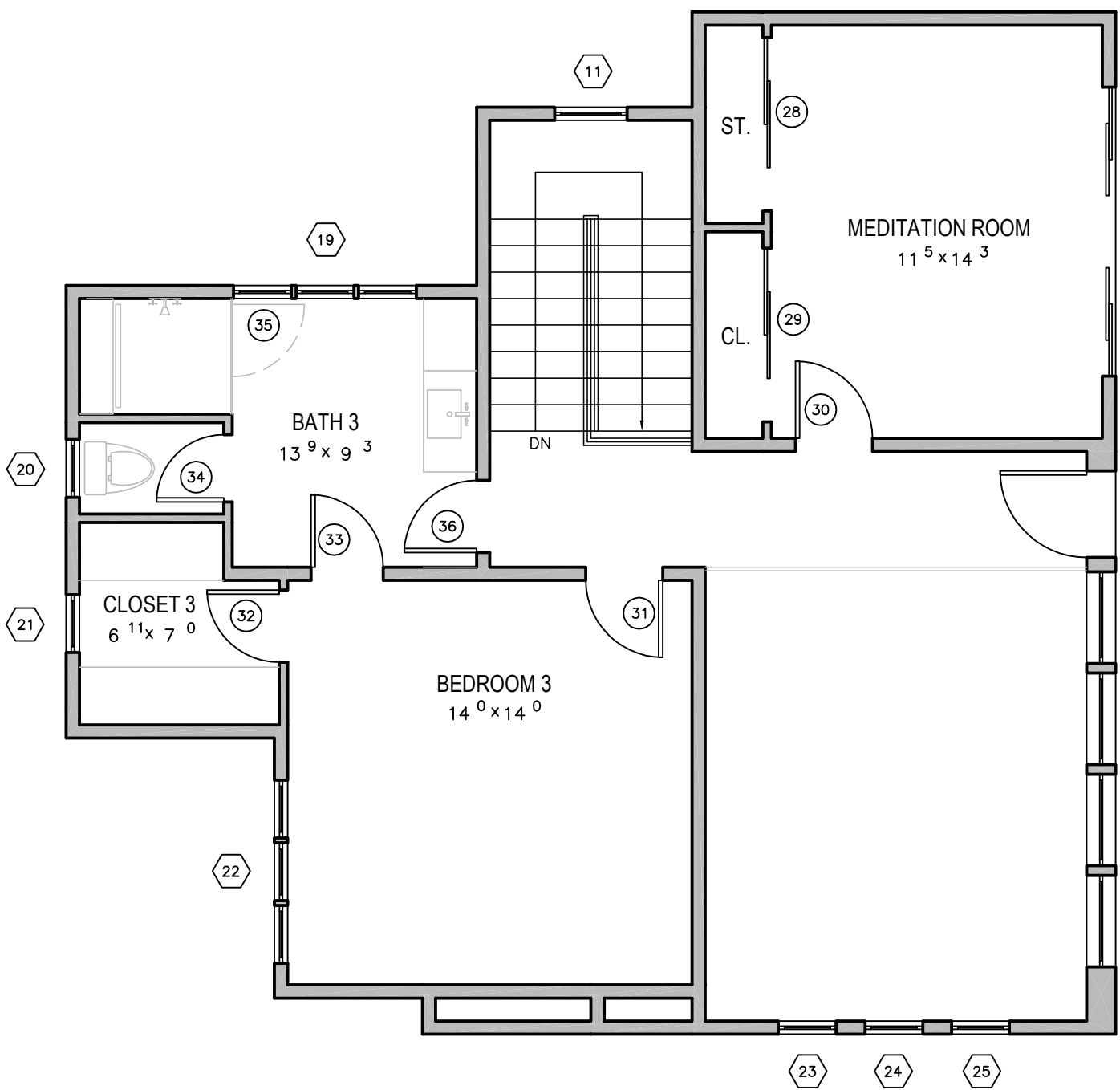
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.

- THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR.

- ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING (CBC 2406.4.3).



MAIN FLOOR PLAN 3/16"=1'-0"



UPPER FLOOR PLAN 3/16"=1'-0"

DOOR/WINDOW LEGEND

- DENOTES A WINDOW
- DENOTES A DOOR

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THE BROWN RESIDENCE

APN: 010-036-001

SW CORNER OF GUADALUPE AND 4TH

REVISIONS:

07-04-23
PLANNING REVISIONS

WIN/DOOR
SCHEDULE

DATE: 04-02-23

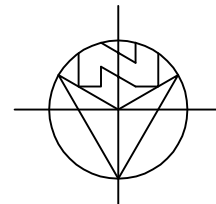
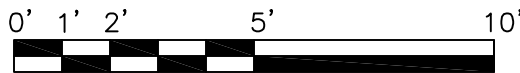
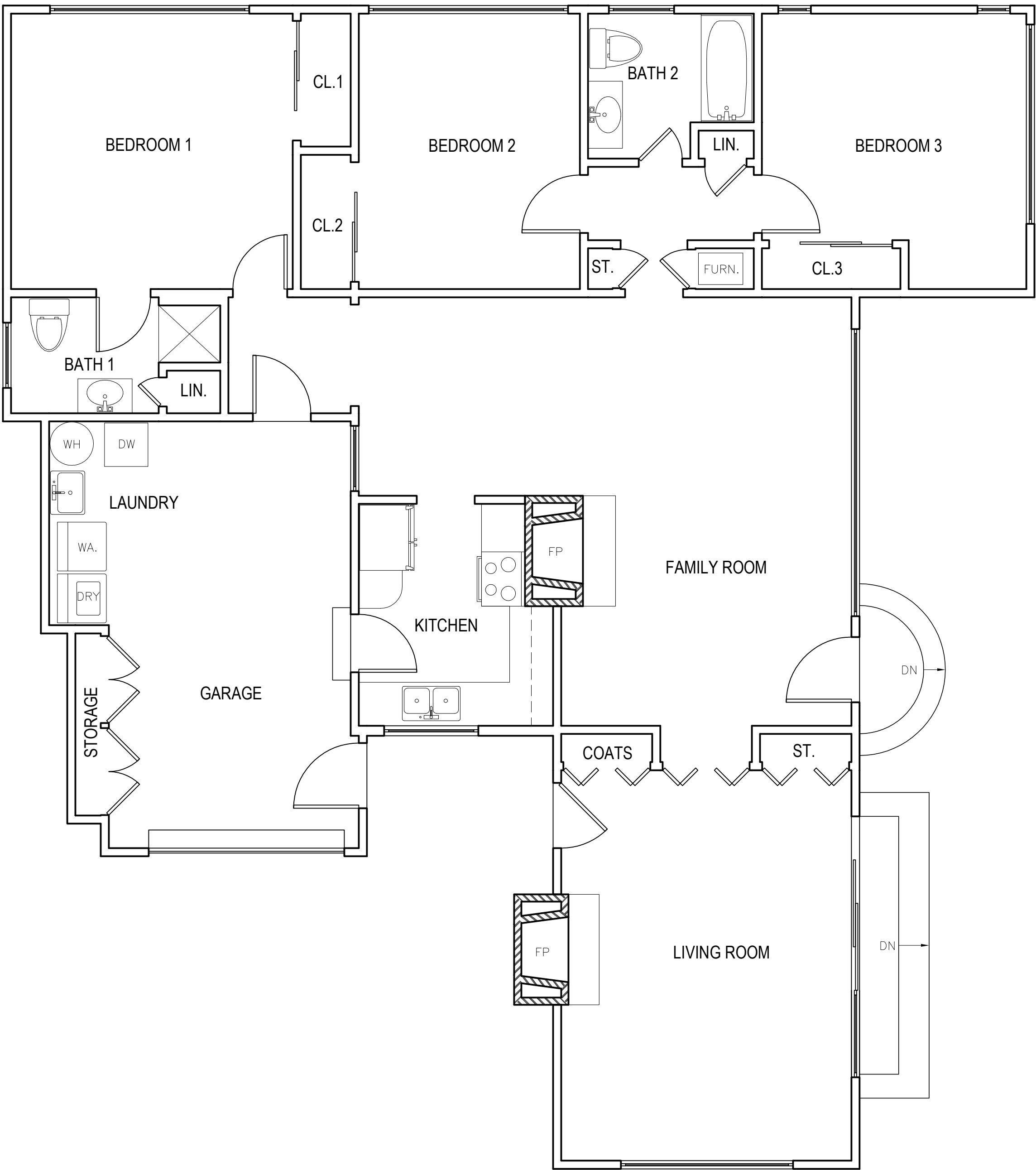
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Attachment 4



EXISTING FLOOR PLAN

1/4"=1'-0"

REVISIONS:	
△	
△	
△	
△	
△	

EXISTING
FLOOR PLAN

DATE: 07-30-2022

AS-BUILT

SHEET NO.

E2.0



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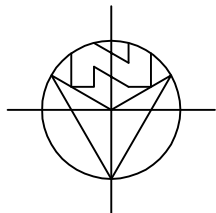
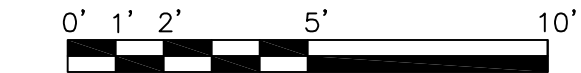
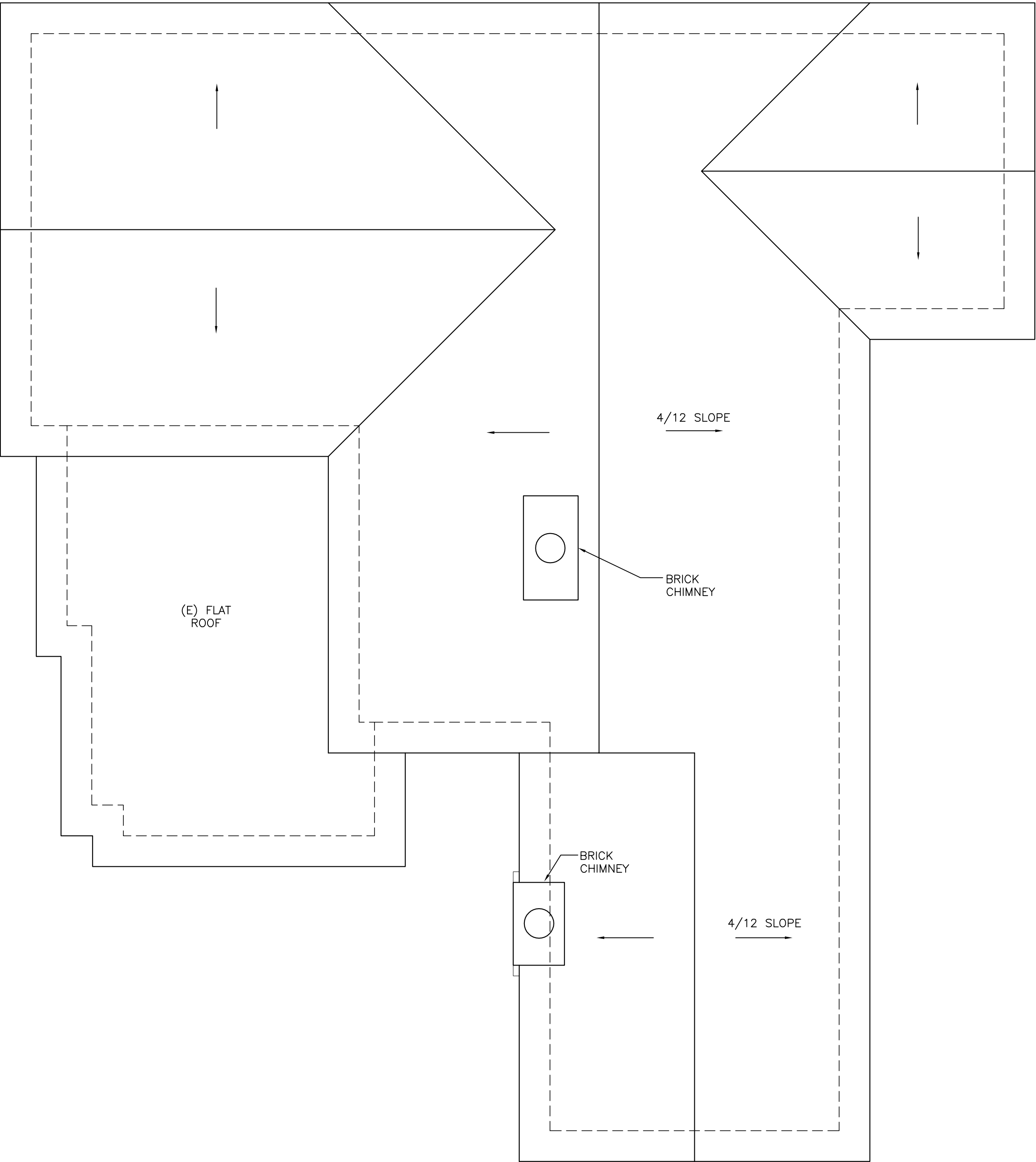
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Attachment 4



EXISTING ROOF PLAN

1/4"=1'-0"

REVISIONS:	
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EXISTING ROOF PLAN

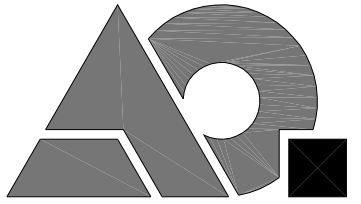
DATE: 07-30-2022
AS-BUILT

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E5.0

SW CORNER OF GUADALUPE AND 4TH
APN: 010-036-001

THE BROWN RESIDENCE

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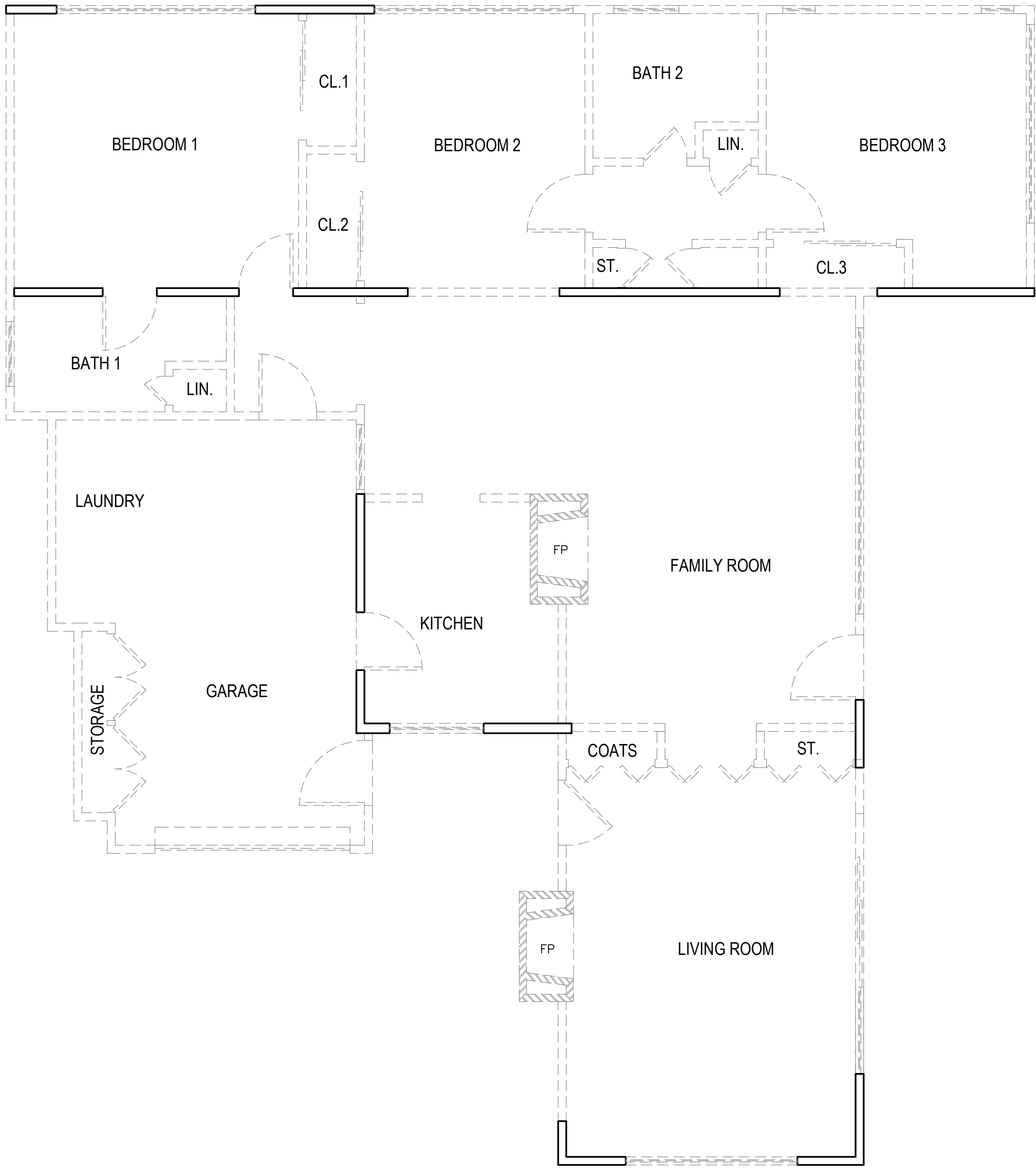


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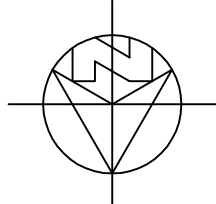
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Attachment 4



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- EXISTING MASONRY WALL TO BE REMOVED
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED



DEMOLITION FLOOR PLAN

1/4"=1'-0"



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APN: 010-036-001

REVISIONS:

07-04-23	PLANNING REVISIONS

DEMOLITION FLOOR PLAN

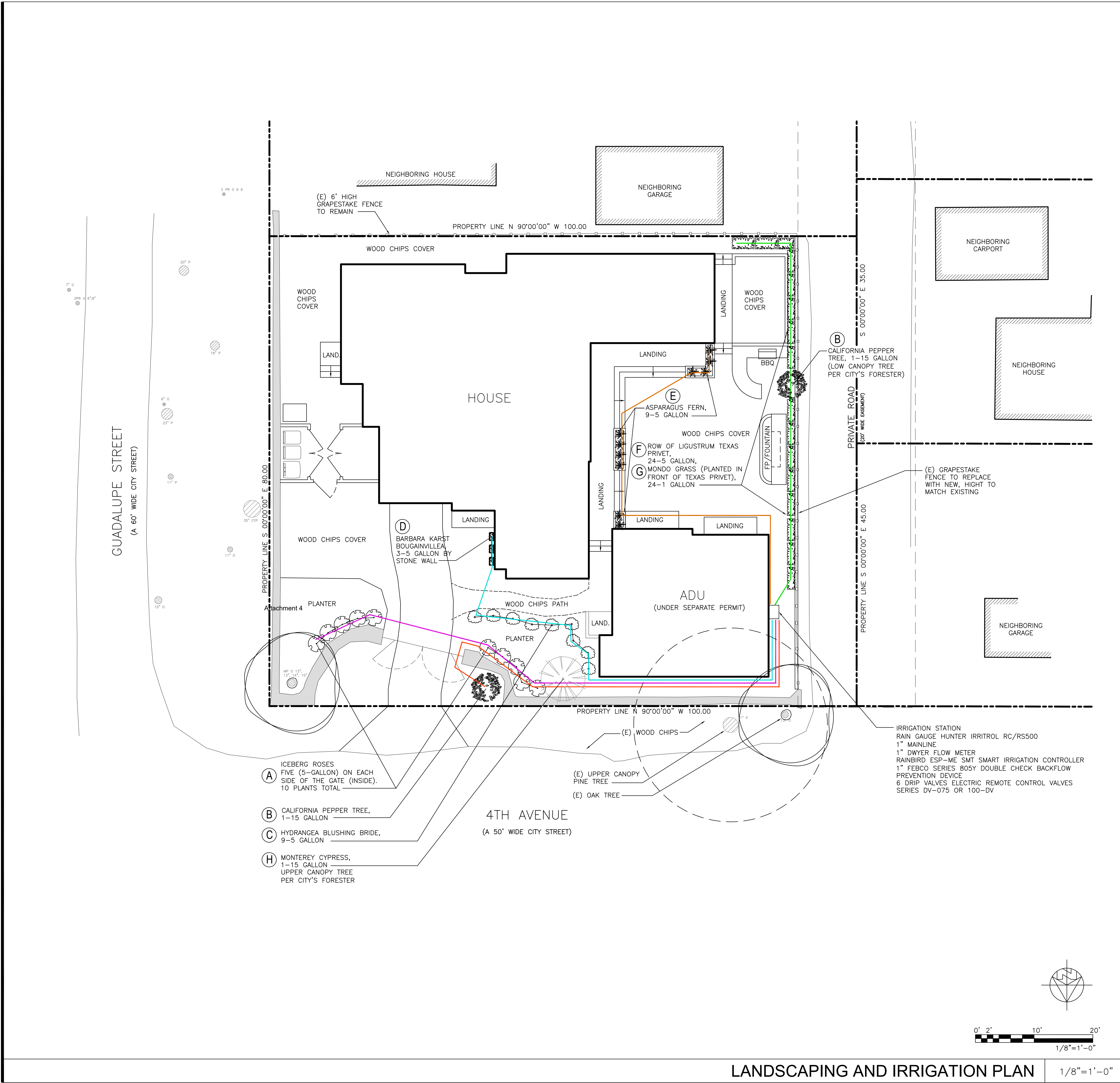
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GENERAL IRRIGATION NOTES

1. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
2. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
3. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
4. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY.
5. ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
6. AREAS LESS THAN TEN FEET (10') IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
7. IRRIGATION TO BE RUN OFF SEPARATE MAINLINE EXTENSION WITH ISOLATION SHUT OFF VALVE
8. ALL DRIP LINES TO HAVE AN IN-LINE FILTER
9. PRESSURE FOR REGULATOR FOR DRIP IRRIGATION TO BE REGULATED TO 25-35 PSI
10. ALL VALVES TO BE SUB-GRADE WITHIN A WEATHERPROOF VALVE BOX

PLANT LIST

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
A	10	5 GAL	ROSA KORBIN	ICEBERG ROSES
B	2	15 GAL	SCHINUS MOLLE	CALIFORNIA PEPPER TREE
C	9	5 GAL	HYDRANGEA MACROPHYLLA	HYDRANGEA BLUSHING BRIDE
D	3	5 GAL	BOUGAINVILLEA	BOUGAINVILLEA BARBARA KARST
E	9	5 GAL	ASPARAGUS SETACEUS	ASPARAGUS FERN
F	24	T.B.D.*	LIGUSTRUM JAPONICUM	TEXAS PRIVET
G	24	1 GAL	OPHIPOGON JAPONICUS	MONDO GRASS
H	1	15 GAL	CUPRESSUS MACROCARPA	MONTEREY CYPRESS

* TEXAS PRIVET PLANTS SHALL BE 9' TO 9.5' HIGH TO PROVIDE PRIVACY SCREENING

NOTE:
THE PLAN WAS PREPARED IN CLOSE COOPERATION WITH INCA LANDSCAPE MANAGEMENT.
LICENSE #875311

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THE BROWN RESIDENCE

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APN: 010-036-001

CARMEL, CA 93923

REVISIONS:

07-04-23	PLANNING REVISIONS

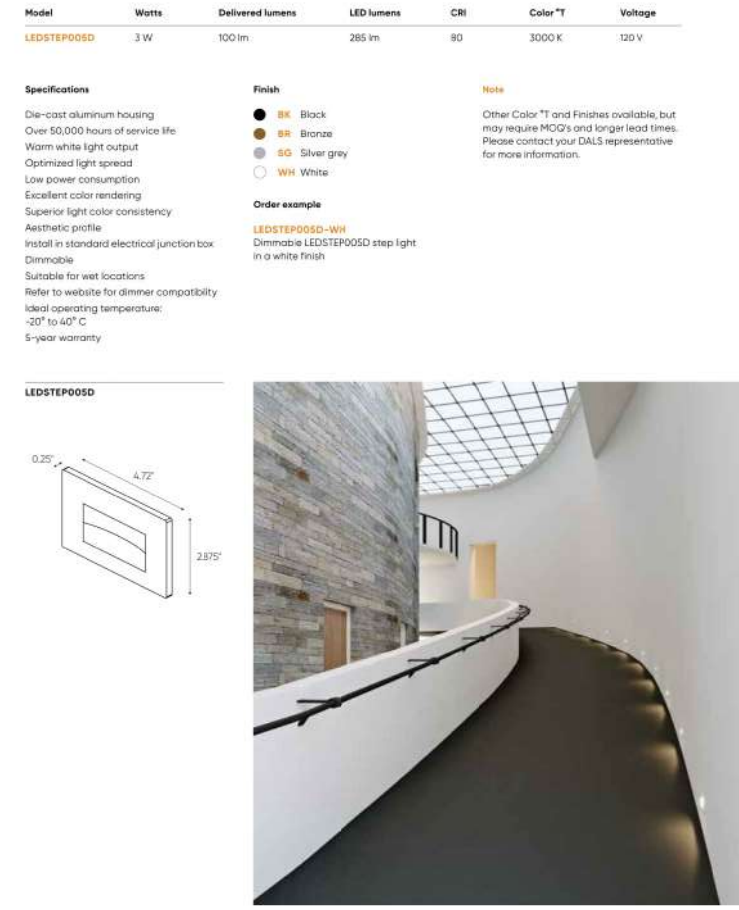
LANDSCAPING PLAN

DATE: 04-02-23

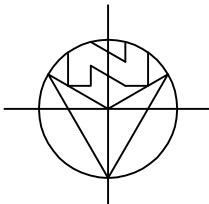
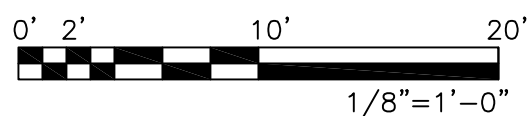
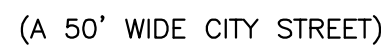
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L1.0



NOTE: ALL EXTERIOR LIGHT FIXTURES ATTACHED TO THE HOUSE SHALL BE NO HIGHER THAN 6' ABOVE FINISH FLOOR AND NOT EXCEED 25 WATTS PER FIXTURE (INCANDESCENT EQUIVALENT)



L2.0



RECOMMENDED GRADING SPECIFICATIONS FOR EARTHWORK

ET:1 GENERAL DESCRIPTION:

1.1 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 ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADED AREA TO CONFORM WITH THE LINES, GRADES AND SLOPES AS SHOWN ON THE APPROVED PLANS.

1.2 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.

1.3 RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT. ALL BUILDING/GRADING PLANS FOR RETAINING WALL TO CLEAR PERMITS (I.E. PLN130852 AND 13CP1301799). STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA - PLANNING AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

ET:2 TESTS:

2.1 THE STANDARD TEST USED TO DEFINE MAXIMUM DENSITIES OF ALL COMPACTION WORK SHALL BE THE A.S.T.M. D-1557, MOISTURE DENSITY OF SOILS, 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.

2.2 IN-PLACE DENSITY SHALL BE DETERMINED BY TEST METHODS A.S.T.M. D-1556, DENSITY OF SOIL IN-PLACE BY SAND CONE METHOD AND D-2922, DENSITY OF SOIL IN-PLACE BY NUCLEAR METHOD.

2.3 PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.

ET:3 CLEARING, GRUBBING AND PREPARING AREAS TO BE EXCAVATED OR FILLED:

3.1 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. ALL STUMPS AND ROOT MASSES OF REMOVED TREES ARE TO BE CLEARED FROM AREA OF CONSTRUCTION AND FILL PLACEMENT. SUCH MATERIALS NOT SUITABLE FOR REUSE SHALL BE DISPOSED OF AS DIRECTED.

3.2 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 DENSITY OF NOT LESS THAN 90% OR AS SPECIFIED. COMPACTION OF FILL PLACED IN LANDSCAPE AREA TO BE COMPACTED TO A RELATIVE DENSITY OF APPROXIMATELY 80% OR AS DIRECTED BY THE OWNER. 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 ENGINEERED FILL.

ET:4 MATERIALS:

4.1 THE MATERIAL FOR ENGINEERED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. ANY IMPORTED MATERIAL MUST BE APPROVED FOR USE BEFORE BEING BROUGHT TO THE SITE. THE MATERIAL USED SHALL BE FREE FROM VEGETABLE MATTER AND OTHER DELETERIOUS MATERIALS.

4.2 IMPORTED MATERIALS FOR ENGINEERED FILL SHALL CONSIST OF NON-EXPANSIVE SOIL WITH MAXIMUM AGGREGATE SIZE OF 4 INCHES, A PI LESS THAN 15 AND/OR A CU GREATER THAN 4 AND SHALL BE APPROVED BY THE ENGINEER.

ET:5 PLACING, SPREADING AND COMPACTING FILL MATERIAL:

5.1 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. FILL SHALL BE PLACED SUCH THAT CROSS FALL DOES NOT EXCEED 1 FOOT IN 20 UNLESS OTHERWISE DIRECTED.

5.2 WHEN FILL MATERIAL INCLUDES ROCK OR CONCRETE RUBBLE, NO IRREDUCIBLE MATERIAL LARGER THAN 4 INCHES IN GREATEST DIMENSION WILL BE ALLOWED EXCEPT UNDER THE DIRECTION OF THE SOILS ENGINEER.

5.3 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.

5.4 EACH LAYER SHALL BE COMPACTED TO THE SPECIFIED RELATIVE DENSITY. COMPACTION SHALL BE CONTINUOUS OVER THE ENTIRE AREA OF EACH LAYER.

5.5 FIELD DENSITY TEST SHALL BE MADE BY THE SOILS ENGINEER OF EACH COMPACTED LAYER. AT LEAST ONE TEST SHALL BE MADE FOR EACH 500 CUBIC YARDS 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.

5.6 ALL EARTH MOVING AND WORK OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL SUCH WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

5.7 CUT AND FILL SLOPES STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL MUST BE APPROVED BY THE SOILS ENGINEER.

ET:6 SEASONAL LIMITS:

6.1 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 IS AS PREVIOUSLY SPECIFIED AND SOILS TO BE PLACED ARE IN SUITABLE CONDITION.

ET:7 UNUSUAL CONDITIONS:

7.1 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.

ET:8 COUNTY

8.1 A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORTS SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTIONS.

8.2 ALL GRADING SHALL CONFORM WITH THE MONTEREY COUNTY GRADING ORDINANCE #2535.

8.3 THE SOILS ENGINEER SHALL INSPECT THE BUILDING PAD AND FOUNDATION EXCAVATIONS & SOILS. THE ENGINEER SHALL OBTAIN WRITTEN APPROVAL TO THE BUILDING INSPECTOR BEFORE REQUESTING FOUNDATION INSPECTION AND POURING OF ANY FOOTINGS.

EROSION CONTROL PLANNING

ER:1 GENERAL DESCRIPTION:

1.1 INSTALLATION OF THE EROSION PROTECTION FEATURES CONFORM TO THE EXISTING AND PROPOSED GRADES AND CONSIDER THE TOPOGRAPHIC AND HYDROLOGIC FEATURES OF THE SITE. ALL DISTURBED AREAS ARE TO BE PROVIDED WITH EROSION CONTROL AS GIVE UNDER SECTION ER:3.

1.2 COLLECTED RUNOFF IS TO BE RELEASED IN A CONTROLLED FASHION. COLLECTED RUNOFF FLOWS IS TO BE DIRECTED INTO PIPES AND THEN ONTO AN ENERGY DISSIPATER TO REDUCE THE HYDRAULIC GRADIENT BEFORE DISCHARGING THE RUNOFF TO GRADE.

1.4 DE-SILTATION OF RUNOFF MAY TAKE FORM OF STILLING BASINS, GRAVEL BERM, TURF OR VEGETATION SCREENS, REFORESTATION, ETC..

1.5 FREE FLOWING STORM RUNOFF SHOULD NEVER BE DIRECTED TOWARDS STRUCTURE (ON OR OFF SITE) OR STRUCTURES SENSITIVE TO FREE FLOWING WATER. COLLECTED DRAINAGE ADJACENT TO SENSITIVE STRUCTURES IS TO BE CARRIED IN CLOSED CONDUIT OR LINED SURFACE DRAIN.

1.6 ANY SITE SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.

ER:1 MATERIALS STORAGE:

2.1 DURING CONSTRUCTION, NEVER STORE CUT AND FILL MATERIAL WHERE IT MAY WASH INTO DRAINAGE WAYS. SHOULD WEATHER THREATEN THE STORED MATERIALS IT SHOULD BE COVERED WITH PLASTIC OR APPROPRIATE RETENTION FACILITIES PROVIDED FOR DESILTATION OF THE STORM WATER PRIOR TO RELEASE.

2.2 KEEP ALL CULVERTS AND DRAINAGE FACILITIES 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.

ER:3 RE-VEGETATION AND PLANTING:

3.1 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.

3.1.A RECOMMENDED SEED SCHEDULE IS AS FOLLOWS:
40 POUNDS PER ACRE OF CALIFORNIA BROME
15 POUNDS PER ACRE OF BLUE WILD RYE
4 POUNDS PER ACRE OF ZORRO FESCUE
6 POUNDS PER ACRE OF RED CREEPING FESCUE

3.2 IN THE ABSENCE OF A DETAILED EROSION CONTROL PLAN, THE WORK WILL BE PROTECTED IN ACCORDANCE WITH THE APPROPRIATE ORDINANCE, REGULATION AND/OR STANDARD PRACTICE WHICH EVER PROVIDES SATISFACTORY EROSION PROTECTION.

3.3 ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.

ER:4 COUNTY

4.1 ALL EROSION CONTROL MEASURES FOR GRADING SHALL BE IN PLACE AT THE END OF EACH WORKING DAY BETWEEN OCTOBER 15 AND APRIL 15.

4.2 ALL EROSION CONTROL MEASURES SHALL CONFORM WITH MONTEREY COUNTY EROSION CONTROL ORDINANCE #2806.

ABBREVIATIONS - USED WITH OR WITHOUT PERIODS (E.G. = EG)

AC ASPHALTIC PAVEMENT
ACD FINISH GRADE ASPHALTIC CONCRETE DRIVE
ACR ACRE
APN ASSESSORS PARCEL NUMBER
BCR BEGINNING OF CURB RETURN
BS BASE OF THE STEP
BTM BOTTOM
BWF BASE OF WALL AT FACE (TALLEST FACE)
BWR BASE OF WALL AT REAR (SHORTEST FACE)
C*NUMBER* CURVE NUMBER. SEE TABLE
CB CATCH BASIN
CD FINISH GRADE CONCRETE DRIVE
CF FINISH GRADE CONCRETE RESIDENTIAL FLOOR
CG FINISH GRADE CONCRETE GARAGE FLOOR
CW FINISH GRADE CONCRETE WALK
CL CENTER LINE
CNTR CENTER
CONST ITEM TO BE CONSTRUCTED
CPV CONCRETE PAVEMENT
DI DRAINAGE INLET
DRTE EXISTING GRADE OF DIRT
DRTF FINISH GRADE OF DIRT
E or (E) EAST OR EXISTING
EX or (EX) EXISTING
(EC) "EXISTING" INFORMATION COMPUTED FROM A SURVEY OR OTHERWISE NOTED DATA
ECR END OF CURB RETURN
EL ELEVATION
END END
EOC END OF CURB
EP EDGE OF PAVEMENT
FF FINISH FLOOR (STEPPED DOWN EDGE OF THE FOUNDATION SLABS)
FL FINISH GRADE
FL FLOW LINE
FT FEET
GRT FINISH GRADE OF GRATE OR DRAINAGE INLET
HDPE HIGH DENSITY POLYETHYLENE
HPS HIGH PRESSURE SODIUM
IN IN
INV ELEVATION OF BOTTOM INSIDE OF PIPE (INVERT)
J.U. JOINT UTILITIES
L LEFT
LAT LATERAL
LATS MULTIPLE, SEPARATE LATERALS
LF LINEAR FEET
LNDS LANDSCAPE OR EARTHER SURFACE
MAX MAXIMUM
MH MANHOLE
MIN MINIMUM
N or (N) NORTH OR NEW
NS NOSE OF THE STEP
NW NEW, TO BE INSTALLED, CONSTRUCTED OR FINISHED TO
P or (P) PROPOSED
PAR PARCEL
PER PURSUANT TO
P.M. PARCEL MAP
PV PAVEMENT
PVC POLY VINYL CHLORIDE
PVI POINT OF VERTICAL INTERSECTION
R or (R) RIGHT
RD RADIUS
RIMC ELEVATION OF CENTER OF MANHOLE
RIMN or NRIM ELEVATION OF NORTH EDGE OF MANHOLE
S SOUTH
SD STORM DRAIN
SE SAND EQUIVALENCY
SHT SHEET
SL SLOPE
SOF ELEVATION OF TOP OF INSIDE OF PIPE (SOFFIT)
SP STANDARD PLAN
SS SANITARY SEWER
STA* DISTANCE FORWARD ON PROFILE
STA- DISTANCE BACKWARD ON PROFILE
TC TOP OF FACE (ROADSIDE) OF CURB
THR THROUGH
TP TOP
V VOLTS
VOL VOLUME
W WEST
WA WATTS
WYE SEWER LATERAL CONNECTION
° SECONDS OF ANGLE OR INCHES
' MINUTES OF ANGLE OR FEET
° DEGREES OF ANGLE

GRADE ADJACENT TO STRUCTURES

UNLESS OTHERWISE NOTED - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION OF BUILDINGS SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL (FOUNDATION). IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET 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 A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

PARCEL OWNER:
MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

THESE PLANS DETAIL DRAINAGE CONTROL FOR THE RUNOFF FROM THE ROOF OF PROPOSED ADDITIONS TO A RESIDENCE.

RECENTLY APPROVED ACCESSORY DWELLING UNIT DRAINAGE STRUCTURES ARE INCLUDED IN THIS PLAN SET FOR REFERENCE.

NO TREES ARE TO BE REMOVED.

SOIL DISTURBANCE AREA : 176 SQ.FT. INCLUDES STORM DRAIN LINES

GRADING BALANCE:

GROSS CUT = 2.16 CUBIC YARDS
SHRINKAGE = 0.00 CUBIC YARDS
NET CUT (LESS SHRINKAGE) = 2.16 CUBIC YARDS
TOTAL FILL = 1.85 CUBIC YARDS GRAVEL
= 0.35 CUBIC YARD EARTH COVER
= 1.85 CUBIC YARDS GRAVEL
TOTAL IMPORT
SHRINKAGE FACTOR 0%

VOLUME CALCS ARE TO FINISH GRADE AND DO NOT CONSIDER SPOILS (E.G. UNDERGROUND UTILITIES) OR SECTION THICKNESS (E.G. PAVEMENT, FOUNDATION, WALLS).

GEOTECHNICAL REPORT IS COMPLETED FOR THE PROJECT BY LANDSET ENGINEERS, INC. TELEPHONE (831) 443-6970, PROJECT NO. 2531-02. REFER TO THE RECOMMENDATIONS IN THE REPORT.

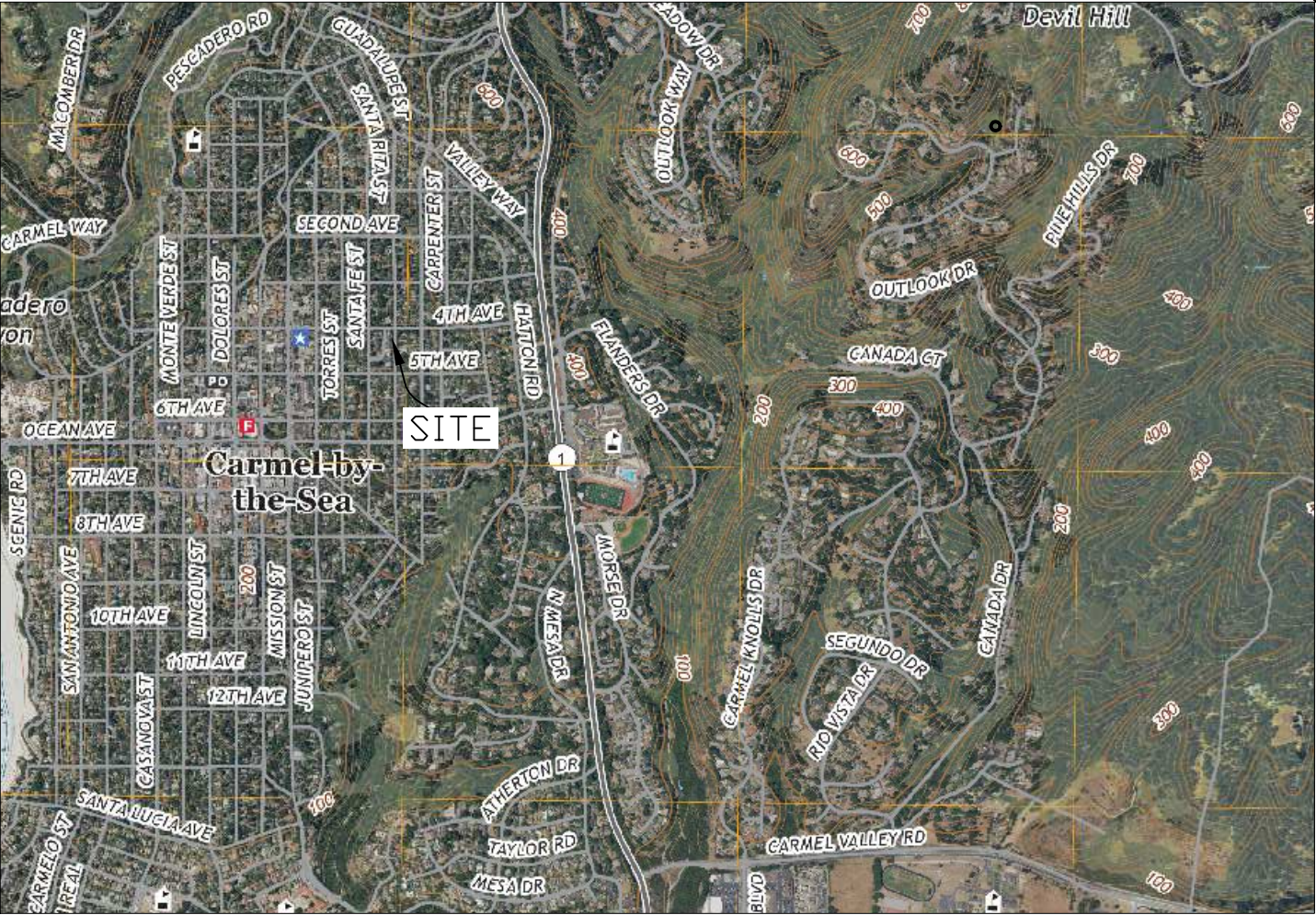
ALL WORK TO BE IN COMPLIANCE WITH GEOTECHNICAL REPORT AND PROJECT PLANS AND SPECIFICATIONS.

LEGEND

EXISTING MAJOR TOPO LINE, 5 FT INTERVAL
10
EXISTING MINOR TOPO LINE, 1 FT INTERVAL
EXISTING PROPERTY LINE
EXISTING UTILITY EASEMENT LINE
PROPOSED MAJOR TOPO LINE, 1 FT INTERVAL
10
PROPOSED MINOR TOPO LINE, 0.25 FT INTERVAL
STORM DRAIN LINE
DRAIN LINE, 4" PVC SDR35
26.08 LF, SLOPE 2%
MATCH LINE BETWEEN EXISTING AND PROPOSED GRADES

INDEX

T-0 TITLE AND SPECIFICATION SHEET
SD-1 DRAINAGE PLAN
SD-2 SECTION AND DETAILS (APPROVED ADU)
SD-2.1 SECTION AND DETAILS (RESIDENTIAL IMPROVEMENTS)
C-5.0 EROSION CONTROL PLAN
C-5.1 EROSION CONTROL DETAILS



LOCATION MAP

NOT TO SCALE

PROJECT ARCHITECT:

MR. ANATOLY OSTRETSOV
A.O. ARCHITECTURE
P.O. BOX 2272
MONTEREY, CALIFORNIA 93942
OFFICE (831) 682-1331
EMAIL: ANATOLY@AOARCHDESIGN.COM

PROJECT CONTRACTOR:

TBD

PROJECT DRAINAGE ENGINEER:

MR. LAWRENCE E. GRICE
GRICE ENGINEERING, INC.
561A BRUNKEN AVENUE
SALINAS, CALIFORNIA 93901
OFFICE (831) 422-9619
EMAIL: SAMGE@SBCGLOBAL.NET

PROJECT GEOTECHNICAL ENGINEER AND SURVEYOR:

LANDSET ENGINEERS, INC.
GUY R. GIRAUDO, P.E.
520-B CRAZY HORSE CANYON ROAD
SALINAS, CALIFORNIA 93907
OFFICE (831) 443-6970
WWW.LANDSETENG.COM

REVISION DATES

PUB 2022/11/20

PUB 2023/07/14

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LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

PREPARED FOR:

MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

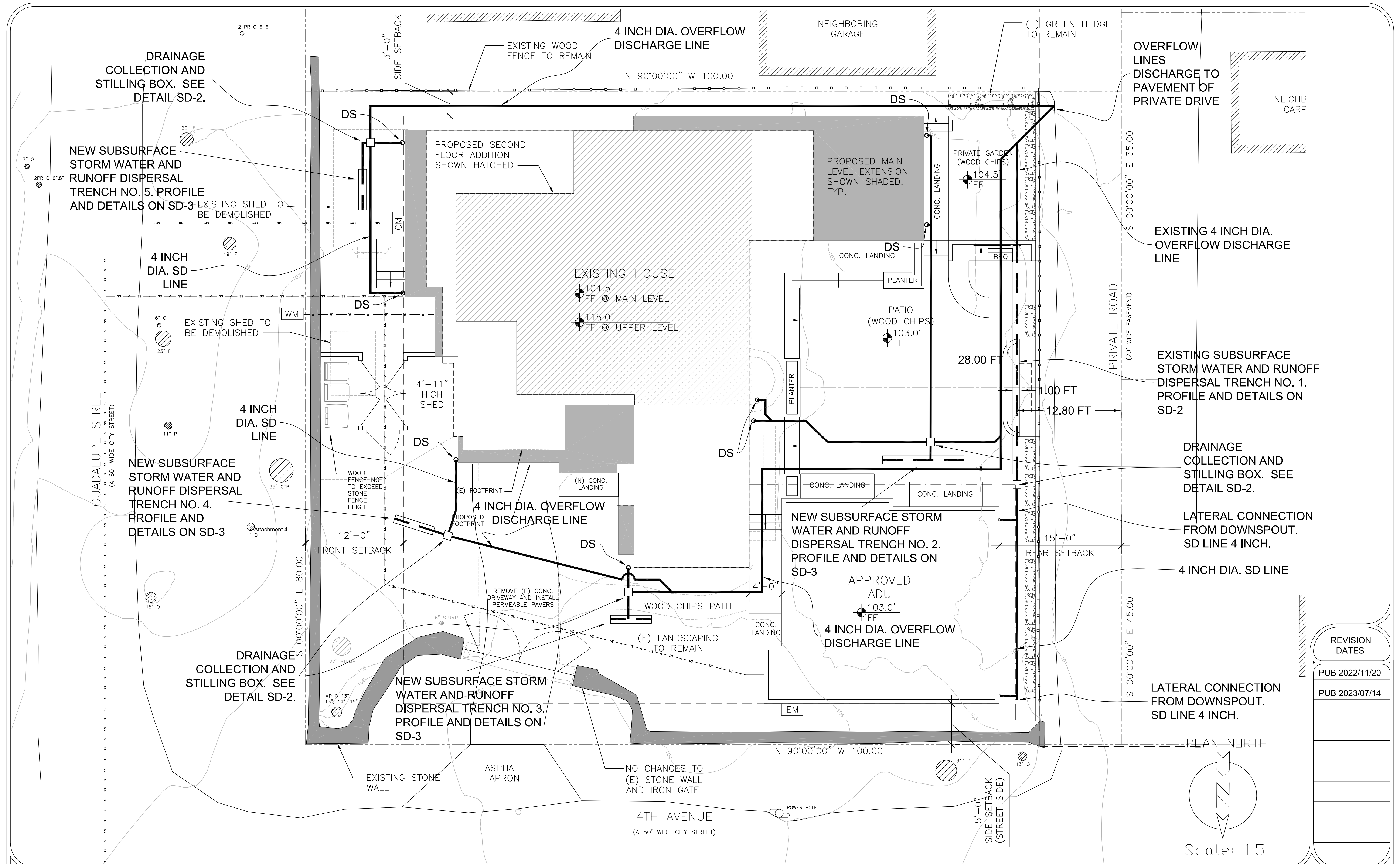
IMPROVEMENTS; BROWN RESIDENCE; A.P.N. 010-036-001
SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

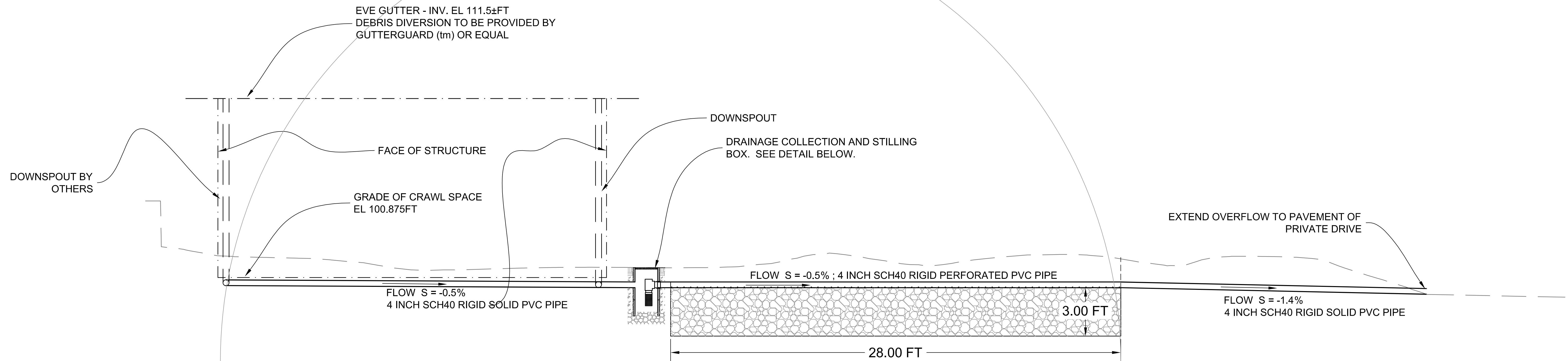
IMPROVEMENT PLANS - DRAINAGE CONTROL
TITLE, SPECIFICATIONS AND NOTES

T-0

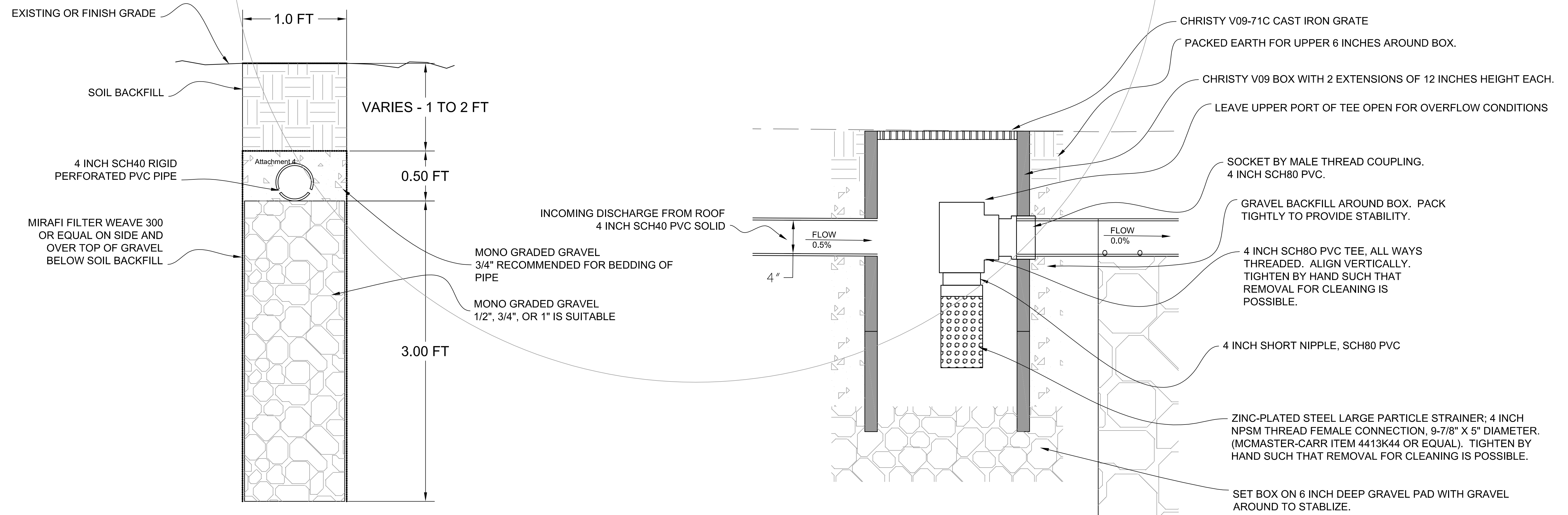
Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11





A PROFILE OF DISPERSAL TRENCH NO. 1
SCALE 1/3" = 1'



1 SUBSURFACE DISPERSAL TRENCH
SCALE 1/2" = 1'

2 DRAINAGE COLLECTION AND STILLING BASIN
SCALE 1/2" = 1'

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LAWRENCE E. GRICE, P.E. ; R.C.E. 66857

PREPARED FOR:

MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

ADDITIONS; BROWN RESIDENCE

A.P.N. 010-036-001

SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

IMPROVEMENT PLANS - DRAINAGE CONTROL

PROFILE AND DETAILS FOR RECENTLY APPROVED A.D.U.

REVISION
DATES

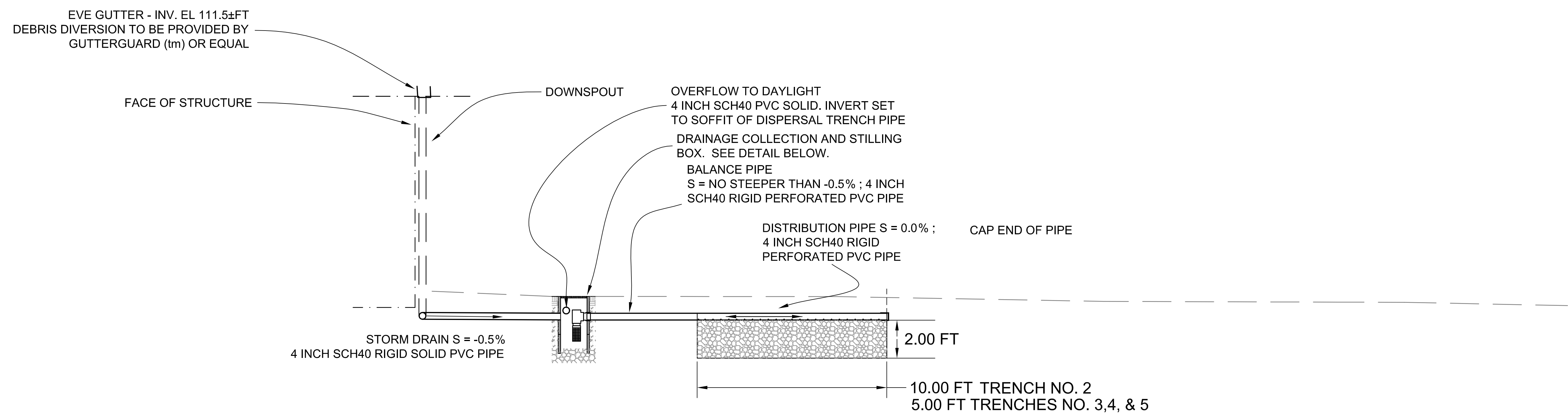
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PUB 2023/07/14

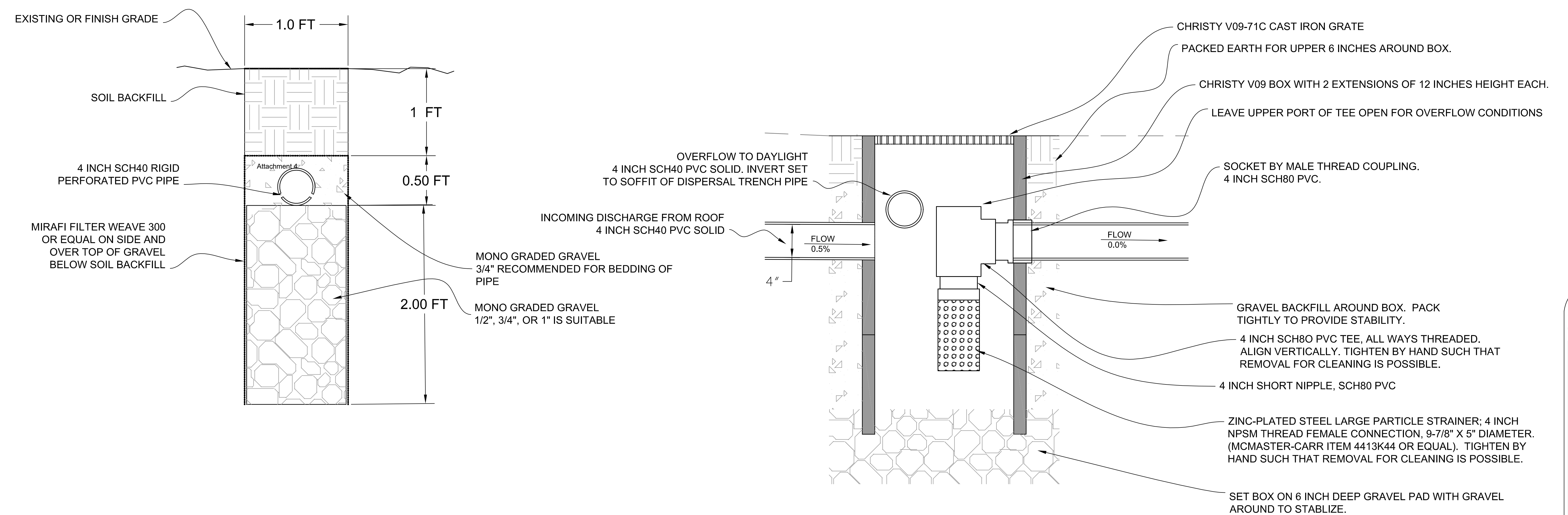
SD-2

Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11



A PROFILE OF DISPERSAL TRENCHES NO. 2, 3, 4, & 5
SCALE 1/3" = 1'



1 SUBSURFACE DISPERSAL TRENCH
SCALE 1/2" = 1'

2 DRAINAGE COLLECTION AND STILLING BASIN
SCALE 1/2" = 1'

REVISION DATES
PUB 2022/11/20
PUB 2023/07/14

1. ALL ACTIVE AREAS AND NEW BARE EARTH SURFACES ARE TO BE SPRAY WATERED DAILY OR AS REQUIRED TO ELIMINATE AIRBORNE DUST.
2. CONSTRUCTION TRAFFIC TO BE LIMITED TO A VELOCITY OF 15 MPH OR LESS.
3. HAUL TRUCKS TO UTILIZE COVERS WHEN VEHICLE SPEEDS ALLOW WIND EROSION.

STRAW ROLLS / WATTLE

SILT FENCING

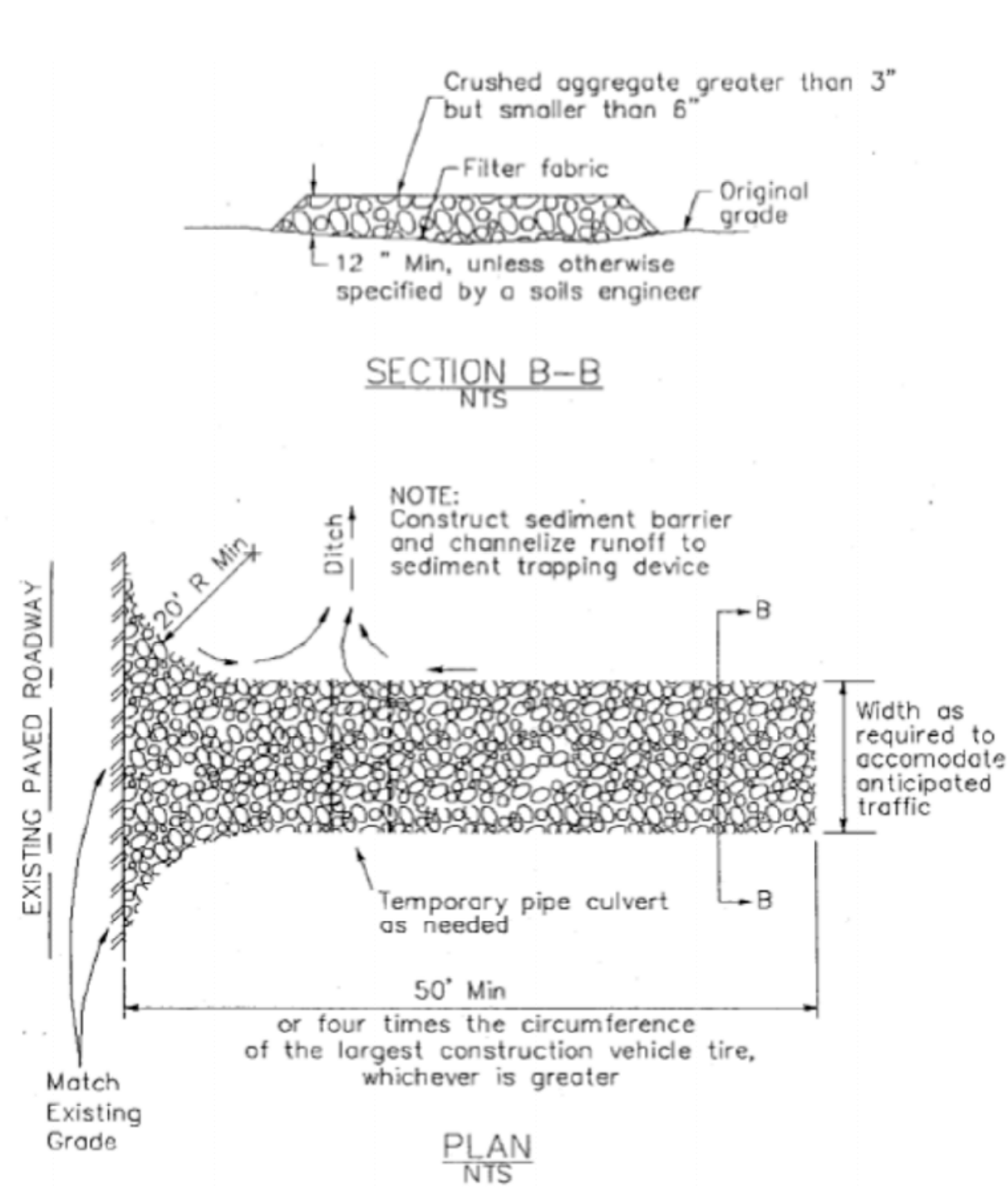
CONCRETE WASHOUT
CONTAINMENT PER
DETAIL 5/C-5.1

MATERIAL AND
EQUIPMENT STORAGE
YARD

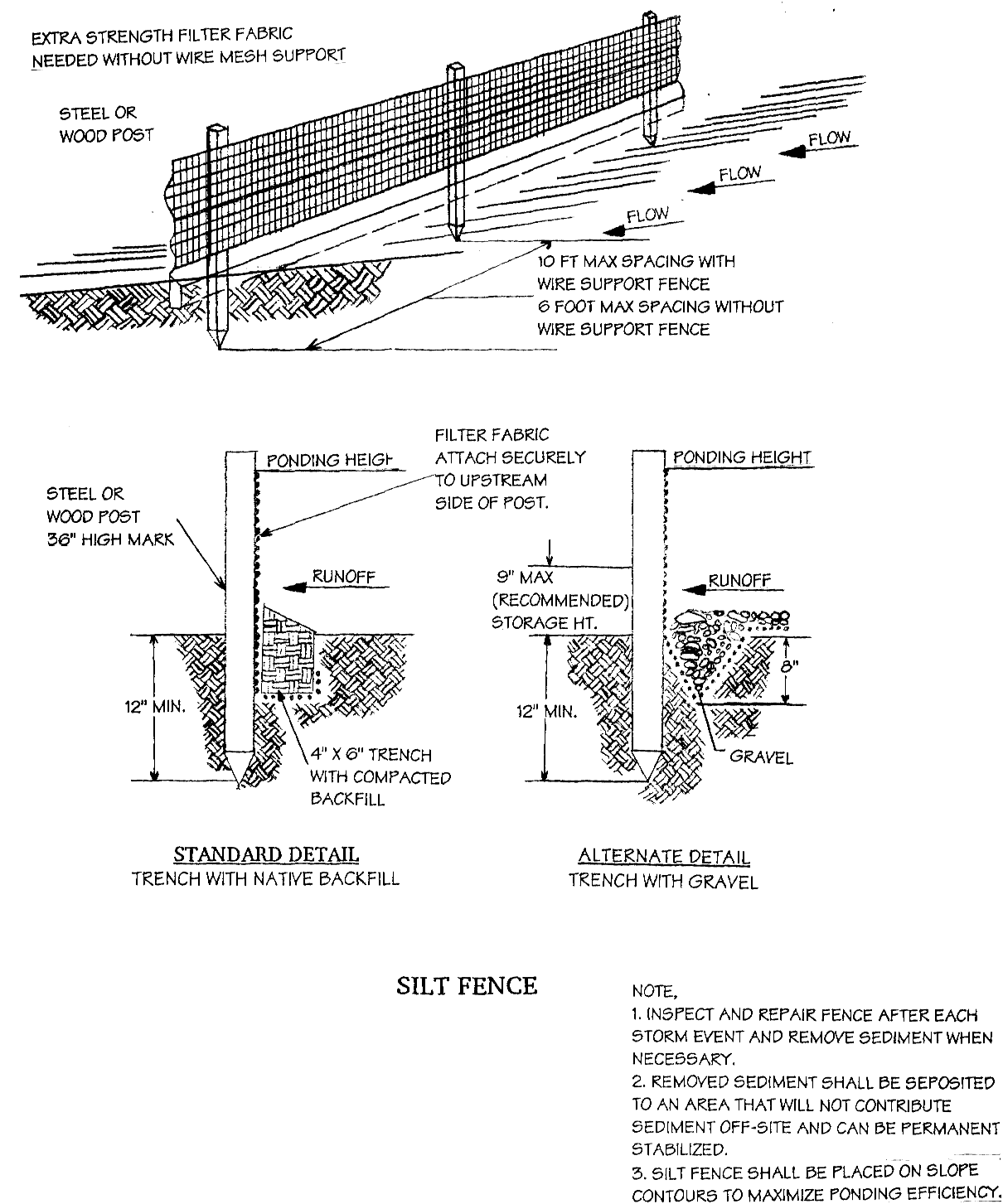
INSTALL STRAW WATTLE
ACROSS AREA OF
PROPOSED GRADING.
4/C-5.1-----

INSTALL SILT FENCING AT
LOWER BOUNDARY
OF GRADING. 2/C-5.1

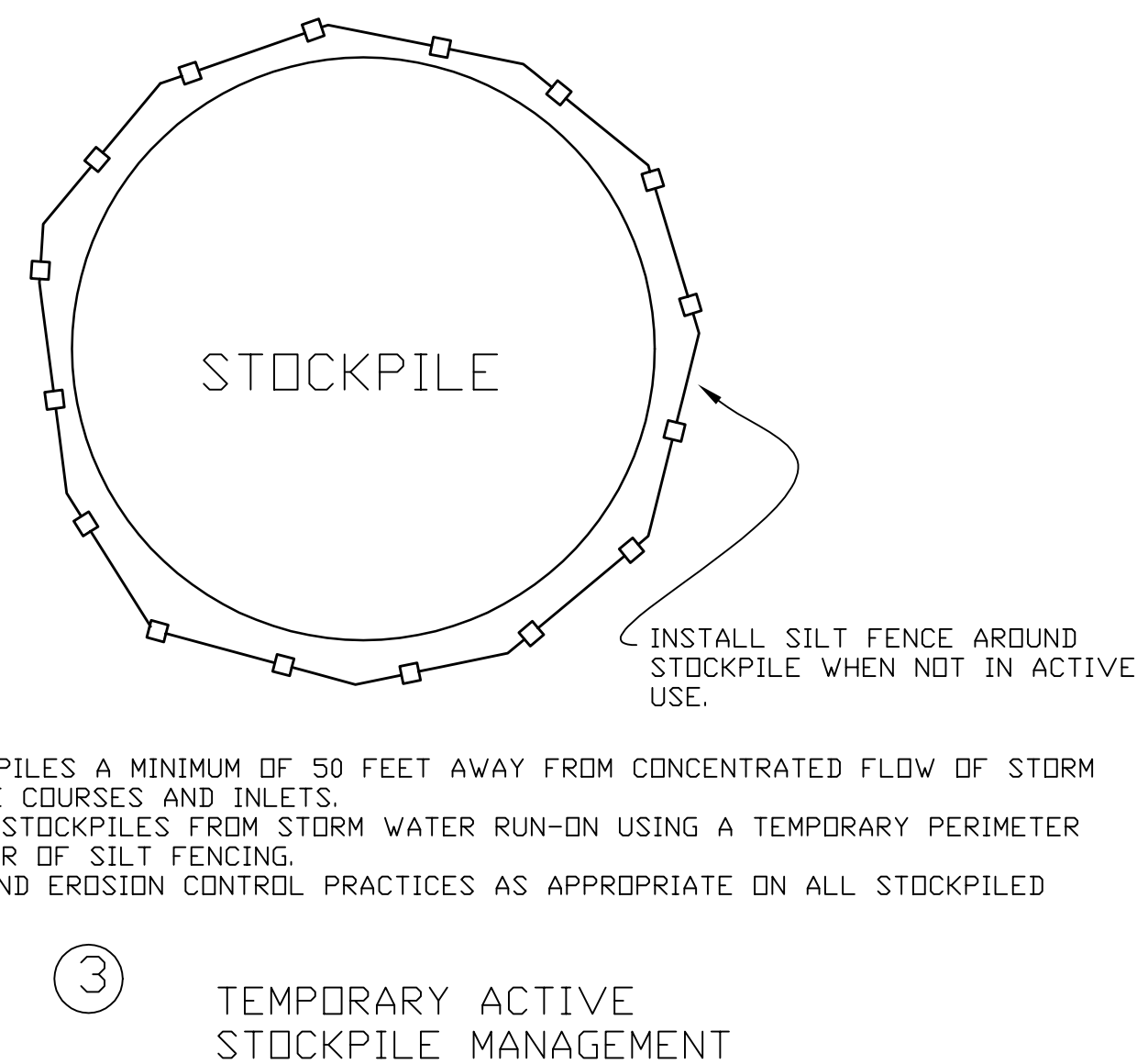
BROWN ADU
FILE NO. 7639-22.11



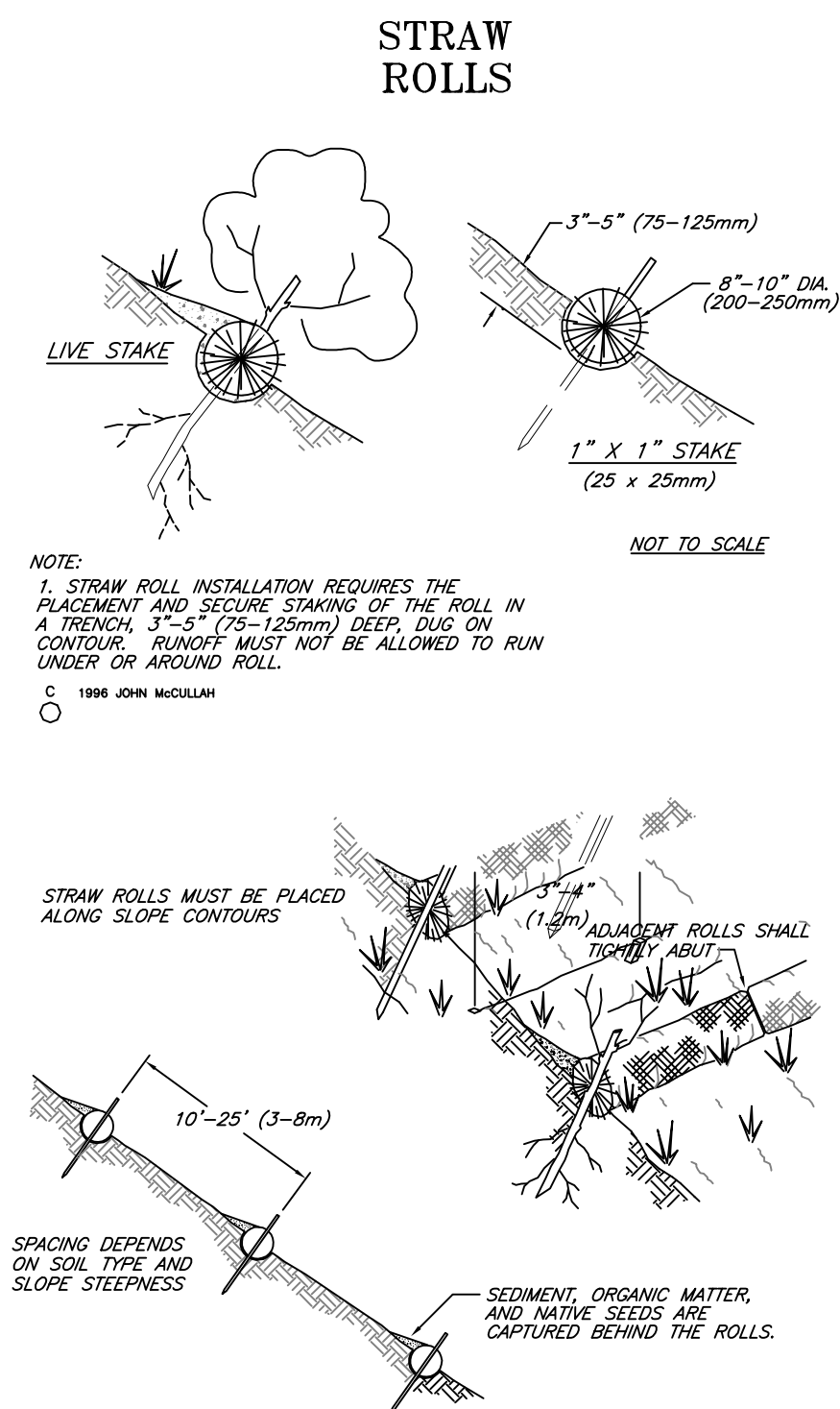
① CONSTRUCTION ENTRANCE



② SILT FENCE INSTALLATION DETAILS
NOT TO SCALE



③ TEMPORARY ACTIVE
STOCKPILE MANAGEMENT



④ STRAW WATTLE DETAILS AND NOTES
NOT TO SCALE

STRAW WATTLE INSTALLATION

Proper installation of the Straw Wattles is essential in order to insure the success of the product. Straw Wattles are designed for low surface flows, not to exceed 1 cfs for small areas. While they work well on stream banks, they should not be placed in the path of high waterflow. On slopes, Wattles should be installed on contour with a slight downward angle at the end of the row in order to prevent pooling at the end of the row. No overall slope preparation is needed prior to installation, however Straw Wattles should always be installed in shallow trenches according to the guidelines given below. Running lengths of Wattles should be abutted firmly to ensure no leakage at the abutments. Guidelines regarding vertical spacing are given below. The Wattles should be pinned securely to the ground according to instructions in order to insure their stability and the success of the installation.

SPACING - DOWN SLOPE

Vertical spacing for slope installations should be determined by site conditions: slope gradient and soil type are the main factors. A good rule-of-thumb is:

- 1:1 slopes = 10 feet apart
- 2:1 slopes = 20 feet apart
- 3:1 slopes = 30 feet apart
- 4:1 slopes = 40 feet apart, etc.

However, adjustments may have to be made for the soil type: For soft, loamy soils - adjust the rows closer together; For hard, rocky soils - adjust the rows further apart.

TRENCHING

Use a hand tool such as a maddox or pick to score the ground. Using a shovel, dig the trench to the needed depth. Soil from excavating the trenches can be placed on the uphill, or flow side, of the trench to be used during installation.

For soft, loamy soils dig a 3 - 5 inch trench.
For hard, rocky soils dig a 2 - 3 inch trench.

INSTALLING

Lay the first Straw Wattle snugly in the trench . No daylight should be seen under the Wattle. Pack soil from trenching against the Wattle on the uphill side. When installing running lengths of Straw Wattles, butt the second Wattle tightly against the first. DO NOT overlap the ends. Stake the Straw Wattles at each end and four foot on center. For example:

- A 25 foot Wattle uses 6 stakes
- A 20 foot Wattle uses 5 stakes
- A 12 foot Wattle uses 4 stakes

Stakes should be driven through the middle of the Wattle, leaving 2 - 3 inches of the stake protruding above the Wattle. A heavy sediment load will tend to pick the Wattle up and could pull it off the stakes if they are driven down too low. It may be necessary to make a hole in the Wattle with the pick end of your maddox in order to get the stake through the straw. When Straw Wattles are used for flat ground applications, drive the stakes straight down; when installing Wattles on slopes, drive the stakes perpendicular to the slope.

Drive the first end stake of the second Wattle at an angle toward the first Wattle in order to help abut them tightly together. If you have difficulty driving the stake into extremely hard or rocky slopes, a pilot bar may be needed to begin the stake hole.

FLAT GROUND APPLICATIONS

For installations along sidewalks or behind curbs it may not be necessary to stake the Wattles, however trenches must still be dug. If you have not yet back-filled behind the sidewalk or curb, lay the Wattle snugly against it first, then backfill behind the Wattle; your trench is done! For installations around storm drains and inlets, trenches and staking will be needed.

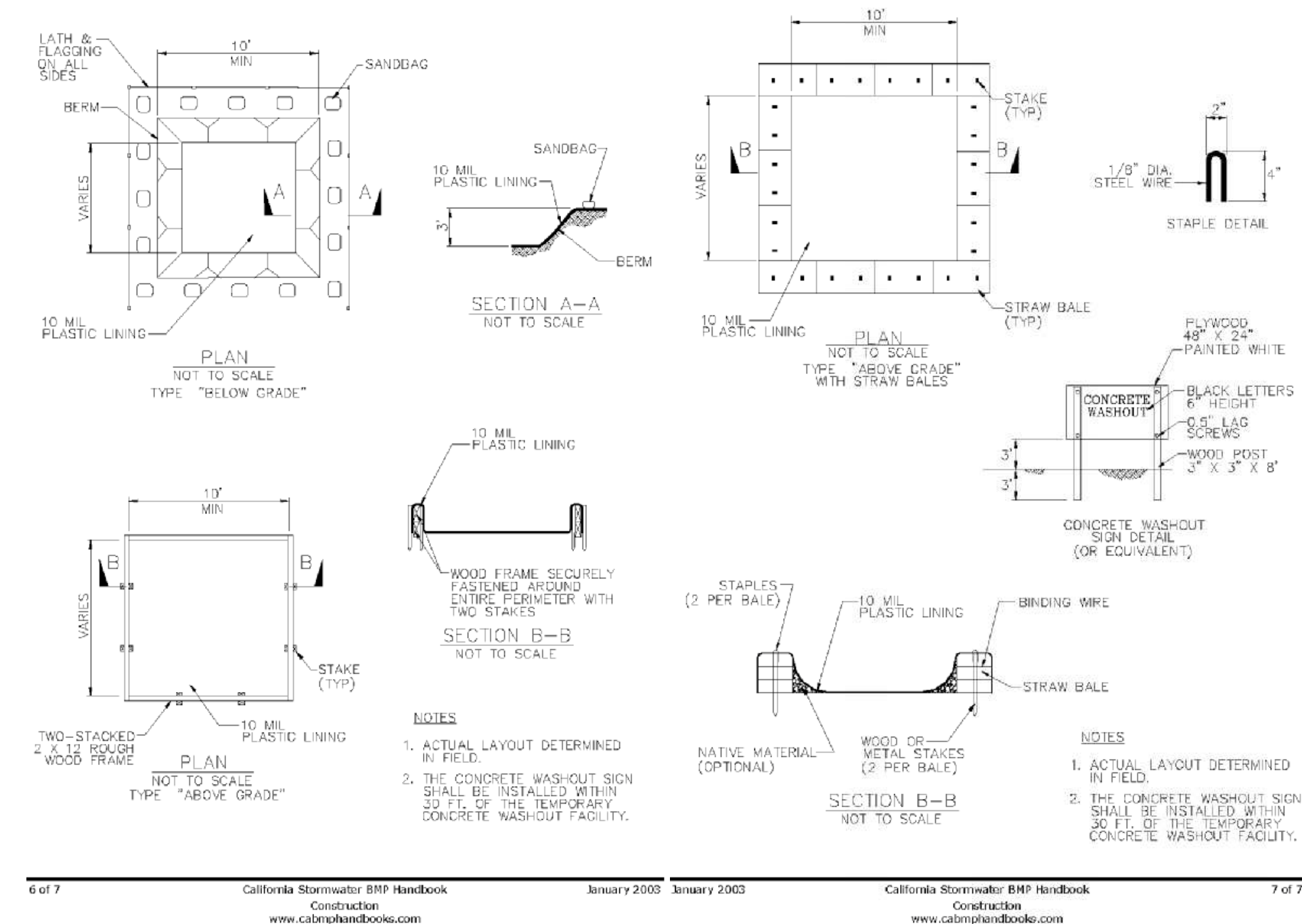
Fit Wattle in trench snugly up against the sidewalk or curb. Around storm drains or inlets, the Wattle should be back 1 - 1 1/2 ft. and should direct water flow toward the angle of drainage. If all drainage angles into the inlet, snake the Wattle all the way around the inlet, using more than one Wattle if needed.

STAKING

We recommend using wood stakes or willow cuttings, rather than metal pins, to secure the Straw Wattles. Wood stakes will eventually biodegrade, and willow cuttings will grow and provide extra stabilization. Be sure to use a stake that is long enough to protrude several inches above the Wattle: 18" is a good length for hard, rocky soil. For soft, loamy soil use a 24" stake for greater security. The diameter of the stake should be approximately 1" for ease of driving through the Wattle.

© 1997-2000 by California Straw Works.

WM-8 Concrete Waste Management



⑤ CONCRETE WASHOUT MANAGEMENT
CONTRACTOR TO DETERMINE WHICH BASIN TO USE. ACCEPTABLE ALTERNATIVES INCLUDE PREFABRICATED ITEMS SUCH AS THE OUTPAK SERIES.

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NOT VALID WITHOUT STAMP AND SIGNATURE



LAWRENCE E. GRICE, P.E.; R.C.E. 86857

PREPARED FOR:

MR. AND MRS. DAVID BROWN
1100 ALLIED DRIVE
PLANTO, TEXAS 75093

IMPROVEMENTS; BROWN RESIDENCE; A.P.N. 010-036-001
SW CORNER OF GUADALUPE AND 4TH, CARMEL-BY-THE-SEA, CALIFORNIA

EROSION CONTROL DETAILS

REVISION
DATES

PUB 2022/11/20

PUB 2023/07/14

C-5.1

Date Plotted: Jul 14, 2023

BROWN ADU
FILE NO. 7639-22.11



Design Study (Brown)

Marnie R. Waffle <mwaffle@ci.carmel.ca.us>
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

Tue, Oct 3, 2023 at 6:24 PM

----- Forwarded message -----

From: **Patricia** <REDACTED>
Date: Tue, Oct 3, 2023 at 5:43 PM
Subject: Design Study (Brown)
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>

October 3, 2023

To: Marnie R. Waffle AICP
Principle Planner

RE: Design Study (Brown)
DS-23-092
APN 010-036-001-000

Dear Marnie,

Hello again. We live at 3 Santa Rita SE of 4th behind the Historic Wall, on the Private Drive. We want to start this letter on a positive note. The changes the Architect made for the Browns concerning the deck handrails, by making them solid with the same siding that's on the house, is a big improvement. Also, adding a sloped roof on the first floor, adjacent to the West end of the deck to match the sloped roof on the second floor, above the Meditation room, looks great. We still feel that the new deck dimensions of 15'2.5" X 15'9" deep is too large. We're hoping that it can be a **VIEWING BALCONY 15'2.5" X 6'** deep, and **NOT A DECK**. The Browns are very fortunate to have a large property that allows for a spacious entertaining area outside of the family room, at ground level, between the Master Bedroom and the ADU structure.

Respectfully,

Richard P. Apodaca
Patricia R. Ottum
<REDACTED>
<REDACTED>



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

October 11, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Marnie R. Waffle, AICP, Principal Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DS 23-137 (Layman):** Consideration of a combined Concept and Final Design Study, DS 23-137 (Layman), and associated Coastal Development Permit to demolish 26 square feet of a 1,597-square-foot single-story residence and construct a 219-square-foot single-story addition and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-165-021-000.

Application: DS 23-137 (Layman)

APN: 010-165-021

Block: 143

Lot: 11

Location: San Carlos Street 5 southwest 13th Avenue

Applicant: Adam E Jeselnick, AIA, Architect

Property Owner: Jill A Layman TR

Executive Summary:

The applicant is requesting approval of a combined concept and final Design Study and associated Coastal Development Permit for an interior and exterior remodel, including converting the existing garage to living space and constructing a new attached garage. Exterior changes include cedar shingle siding, a synthetic slate tile roof, aluminum-clad wood windows and doors, a concrete paver driveway, exterior lighting, and associated site improvements. On August 28, 2023, a determination was made that the property does not qualify for the local historic inventory, and no trees are proposed to be removed.

Recommendation:

Adopt a Resolution (Attachment 1) approving a combined concept and final Design Study and associated Coastal Development Permit to demolish 26 square feet of a 1,597-square-foot single-story residence and construct a 219-square-foot single-story addition and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-165-021

Background and Project Description:

The project site is a 4,000-square-foot lot on the west side of San Carlos Street 5 south of 13th Avenue. The existing residence was constructed in 1966. The applicant is proposing to demolish 26 square feet of the existing attached garage, convert the remaining portion of the existing garage to living space, and construct a new attached garage on a 4,000-square-foot lot. The property was found to be ineligible for the Carmel Historic Inventory on August 28, 203. This determination remains in effect for five years. No trees are proposed for removal.

Staff Analysis:

In accordance with Carmel 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. It goes on to say that the Planning Commission shall review the design concept plans at a public hearing prior to consideration of the final details review for project approval. Further, the Code also states that the Director can authorize concept and final details review to occur at the same meeting for projects involving additions or limited changes to non-historic structures. The Director has authorized the combining of the concept and final details review at the same meeting for this project because it consists of a 219-square-foot single-story addition to a non-historic house.

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourage preserving significant trees and minimizing impacts on established trees, protecting the root systems of all trees to be preserved, and maintaining a forested image on the site.

Staff Response: The City Forester has identified 15 trees on or adjacent to the property, including nine Coast Live Oaks, three Monterey pines, one Canary Island pine, one Japanese maple, and one Magnolia. Nine trees have been rated significant (Tree No. 3, 5, 7-13), one tree has been rated moderately significant (Tree No. 1), and five trees have been rated not significant (Tree No. 2, 4, 6, 14, 15). No trees are proposed to be removed.

The Carmel Municipal Code (CMC Section 17.34.070 - Landscaping Standards for Residential Districts) requires that upper and lower canopy trees be planted as a component of development projects if needed. Because of the number of trees on the site, the City Forester does not recommend that additional trees be planted.

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities of natural features.

Staff Response: The project consists of the conversion of the existing garage into living space for a bedroom and laundry room and the construction of a new attached garage in front of the existing garage. Staff did not identify any potential privacy or view impacts.

Parking and Access: Residential Design Guidelines 6.1 through 6.7 encourage subordinate parking facilities that do not dominate the design of the house or site; minimize the amount of paved surface for a driveway; position garages to maximize open space, views, and privacy; and minimize visual impacts.

Staff Response: The proposed garage measures 11'-4" wide and 20'-2" deep and is 227 square feet in size. The garage is set back 15 feet from the front property line. The existing 425-square-foot paver driveway would be reduced significantly in size as the new garage would be constructed on a portion of the existing driveway. The proposed 121-square-foot driveway (8' x 15'-1") would be constructed of sand set pavers. The project meets the objectives of parking and access.

Mass and Bulk: Residential Design Guidelines 7.1 through 7.7 encourage a building's mass to relate to the context of other homes nearby, minimize the mass of a building as seen from the public way or adjacent properties, and relate to a human scale in its basic forms.

Staff Response: The existing 277-square-foot attached garage is proposed to be converted to living space, and a new attached garage is proposed to be constructed in front of the old garage. The exterior plate height of the existing garage is 8.38', and the exterior plate height of the new garage is 9.21'. The ridge height of the existing garage is 12'-6", and the ridge height of the new garage is 13'. The project meets the objectives of mass and bulk.

Building and Roof Form: Residential Design Guidelines 8.1 through 8.5 encourage traditional building forms, using restraint with variations in building planes, using simple roof forms that are in proportion to the scale of the building, and roof eave lines that are low in scale.

Staff Response: The proposed garage addition is a typical rectangle for a single-car garage measuring 11'-4" wide and 20'-2" deep. The roof of the garage is a front-facing gable pitched at 6:12 with 18-inch eaves. The project meets the objectives of building and roof form.

Finish Details: The proposed exterior wall cladding is cedar siding with a semi-transparent stain. A limestone veneer is proposed on the chimney, porch columns, and front yard fence columns. The proposed roof material is a synthetic slate tile. A sample will be available for viewing at the Planning Commission meeting. A matte dark brown metal accent roof by Western States Metal Roofing is proposed above the dormer window on the front elevation. Windows and doors are proposed to be bronze aluminum-clad wood with simulated-divided lights. The driveway would consist of a concrete paver in various shades of tan and gray.

Right-of-way Character: Residential Design Guidelines 1.5 through 1.7 encourage maintaining an informal open space character of the right-of-way, maintaining trees and natural vegetation, and designing parking areas to reinforce the forest image.

Staff Response: At the time of the preliminary site assessment, eight trees were identified in the public right-of-way. One public pine tree was marked for removal by the City. Other than the existing paver driveway, there were no encroachments in the right-of-way. No new landscaping is proposed for the right-of-way. The project meets the objectives of right-of-way character.

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent, i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture.

In addition, Residential Design Guideline 11.8 states that projects should "preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas."

Staff Response: The Applicant is proposing the Harbor 120V outdoor wall sconce by Lightology for the wall-mounted exterior light fixture (Attachment 4). The location of the light fixtures can be seen on the floor plan (Attachment 3, Sheet A5). Four fixtures are proposed on the front elevation, two at the garage and two at the front entry. Three additional fixtures are proposed within the south side yard patio. The finish of the fixture is anchor bronze with etched seedy amber glass. The location of the bulb can be viewed through the

seedy amber glass.

Based on past practice, Staff finds this style of fixture not to be sufficiently shielded as encouraged by Residential Design Guideline 11.8, which states Preserve the low nighttime lighting character of the residential neighborhoods. Locate and shield fixtures to avoid glare and excess lighting as seen from neighboring properties and from the street. Special Condition No. 38 requires the Applicant to submit an alternative wall-mounted fixture for review and approval by the Planning Division prior to the issuance of a building permit. If the Planning Commission finds that the etched seedy amber glass sufficiently shields the light and directs light downward, you can strike Special Condition No. 38.

Fencing/Gate/Arbor: Residential Design Guidelines 11.1 through 11.3 state designing without a fence or wall along a street frontage should be considered first; respect the neighborhood context when designing a fence or wall; and, when designing a fence or wall along a street, preserve the open space resources of the immediate neighborhood.

Staff Response: The applicant is proposing a new 4-foot high grape stake front yard fence between 16" square stone veneer posts. A total of six posts are proposed, spaced between 8'-6" and just over 9 feet apart. The grape stake fence would have open qualities, allowing filtered views of the front garden. Plant material is also proposed along the fence between the stone veneer columns.

The Residential Design Guidelines encourage designing without a fence or wall along a street frontage to allow front yard landscaping to blend with landscaping in the right-of-way to make open spaces appear larger and improve the site's contribution to the urban forest. When a sense of enclosure or privacy is desired, shrubs, hedges, or other vegetation are encouraged instead of a fence or wall structure. However, when a fence or wall is desired, the neighborhood context should be respected. Fences should convey a simple, hand-crafted design. The use of grape stakes or wood pickets for fences is traditional in most neighborhoods and is the predominant fence style on San Carlos Street between 13th Avenue and Santa Lucia. To maintain a sense of openness into the site as seen from the street, fences should be kept low and have open, transparent qualities that permit filtered views into the front garden.

Staff finds that the proposed 4-foot tall grape stake fence is consistent with the neighborhood context. To ensure an open and transparent quality that permits filtered views into the front garden, staff recommends Special Condition No. 38 to require a minimum spacing between the wood pickets equal to the width of a single picket. Staff also recommends Special Condition No. 39 to require that the stone veneer posts be eliminated from the fence design. The posts interrupt an otherwise simple fence design, creating a more formal demarcation between the public realm and the front yard, which is contrary to the objectives of the Guidelines to maintain a sense of openness and simplicity.

Site Coverage: 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 area, ponds, hot tubs, and swimming pools.

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, 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.

Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area only when:

- a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A), and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and
- b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site or to an amount that complies with the site coverage limits, whichever is less.

Staff Response: The site contains 978 square feet of site coverage and is currently not in compliance with site coverage limits. Existing site coverage can remain but must be reduced by 386 square feet to comply with the provisions of the Carmel Municipal Code for sites not in compliance and requesting to add floor area. Any existing site coverage that is removed cannot be replaced without the entire site being brought into compliance.

The applicant is proposing to remove all existing site coverage. The proposed site coverage, as depicted on Sheet L 1 (Attachment 3), exceeds what is allowed. The table below summarizes the proposed site coverage. Special Condition No. 40 requires the applicant to submit a revised site plan demonstrating compliance with site coverage standards prior to issuance of a building permit.

Table 1. Proposed Site Coverage

Driveway	60 SF	Permeable
Stone Pillars	12 SF	Impermeable
Stepping Stones	24 SF	Impermeable
Front Porch	34 SF	Impermeable
Front Arbor	49 SF	Permeable
Side Yard Patio	244 SF	Impermeable
Outdoor Shower	21 SF	Impermeable
Gravel Paths	423 SF	Permeable
Total Permeable	532 SF	61%
Total Impermeable	335 SF	39%
Grand Total	867 SF	

Landscaping: Residential Design Guideline 10.0 states that project sites should “Provide for upper and lower canopy trees when designing the landscape. Landscape plans that use native plants and other varieties accustomed to growing along the Central Coast are encouraged. Planting in areas visible from the street or other public places should continue the forest character. Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel.”

Carmel Municipal Code Section 17.48.080, Table 17.48-A includes recommended tree densities for a variety of lot sizes. Lots up to 4,000 square feet are recommended to have three upper canopy trees and one lower canopy tree.

Staff Response: The Applicant submitted a preliminary landscape plan (Attachment 3, Sheet L 1). The plan was reviewed by the City Forester and found to be appropriate. Standard Condition No. 22 requires a final landscape and irrigation plan to be submitted for review and approval prior to the issuance of a building permit.

Other Project Components:

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 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. 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.

Attachment 1 – Resolution

Attachment 2 – Project Data Table

Attachment 3 – Project Plans

Attachment 4 – Exterior Lighting

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2023-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING
A COMBINED CONCEPT AND FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT
PERMIT TO DEMOLISH 26 SQUARE FEET OF A SINGLE-STORY RESIDENCE AND CONSTRUCT A 219-
SQUARE-FOOT SINGLE-STORY ADDITION TO A 1,597-SQUARE-FOOT SINGLE-STORY RESIDENCE
LOCATED ON SAN CARLOS STREET 5 SOUTHWEST OF 13TH AVENUE
APN 010-165-021

WHEREAS, on May 17, 2023, Adam E. Jeselnick, AIA, Architect (“Applicant”) submitted an application on behalf of Jill A Layman TR (“Owner”) requesting approval of Track 2 Design Study application DS 23-137 (Layman) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on San Carlos Street 5 southwest of 13th Avenue in the Single-Family Residential (R-1) District (Block 143, Lot 11); and

WHEREAS, the Applicant proposes to demolish 26 square feet of a 1,597-square-foot single-story residence and construct a 219-square-foot single-story addition and associated site improvements; and

WHEREAS, in accordance with Carmel 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, CMC Section 17.58.040.B, Step Three: Final Details Review, allows the Director to authorize concept and final details review to occur at the same meeting for projects involving additions or limited changes to non-historic structures; and

WHEREAS, a Coastal Development Permit is required in accordance with CMC 17.52.090 (Coastal Development Permit Required); and

WHEREAS, on September 29, 2023, a notice of public hearing was published in the Carmel Pine Cone for the October 11, 2023, 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 October 1, 2023, 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 October 6, 2023, 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 October 11, 2023, 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, 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, pursuant to CEQA regulations, the Planning Commission finds the project categorically exempt under Section 15301 (Class 1)-Existing Facilities, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Concept Design Study**:

FINDINGS REQUIRED FOR ACCEPTANCE OF THE CONCEPT DESIGN STUDY		
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 17.64.080.A, Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits and/or variances consistent with the zoning ordinance.	✓	
2. The project is consistent with the City's design objectives for the protection and enhancement of the urbanized forest, open space resources, and site design. The project's use of open space, topography, access, trees, and vegetation will maintain or establish a continuity of design both on the site and in the public right of way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple/modest building forms, a simple roof plan with a limited number of roof planes, and restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. As conditioned, the project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors, and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location, and size of windows, doors, and balconies, the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives, and policies related to residential design in the general plan.	✓	
7. The development does not require the removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are setback a minimum of 6 feet from significant trees unless otherwise agreed upon by the City Forester.	✓	
8. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
9. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	

10. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted Design Guidelines and will complement the character of the structure and the neighborhood.	✓	
11. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right of way. The design will reinforce a sense of visual continuity along the street.	✓	
12. Any deviations from the Design Guidelines are considered minor and reasonably relate to good design principles and specific site conditions.	✓	

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Final Design Study**:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Final Details Phase Approval	YES	NO
1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMITS
For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-

making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 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 APPROVE Design Study application DS 23-137 (Layman) to demolish 26 square feet of a 1,597-square-foot single-story residence and construct a 219-square-foot single-story addition and associated site improvements located on San Carlos Street 5 southwest of 13th Avenue (APN 010-165-021), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study application DS 23-137 (Layman) authorizes the demolition of 26 square feet of a 1,597-square-foot single-story residence and the construction of a 219-square-foot addition and associated site improvements for a single-family residence located on San Carlos Street 5 southwest of 13 th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Adam Jeselnick Architect approved by the Planning Commission on October 11, 2023, and stamped approved and on file in the Community Planning & Building Department 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 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: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
8.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
9.	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
10.	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building

	Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
11.	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
12.	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.
13.	Aluminum-Clad Wood Frame Windows and Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers that are snap-in or otherwise superficially applied are not permitted. The painted finish shall be matte or low gloss.
14.	Synthetic Slate Tile Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved synthetic slate tile roofing. The material shall convey color and texture similar to that of wood shingles.

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 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.
16.	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.
17.	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.
18.	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.
19.	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.
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. 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	
22.	Final Landscape & Irrigation Plan Required. Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan for review and approval by the Community Planning & Building Department, City Forester, and Monterey Peninsula Water Management District (MPWMD). The landscape and irrigation plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Carmel Municipal Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions.
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. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is

	required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
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 any tree 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 will be 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.
31.	Erosion Control in the Right-of-Way. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
Special Conditions	
32.	Pre-Construction Meeting. Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the <u>Project Planner</u> for the purpose of reviewing the conditions of approval and expectations during construction.
33.	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.
34.	Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the applicant shall identify the material for all gutters and downspouts in the construction drawings. Due to environmental impacts on Carmel bay, copper shall not be used for gutters or downspouts until further notice.
35.	Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Department a Construction Management Plan.
36.	Tree No. 11, Significant Coast Live Oak. Tree No. 11 located in the north side yard, is a significant Coast live oak. The structural root zone and tree protection zone is 6 feet. No excavation is permitted within this zone. Excavation beyond the structural root zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots unless another method of excavation is approved by the City Forester. If roots greater than 2 inches in diameter or larger are encountered during excavation, the City Forester shall be contacted for approval prior to making any root cuts. The City Forester can be reached at (831) 620-2070 or (831) 620-2073.
37.	Wall Mounted Exterior Light Fixture. Prior to the issuance of a building permit, the Applicant shall submit an alternative wall-mounted light fixture for review and approval by the Planning Division. The fixture shall be shielded and direct light downwards.

38.	Minimum Grape Stake Picket Spacing. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Department a dimensioned detail of the fence design depicting the height and width of the grape stake pickets with a minimum spacing of at least one picket width.
39.	Removal of Stone Veneer Fence Pillars. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Department a revised fencing plan that excludes the stone veneer fence pillars.
40.	Site Coverage. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Department revised plans demonstrating compliance with site coverage standards.

Acknowledgment and acceptance of conditions of approval:

Property Owner Signature

Printed Name

Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	1,597 SF	1,790 SF
Site Coverage	396 SF/556 SF	978 SF	511 SF
Trees (Upper/Lower)	3/1	4/11	No Change
Ridge Height (1 st /2 nd)	18'/24'	15.43' / NA	15.82' / NA
Plate Height (1 st /2 nd)	12'/18'	9.87' / NA	10.7' / NA
Setbacks	Minimum Required	Existing	Proposed
Front	15'	18'-8"	15'
Composite Side Yard	10' (25%)	10.75'	No Change
Side Yard	3'	5'-4" (south) 3'-3" (north)	No Change No Change
Rear	15'/3'*	10'-1"	No Change

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

GENERAL NOTES

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

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

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

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

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

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

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

8. 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 (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) 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.

9. COORDINATE NEW UNDERGROUND ELECTRICAL SERVING WITH PG&E.

10. NEW FIRE SPRINKLERS TO BE INSTALLED UNDER SEPARATE PERMIT.

Attachment 3

SHEET INDEX

A0	TITLE (PROJECT DATA AND SITE LOCATION)	A9	EXISTING ELEVATIONS
A0.1	SURVEY AND TREE REPORT	A10	EXISTING ELEVATIONS
A1	EXISTING SITE PLAN	A11	DEMOLITION ELEVATIONS
A2	PROPOSED SITE PLAN	A12	PROPOSED ELEVATIONS
A3	EXISTING FLOOR PLAN	A13	PROPOSED ELEVATIONS
A4	DEMOLITION PLAN	A14	PROPOSED STREETScape ELEVATIONS
A5	PROPOSED FLOOR PLAN	A15	PROPOSED SCHEDULES
A6	EXISTING ROOF PLAN	A16	PROPOSED MATERIALS
A7	DEMOLITION ROOF PLAN	A17	PROPOSED RENDERING VIEWS
A8	PROPOSED ROOF PLAN	L1	LANDSCAPE PLAN

EXISTING SITE PHOTOGRAPHS



EXISTING FRONT ELEVATION



EXISTING SIDE PATIO

PROJECT DATA

SCOPE OF WORK:
EXTEND FIRST FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE. NEW ATTACHED GARAGE. NEW ROOF. MODIFY INTERIOR OF RESIDENCE TO INCLUDE NEW KITCHEN, NEW BATHROOM, NEW BEDROOM. REPLACE EXISTING LIGHTING, PLUMBING FIXTURES, AND CABINETS. REPLACE DOORS AND WINDOWS.

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	---
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT

TREE REMOVAL:	NONE/ 2 OAK TREES ADDED
GRADING:	0 CUBIC YARDS CUT / 0 CUBIC YARDS FILL

SITE COVERAGE CALCULATIONS:

LOT SIZE	4,000 SF
MAX. ALLOWABLE FLOOR AREA	= 1,800 SF
MAX. ALLOWABLE SITE COVERAGE	= 396 SF / 556 SF/

FLOOR AREA CALCULATIONS:

EXISTING	
(E) HOUSE AND GARAGE	1,597 SF
TOTAL, (E)	1,597 SF
(39.92% OUT OF TOTAL LOT AREA)	

PROPOSED	
(E) HOUSE AND GARAGE	1,571 SF
(P) ADDITION	219 SF
TOTAL, (P)	1,790 SF
(44.75% OUT OF TOTAL LOT AREA)	

SITE COVERAGE CALCULATIONS:

EXISTING		
(E) CONCRETE PAVERS DRIVEWAY	425 SF	PERMEABLE
(E) CONCRETE WALKWAY	244 SF	IMPERMEABLE
(E) TILE PATIO	278 SF	IMPERMEABLE
(E) TILE STEPS	11 SF	IMPERMEABLE
(E) TILE STEPS	20 SF	IMPERMEABLE

TOTAL, (E)	978 SF
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PROPOSED		
(P) STONE TILE PORCH	32 SF	IMPERMEABLE
(P) STEPPING STONES	24 SF	IMPERMEABLE
(P) FRONT PORCH STONE POSTS	3 SF	IMPERMEABLE
(P) FRONT FENCE STONE POSTS	11 SF	IMPERMEABLE
(P) CONCRETE PAVERS STRIPS DWY	61 SF	PERMEABLE
(P) STONE TILE PATIO AND STEPS	244 SF	IMPERMEABLE
(P) STONE TILE OUTDOOR SHOWER	21 SF	IMPERMEABLE

TOTAL, (P)	396 SF
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PROJECT DATA

ADDRESS:	SAN CARLOS STREET 5 S/W 13TH AVENUE CARMEL-BY-THE-SEA, CALIFORNIA 93921
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A.P.N.	010-165-021
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ZONING:	R-1
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OWNER:	JILL LAYMAN 300 FERN HILL DORSET, VT 05251
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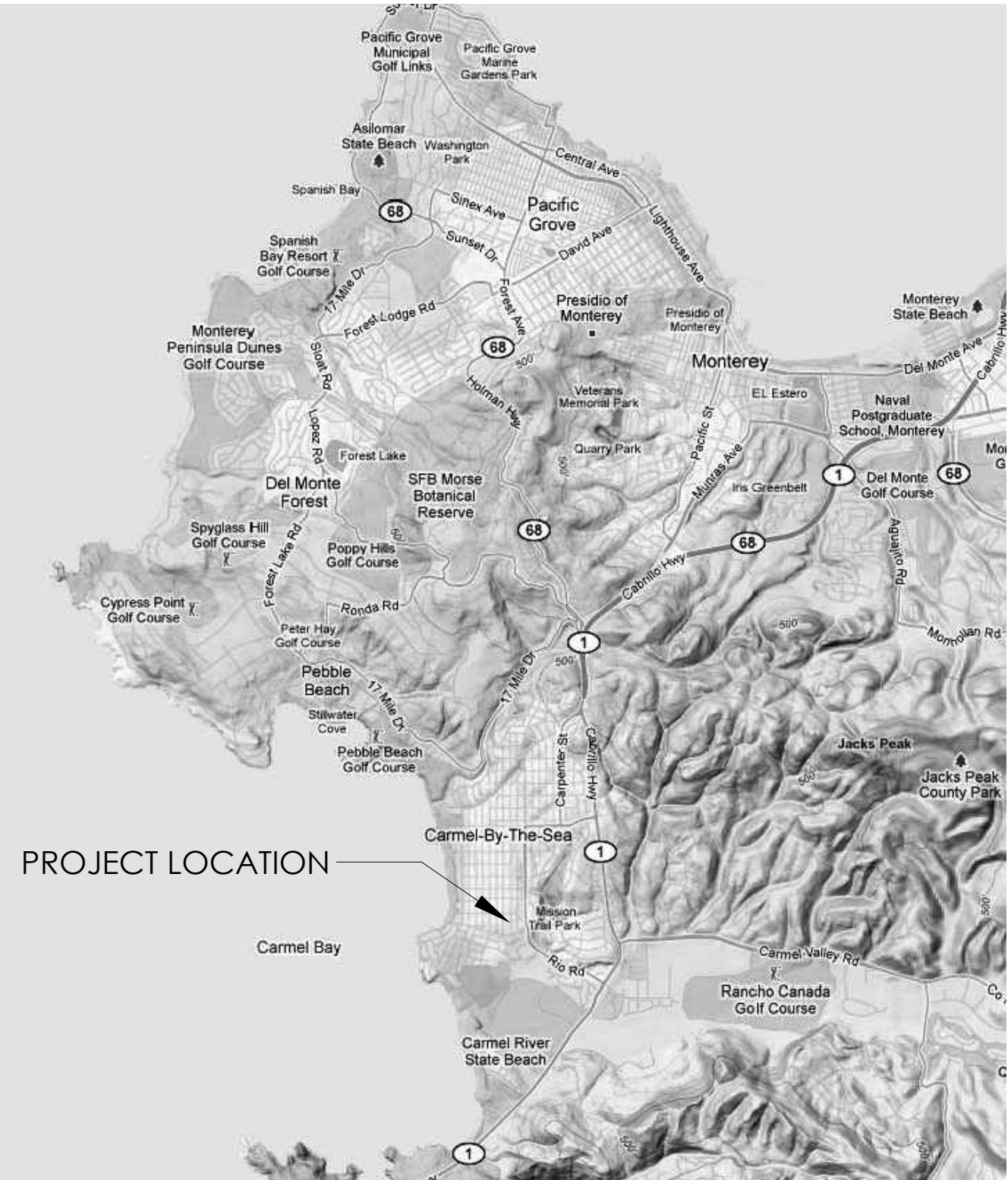
ARCHITECT:	ADAM JESELNICK ARCHITECT SAN CARLOS STREET 2 N/W 8TH AVENUE SUITE 200 CARMEL-BY-THE-SEA, CA 93921 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
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SURVEYOR:	LANDSET ENGINEERS, INC. 520-B CRAZY HORSE CANYON ROAD SALINAS , CA 93907 PHONE: 831-443-6970 WWW.LANDSETENG.COM
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SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - EAST	18'-8"	15'-1"	15'-0"
SIDE - NORTH	3'-3 ³ / ₁₆ "	3'-3 ³ / ₁₆ "	3'-0"
BACK- WEST	10'-1 ³ / ₁₆ "	10'-1 ³ / ₁₆ "	15'-0" / 3'-0"
SIDE - SOUTH	5'-4 ⁵ / ₁₆ "	5'-4 ⁵ / ₁₆ "	3'-0"

REAR STRUCTURE IS LESS THAN 15 FEET IN HEIGHT
MIN. COMPOSITE SETBACK: 10'-6" (26.25% OF 40'-0")



1 VICINITY MAP
SCALE: N.T.S



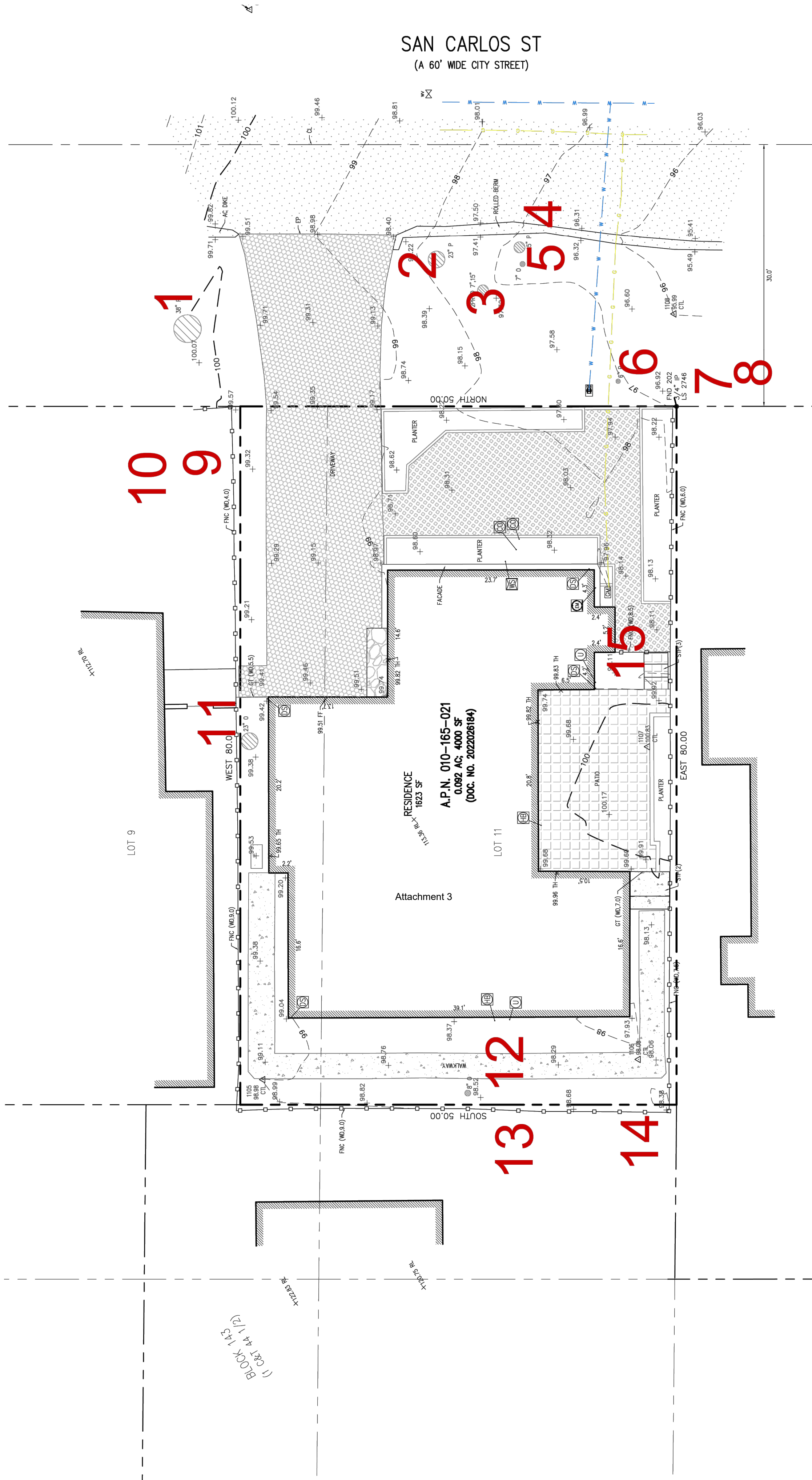
LAYMAN RESIDENCE
SAN CARLOS STREET 5 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

TITLE SHEET

9/21/2023

N.T.S.

A0



Significant Tree Evaluation Worksheet

APN: 010-165-021-000
Street Location: San Carlos
Planner: Waffle
City Forester: Justin Ono (Contract Arborist)
Property Owner: Layman
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	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	MP	CO	MP	CO	CIP	CO	CO	CO	CO	CO	CO	CO	JM	Mag
YES	x	x	x	x	x		x	x	x	x	x	x	x		
NO						x								x	x

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI - Catalina ironwood CS - California sycamore BL - big leaf maple OT - other CIP - Canary Island Pine JM - Jaanese Maple JM - Japanese Maple
(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Yes _____

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

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

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

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	1	2	1	2		2	2	2	2	1	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	0	0	2	0	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	1	1	2	0	2		2	2	2	2	1	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.														

Items to note:

Required Structural Root Zone

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

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 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 fencing.
- The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with 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.

ADAM JESELNICK
ARCHITECT



LAYMAN RESIDENCE

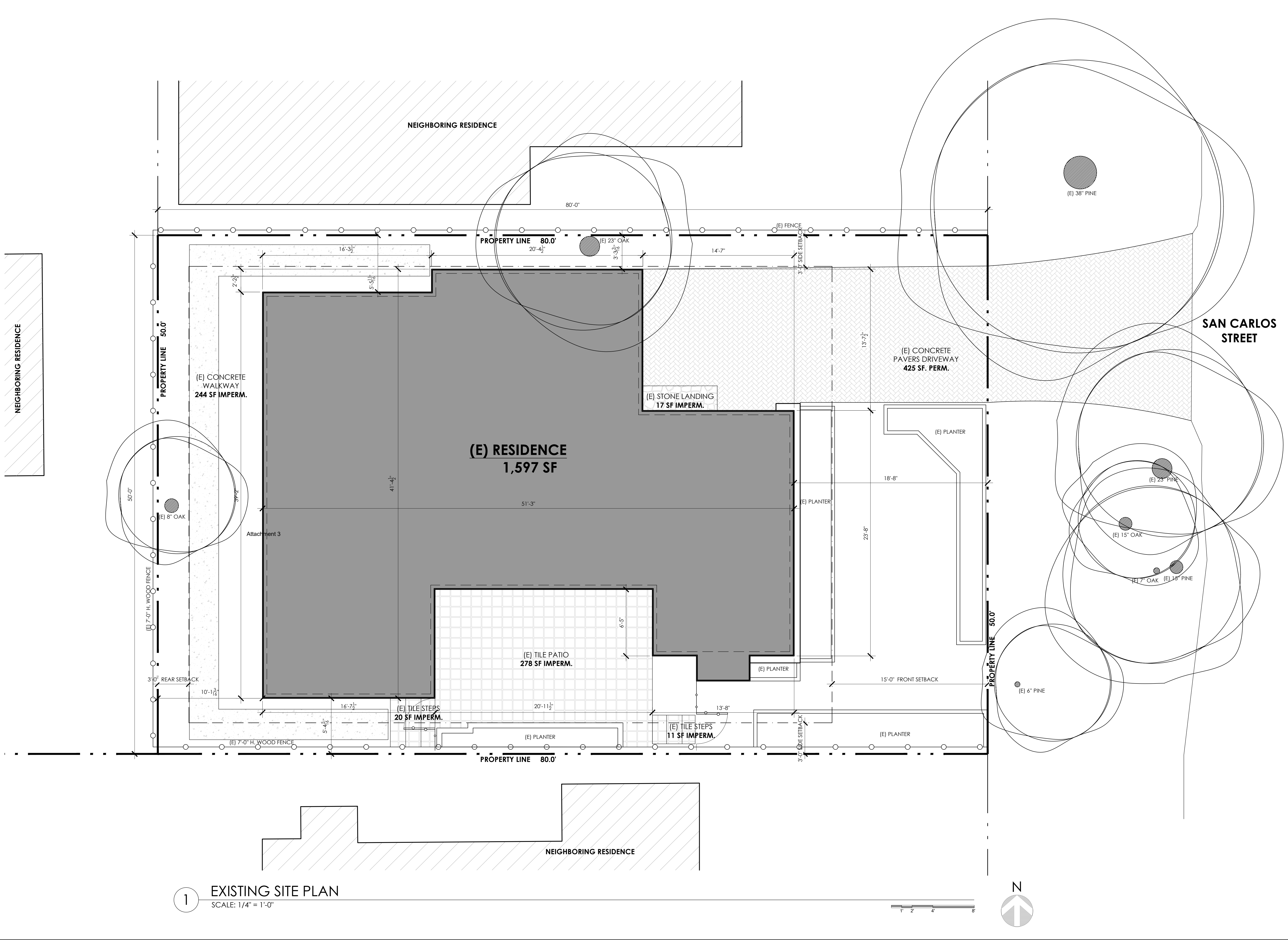
SAN CARLOS STREET 5 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

SURVEY AND TREE
REPORT

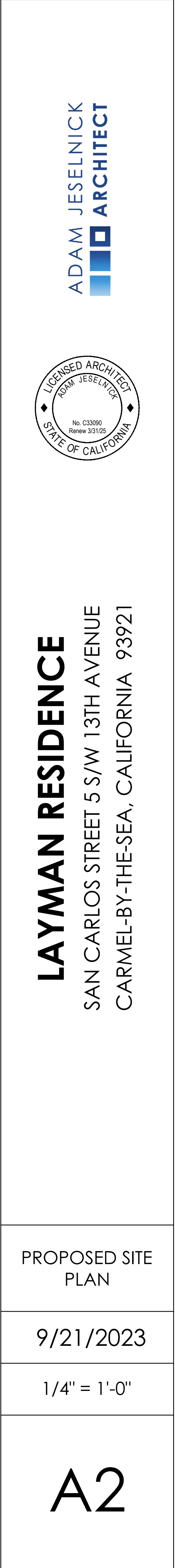
9/21/2023

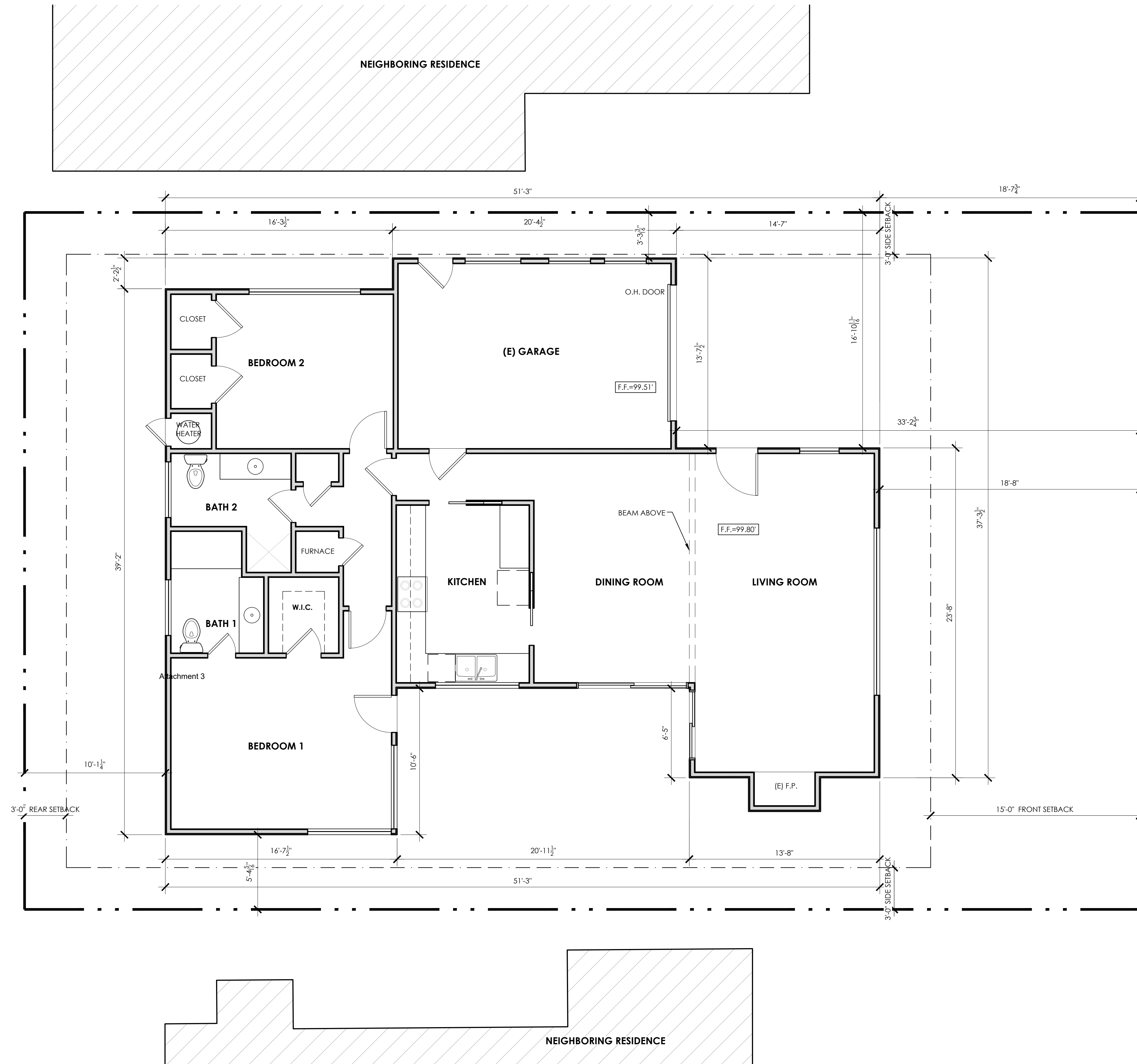
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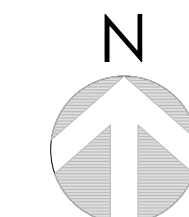
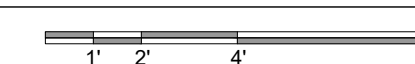


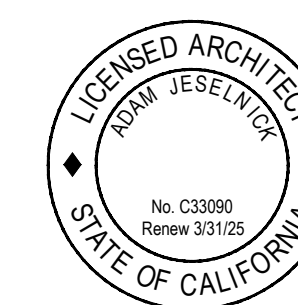
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SCALE: 1/4" = 1'-0"





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

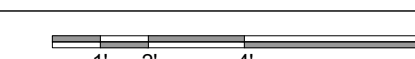


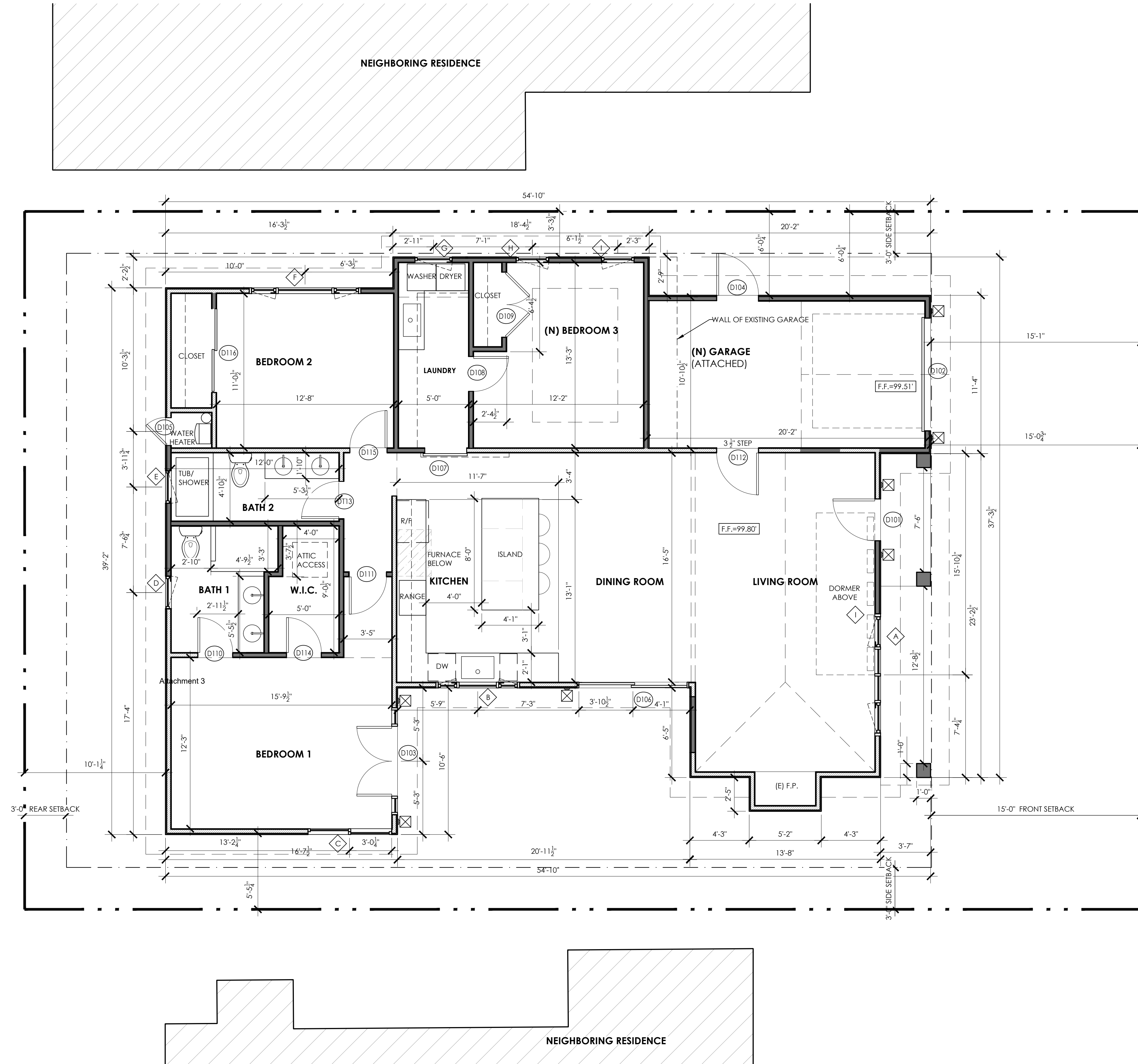


LAYMAN RESIDENCE
SAN CARLOS STREET 5 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

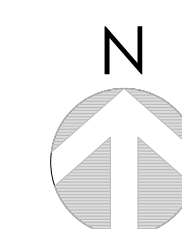
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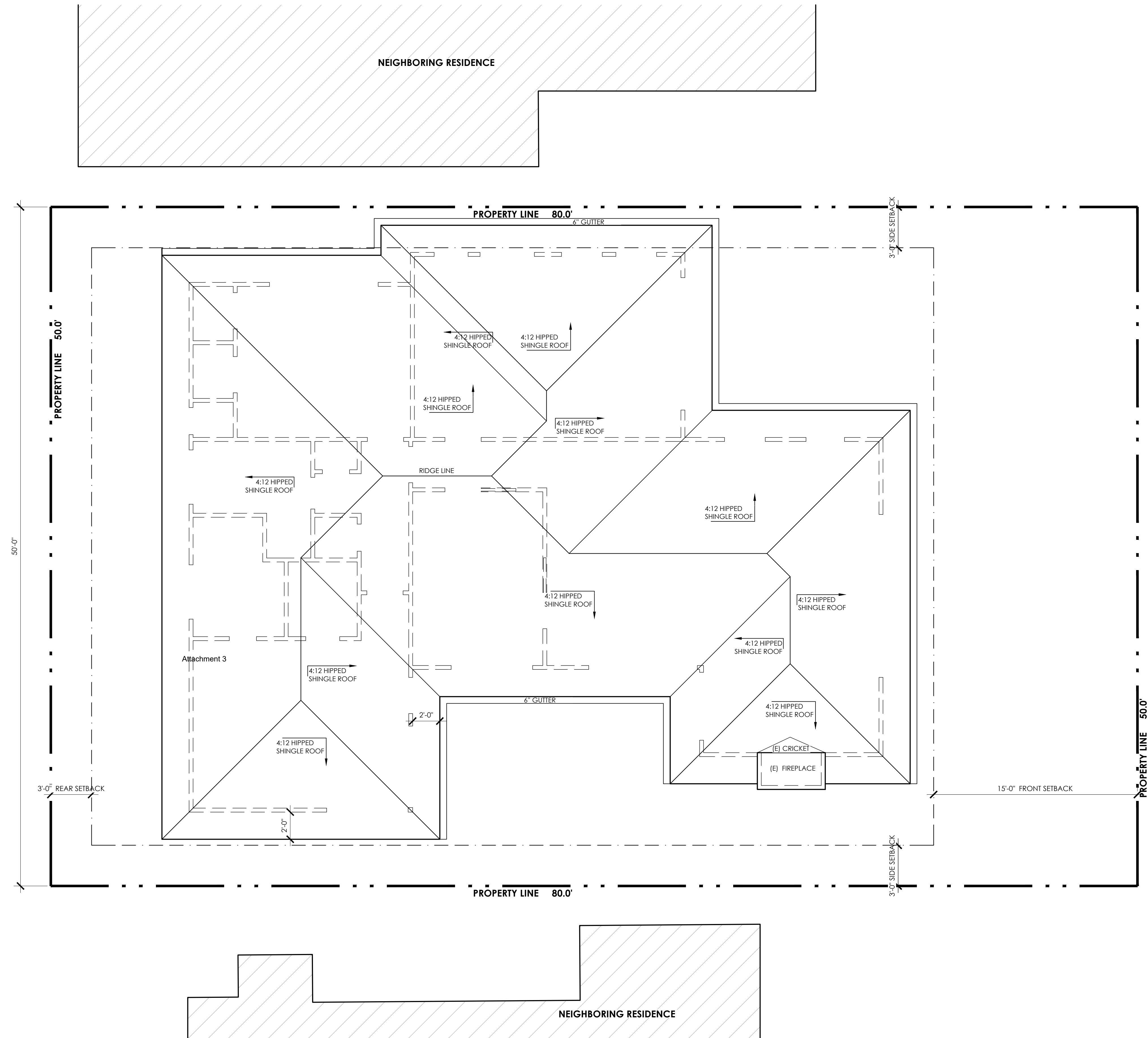
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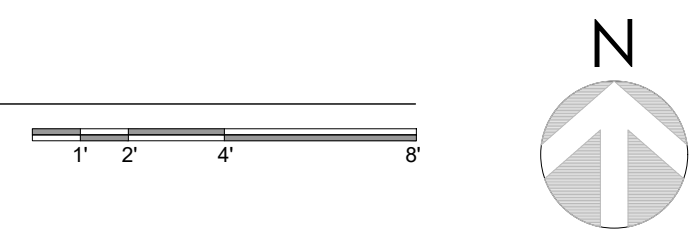


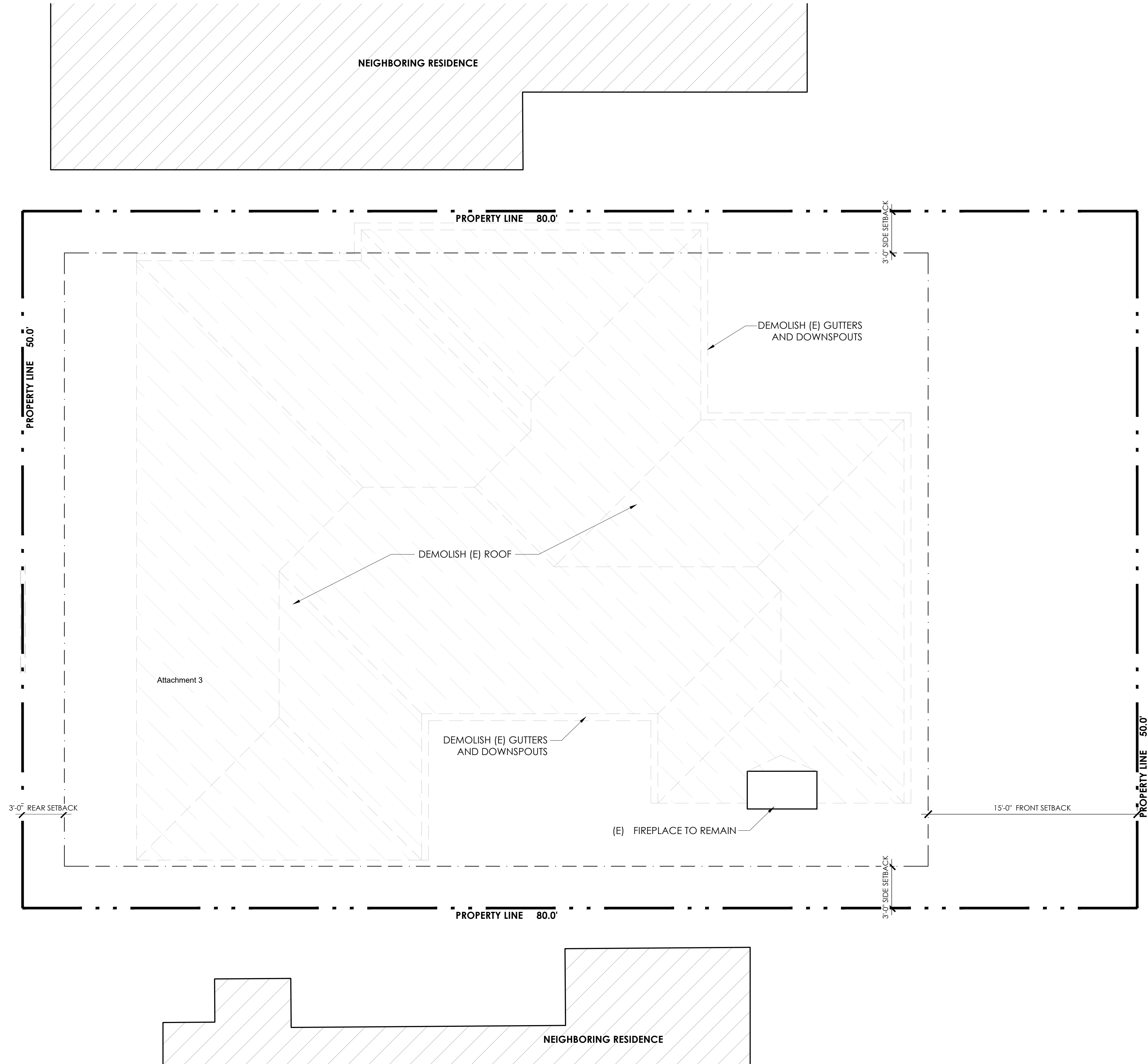
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1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

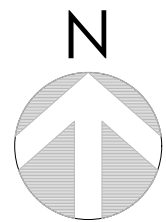
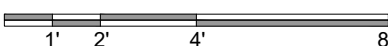


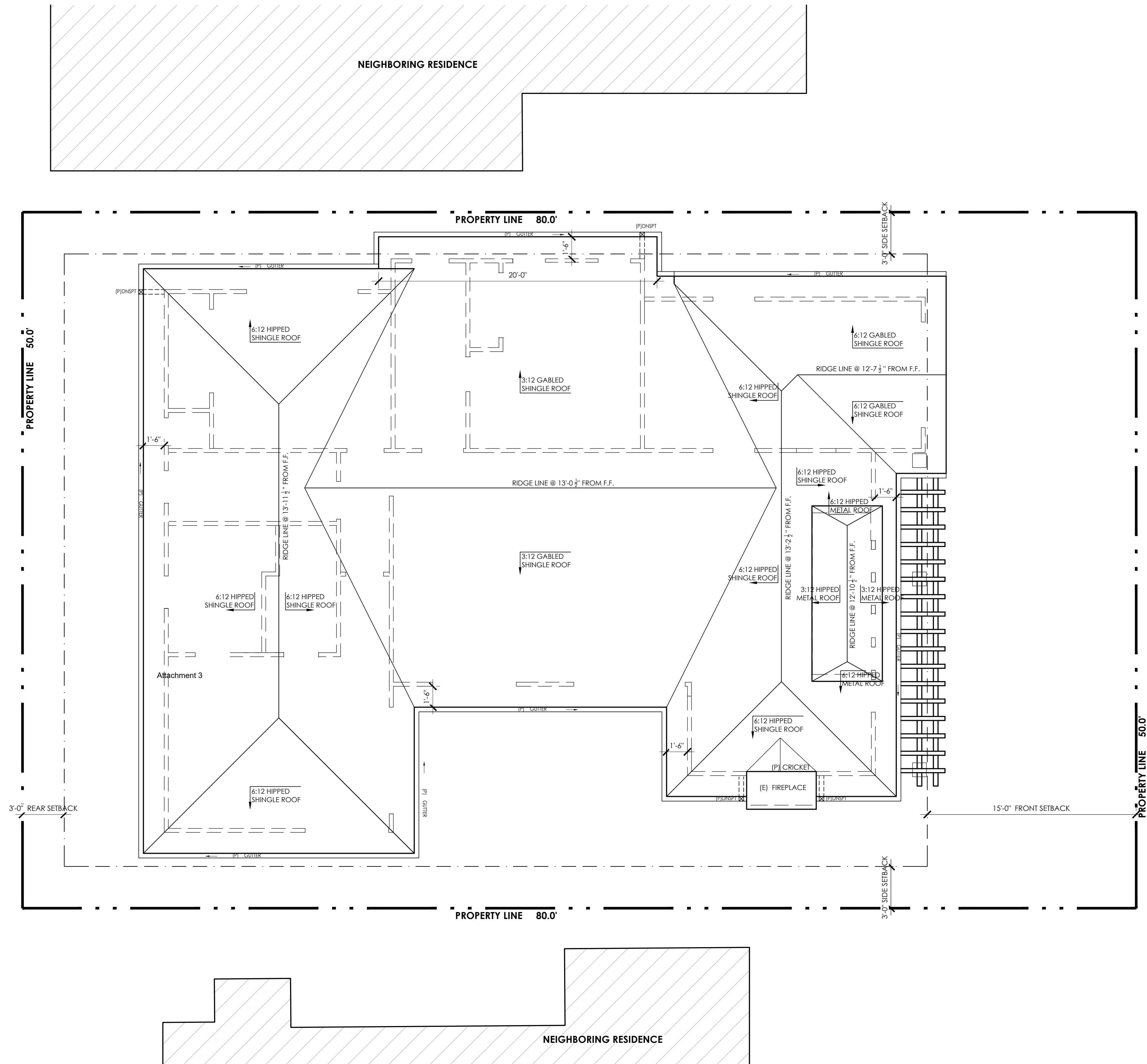


NOTE: SEE PLAN FOR ADDITIONAL DEMOLITION INFORMATION

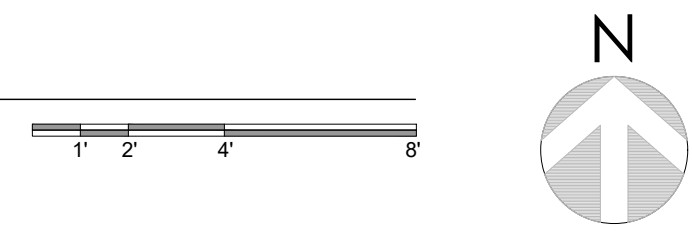
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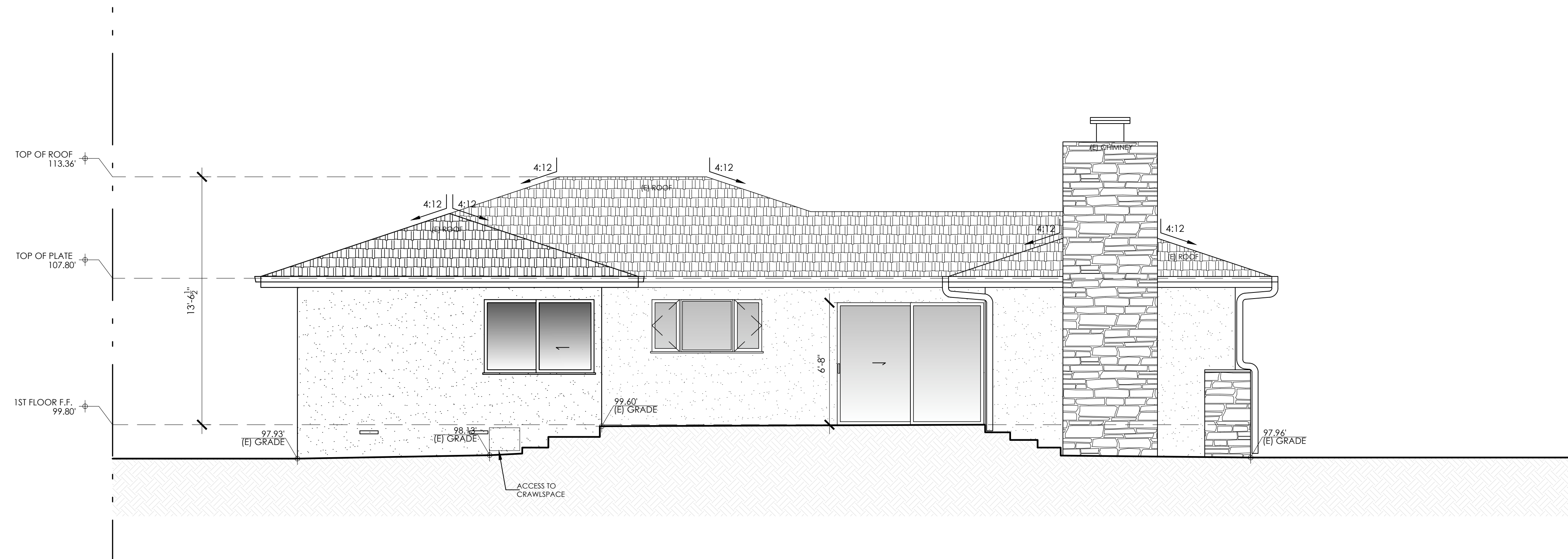
DEMOLITION ROOF PLAN
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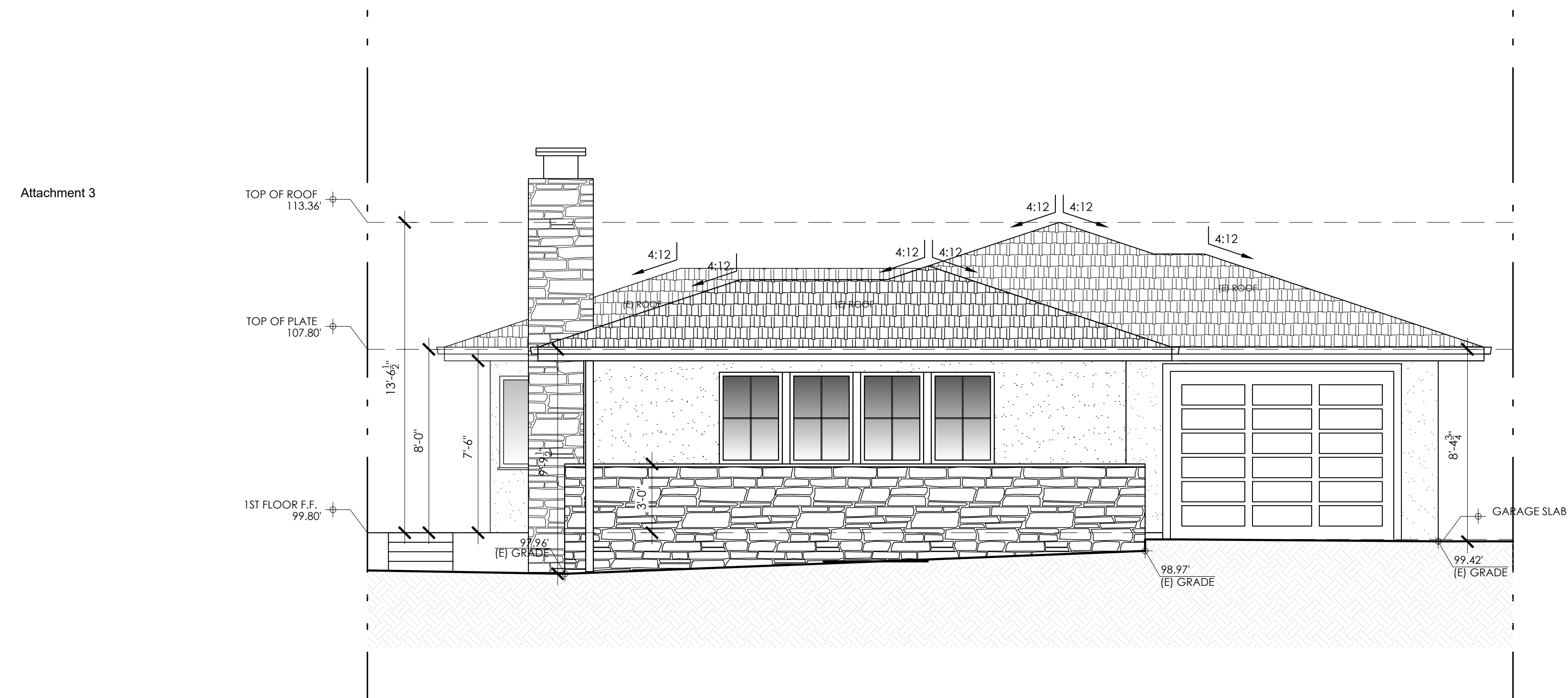


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SCALE: 1/4" = 1'-0"

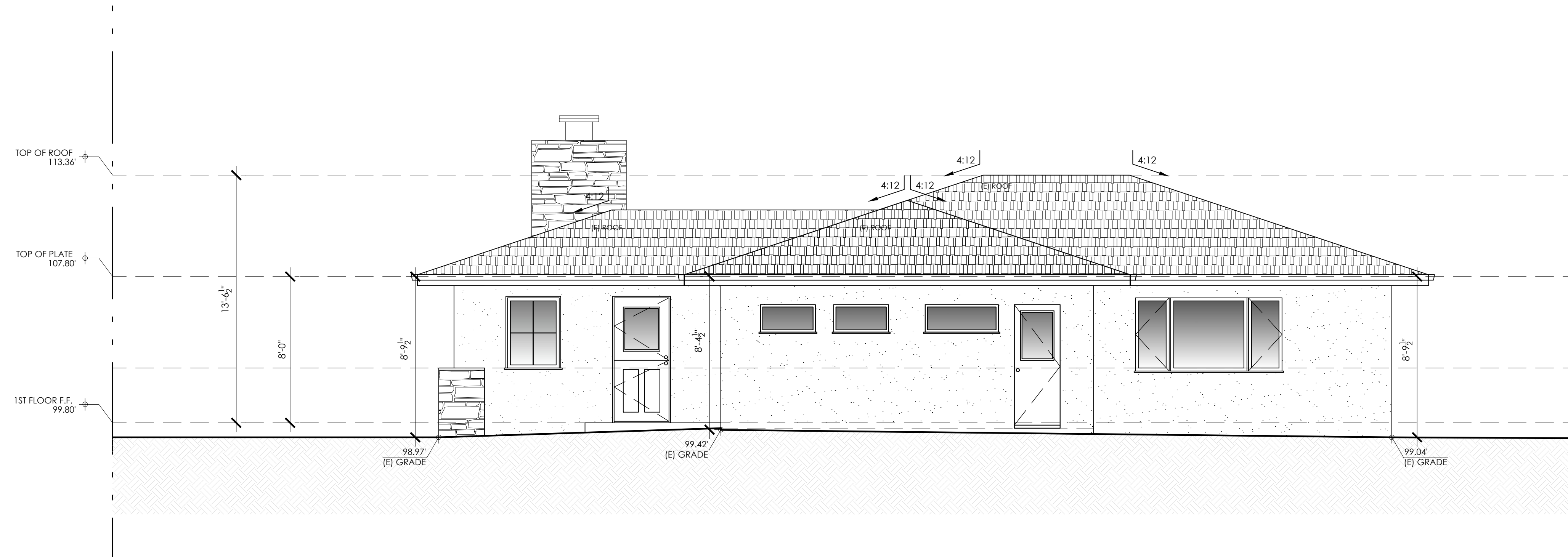




1 EXISTING SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



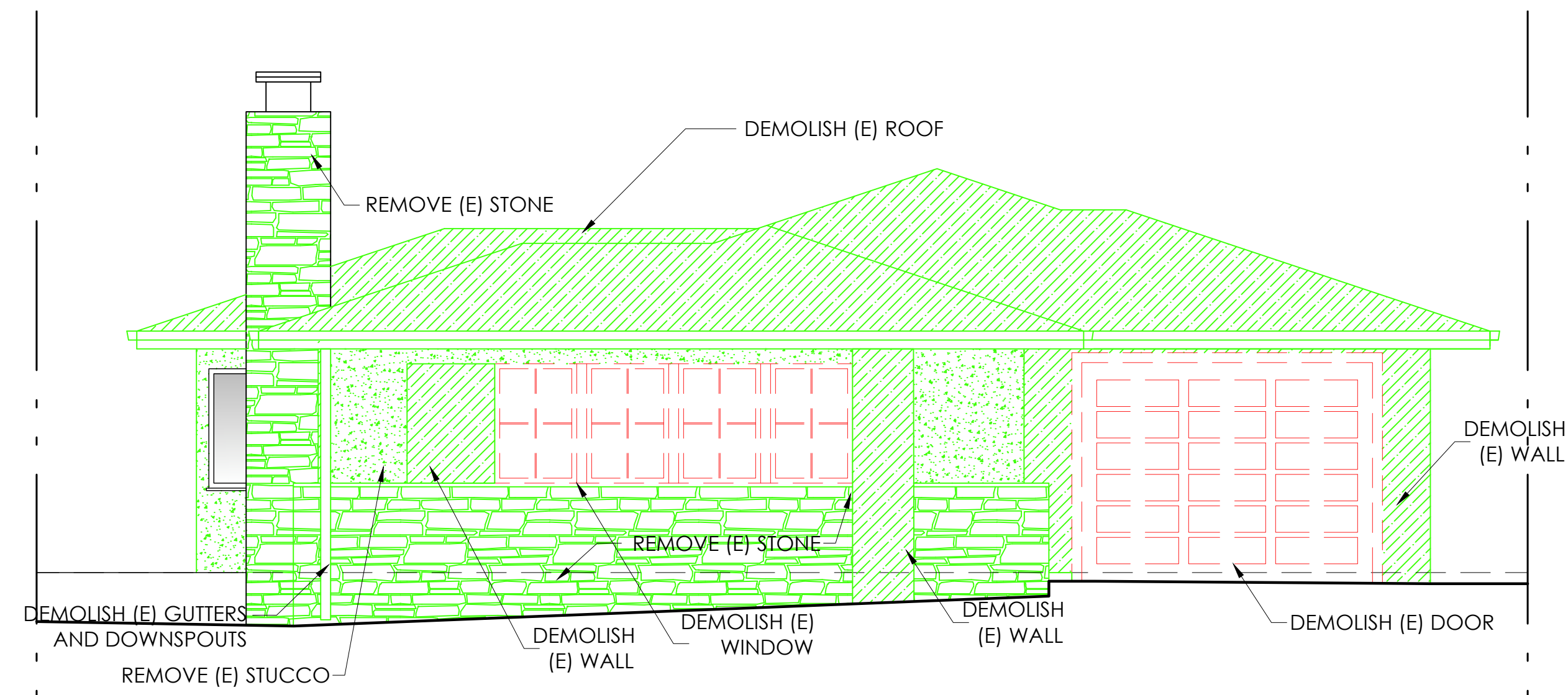
2 EXISTING EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



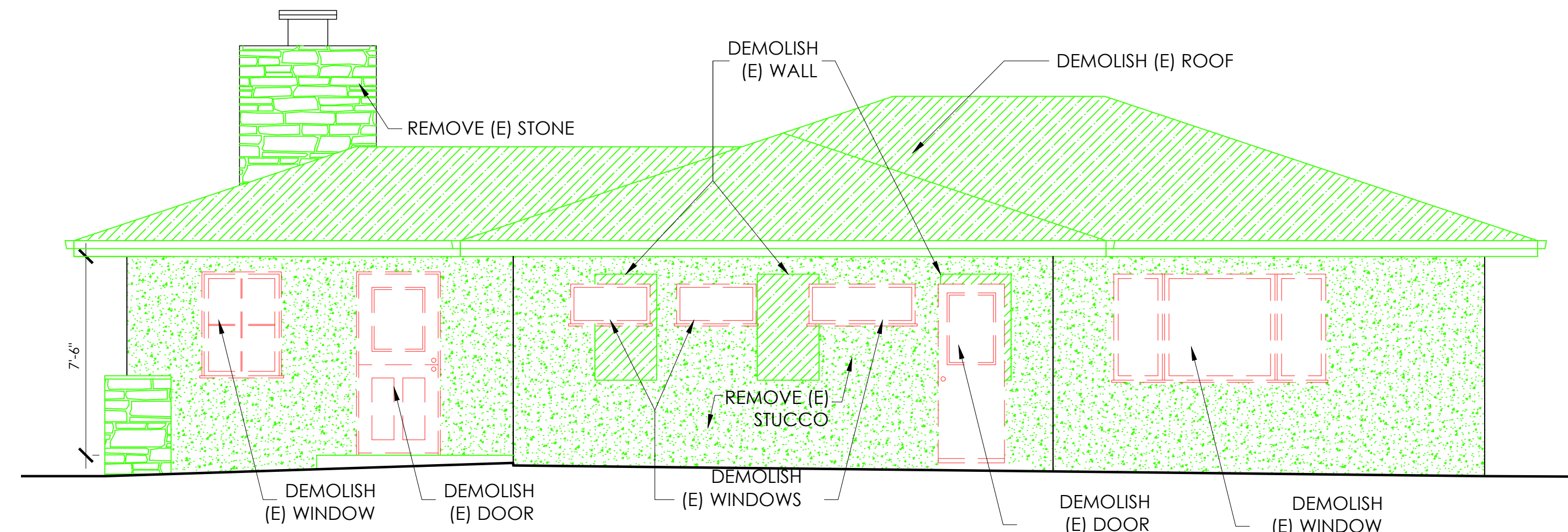
1 EXISTING NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



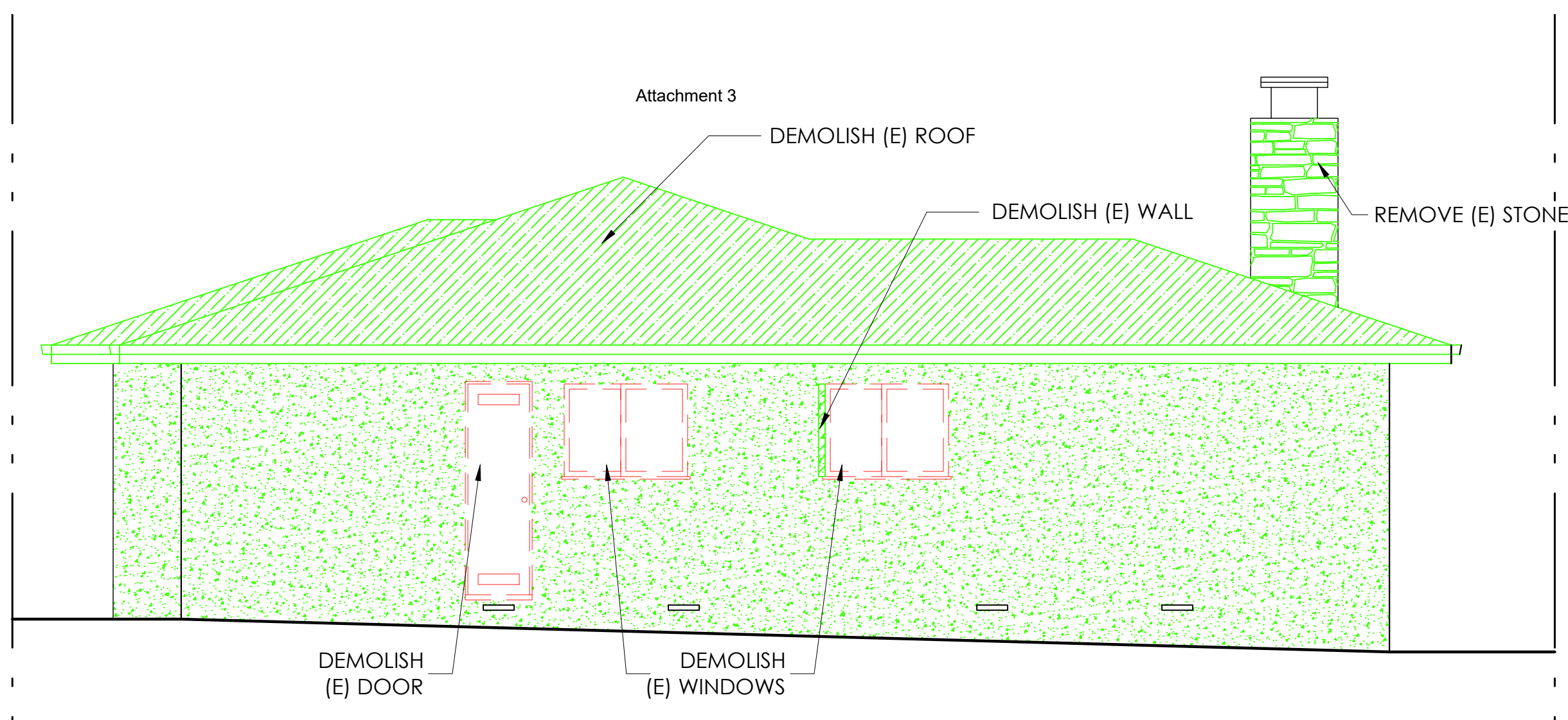
2 EXISTING WEST (BACK) ELEVATION
SCALE: 1/4" = 1'-0"



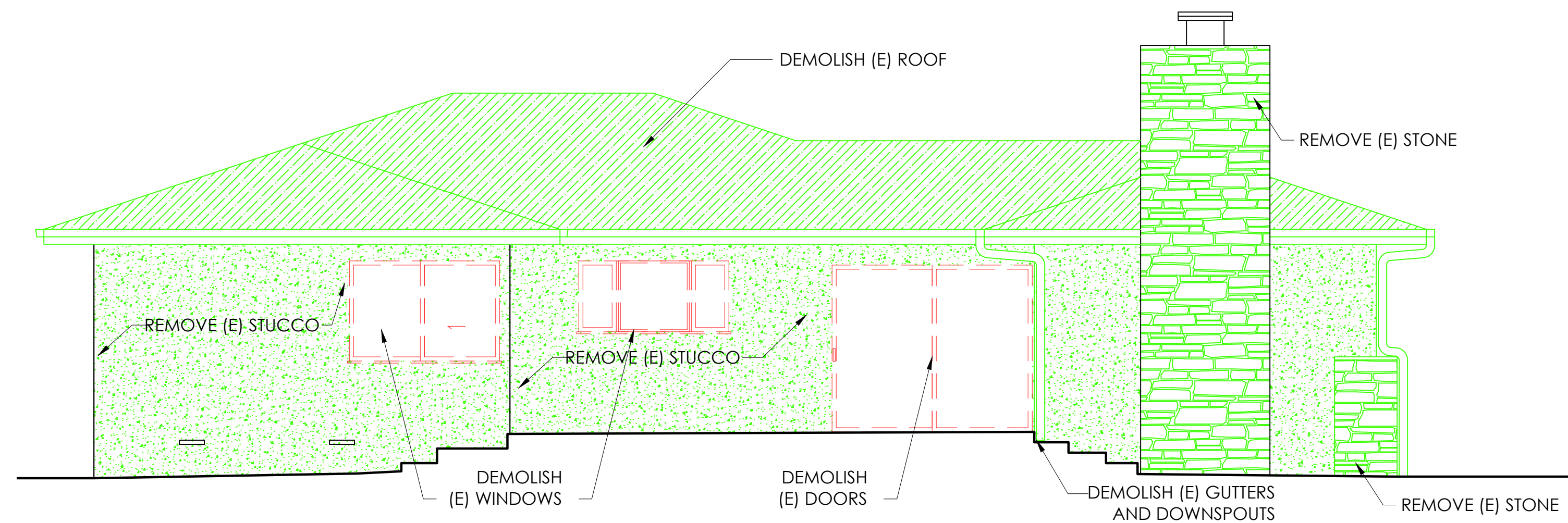
1 DEMOLITION EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



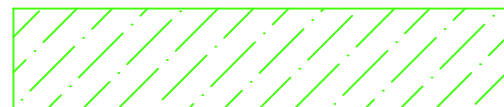
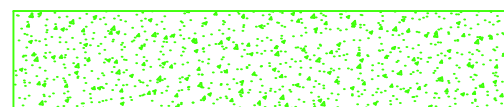
2 DEMOLITION NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



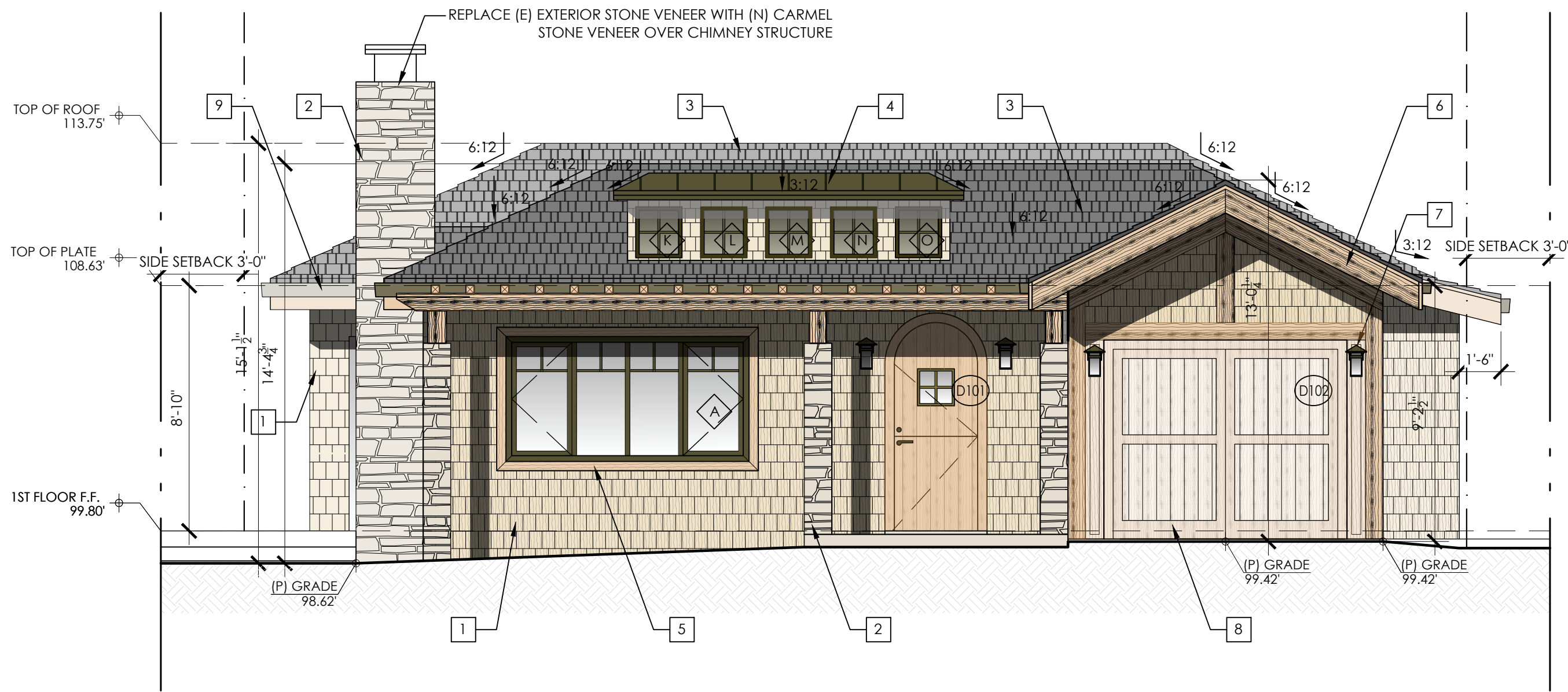
3 DEMOLITION NORTH (BACK) ELEVATION
SCALE: 1/4" = 1'-0"



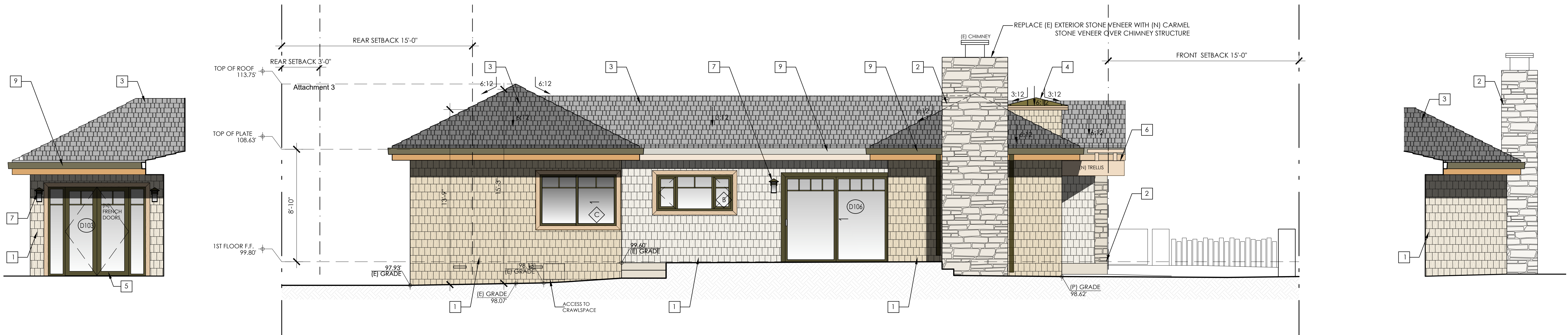
4 DEMOLITION SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

-  EXTERIOR WALL TO BE DEMOLISHED
-  EXTERIOR MATERIAL TO BE REMOVED
-  WINDOW/DOOR TO BE DEMOLISHED

KEYNOTES	
1	CEDAR SHINGLE SIDING, EASTERN WHITE 1 6" TALL COLOR: SEMI-TRANSPARENT STAIN MP SILVERSTONE
2	LIMESTONE, BUECHEL, MILL CREEK TAILORED BLEND - HONEY, REPLACE (E) STONE VENEER WITH (N) OVER (E) CHIMNEY STRUCTURE
3	SYNTHETIC SLATE TILE ROOF, BRAVA ROOF TILE, COLOR: COITAGE
4	STANDING SEAM METAL ROOF, WESTERN STATES METAL ROOFING, COLOR: MATTE BURNISHED SLATE
5	ALUMINUM-CLAD WOOD DOORS AND WINDOWS, MARVIN, COLOR: BRONZE
6	PAINTED WOOD TRIM.
7	EXTERIOR LIGHT FIXTURE, WALL-MOUNTED SCONCE, HINKLEY ESTATE SERIES HARBOR LED 14" ANCHOR BRONZE
8	WOOD GARAGE DOOR.
9	ALUMINUM GUTTERS AND DOWNSPOUTS COLOR: EMINENT BRONZE SW6412



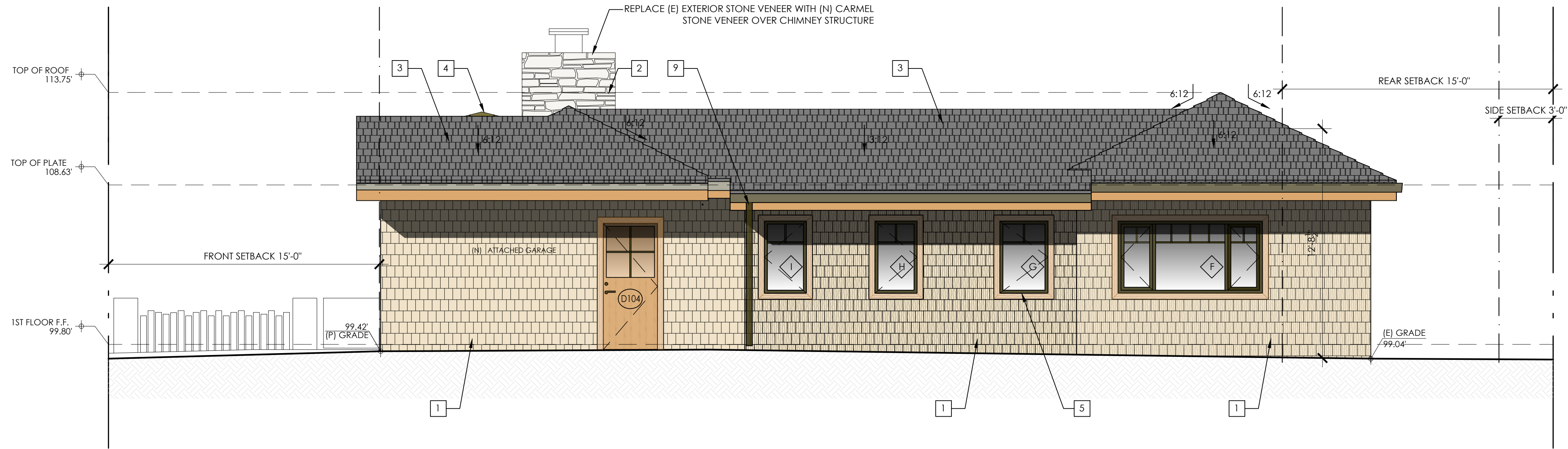
1 PROPOSED EAST (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED PATIO ELEVATION
SCALE: 1/4" = 1'-0"

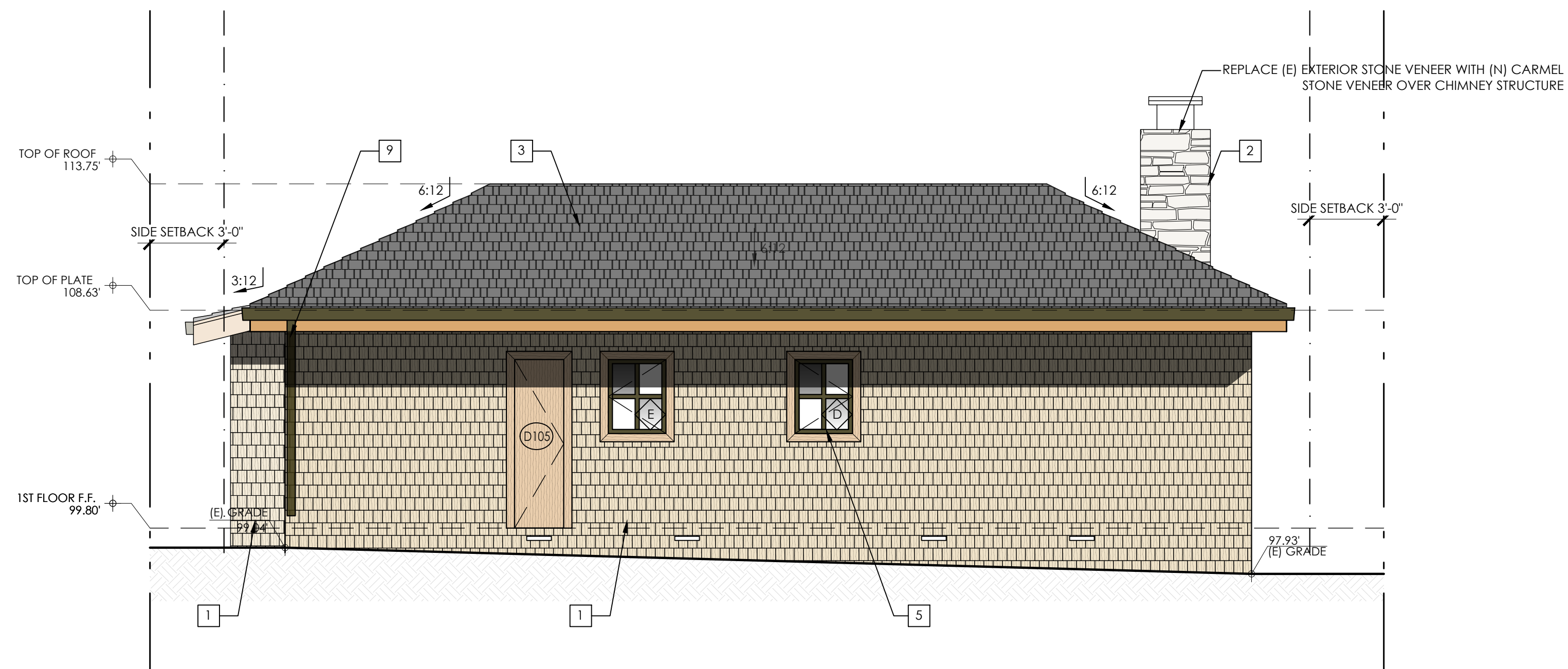
3 PROPOSED SOUTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

4 PROPOSED PATIO ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED NORTH (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

Attachment 3



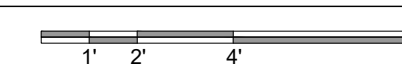
2 PROPOSED WEST (BACK) ELEVATION
SCALE: 1/4" = 1'-0"

KEYNOTES

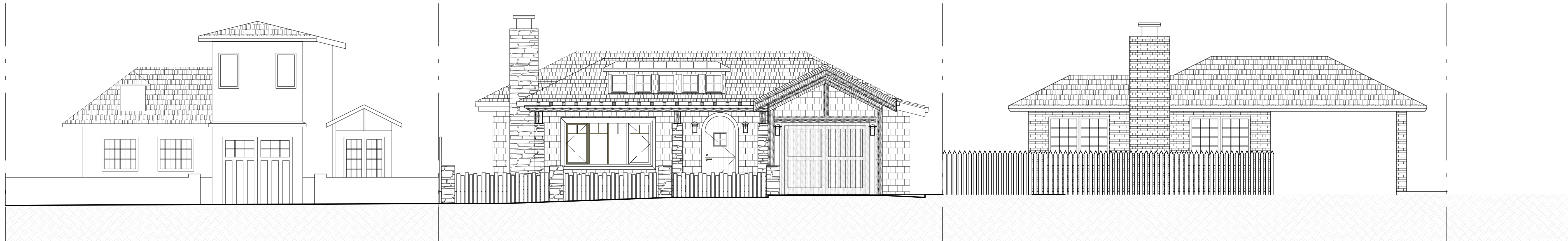
1	CEDAR SHINGLE SIDING, EASTERN WHITE 1 6" TALL COLOR: SEMI-TRANSPARENT STAIN MP SILVERSTONE
2	LIMESTONE, BUECHEL, MILL CREEK TAILORED BLEND - HONEY. REPLACE (E) STONE VENEER WITH (N) OVER (E) CHIMNEY STRUCTURE
3	SYNTHETIC SLATE TILE ROOF, BRAVA ROOF TILE. COLOR: COTTAGE
4	STANDING SEAM METAL ROOF, WESTERN STATES METAL ROOFING. COLOR: MATTE BURNISHED SLATE
5	ALUMINUM-CLAD WOOD DOORS AND WINDOWS, MARVIN. COLOR: BRONZE
6	PAINTED WOOD TRIM.
7	EXTERIOR LIGHT FIXTURE, WALL-MOUNTED SCONCE. HINKLEY ESTATE SERIES HARBOR LED 14" ANCHOR BRONZE
8	WOOD GARAGE DOOR.
9	ALUMINUM GUTTERS AND DOWNSPOUTS COLOR: EMINENT BRONZE SW6412



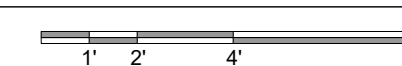
1 EXISTING STREETScape ELEVATION
SCALE: 3/8" = 1'-0"



Attachment 3



2 PROPOSED STREETScape ELEVATION
SCALE: 3/8" = 1'-0"



LAYMAN RESIDENCE - DOOR SCHEDULE						
			DOOR TYPE	THICKNESS	HAND	H.W. TYPE
EXTERIOR						
	101	3'-0" X 7'-6"	1	2"	RH	ARCHED ENTRY DOOR
	102	8'-1" X 6'-10"	10	2"	RH-LH	GARAGE DOOR
	103	5'-0" X 7'-0" + 2 (1'-4" X 7'-0") SIDE LITE	4	2"	RHLH	FRENCH DOORS
	104	3'-0" X 7'-0"	1	2"	LH	ENTRY DOOR
	105	2'-0" X 6'-10"	6	2"	LH	EXTERIOR CLOSET DOOR
	106	8'-0" X 6'-8"	3	2"	RH-LH	EXTERIOR SLIDING DOORS
INTERIOR						
	107	3'-0" X 6'-8"	9	2"	RH	BARN DOOR - LAUNDRY
	108	2'-6" X 6'-8"	6	1 3/4"	LH	INTERIOR WOOD DOOR - BEDROOM 3
	109	4'-8" X 6'-8" (DOUBLE)	6	1 3/4"	LHRH	CLOSET WOOD HINGED DOORS - BEDROOM 3
	110	2'-6" X 6'-8"	6	1 3/4"	LH	INTERIOR WOOD DOOR - BATH 1
	111	2'-8" X 6'-8"	6	1 3/4"	RH	INTERIOR WOOD DOOR - BEDROOM 1
	112	3'-0" X 7'-0"	6	1 3/4"	LH	INTERIOR WOOD DOOR - GARAGE
	113	2'-8" X 7'-0"	6	1 3/4"	LH	INTERIOR WOOD DOOR - BATH 2
	114	2'-6" X 7'-0"	6	1 3/4"	LH	INTERIOR WOOD DOOR - W.I.C.
	115	2'-8" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR - BEDROOM 2
	116	6'-0" X 6'-8" (DOUBLE)	6	1 3/4"	LHRH	CLOSET WOOD SLIDING DOORS - BEDROOM 2
	DOOR TYPE LEGEND					HARDWARE TYPE LEGEND
	TYPE 1	ENTRY DOOR. 1/2 LITE WOOD WOOD				TYPE 1: --.
	TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD				
	TYPE 3	EXTERIOR SLIDING DOORS.WOOD.				TYPE 2: --.
	TYPE 4	FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. WOOD.				TYPE 3: --.
	TYPE 5	FRENCH DOORS. FULL LITE GLASS. WOOD.				
	TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED				
	TYPE 7	POCKET DOOR, MDF, PRIMED				
	TYPE 8	GLASS INTERIOR DOOR				
	TYPE 9	INTERIOR BARN DOOR				
	TYPE 10	GARAGE DOOR				
	TYPE 11	INTERIOR SLIDING DOORS				
						ADDITIONAL NOTES:

1

PROPOSED DOOR SCHEDULE

N.T.S.

Attachment 3

LAYMAN RESIDENCE - WINDOW SCHEDULE						
REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
	A	8'-9" x 4'-6"		ALUMINUM-CLAD WOOD	CSMT/FIXED/CSMT	DUAL GLAZED
	B	6'-0" x 2'-10"		ALUMINUM-CLAD WOOD	CSMT/FIXED/CSMT	DUAL GLAZED
	C	6'-0" x 4'-0"		ALUMINUM-CLAD WOOD	SLIDING	DUAL GLAZED
	D	2'-4" x 3'-0"		ALUMINUM-CLAD WOOD	CSMT	DUAL GLAZED
	E	2'-4" x 3'-0"		ALUMINUM-CLAD WOOD	CSMT	DUAL GLAZED
	F	8'-0" x 4'-0"		ALUMINUM-CLAD WOOD	CSMT/FIXED/CSMT	DUAL GLAZED
	G	2'-8" x 4'-0"		ALUMINUM-CLAD WOOD	CSMT	DUAL GLAZED
	H	2'-4" x 4'-0"		ALUMINUM-CLAD WOOD	CSMT	DUAL GLAZED
	I	2'-4" x 4'-0"		ALUMINUM-CLAD WOOD	CSMT	DUAL GLAZED
	J	NOT USED		ALUMINUM-CLAD WOOD		
	K	1'-8" x 1'-10"		ALUMINUM-CLAD WOOD	FIXED	DUAL GLAZED - DORMER
	L	1'-8" x 1'-10"		ALUMINUM-CLAD WOOD	FIXED	DUAL GLAZED - DORMER
	M	1'-8" x 1'-10"		ALUMINUM-CLAD WOOD	FIXED	DUAL GLAZED - DORMER
	N	1'-8" x 1'-10"		ALUMINUM-CLAD WOOD	FIXED	DUAL GLAZED - DORMER
	O	1'-8" x 1'-10"		ALUMINUM-CLAD WOOD	FIXED	DUAL GLAZED - DORMER

2

PROPOSED WINDOW SCHEDULE

N.T.S.



1 Limestone
BUECHEL, MILL CREEK TAILORED BLEND - HONEY.
EXTERIOR VENEER FOR EXISTING FIREPLACE AND NEW STONE FENCE COLUMNS



2 CEDAR SIDING
MP SILVERSTONE



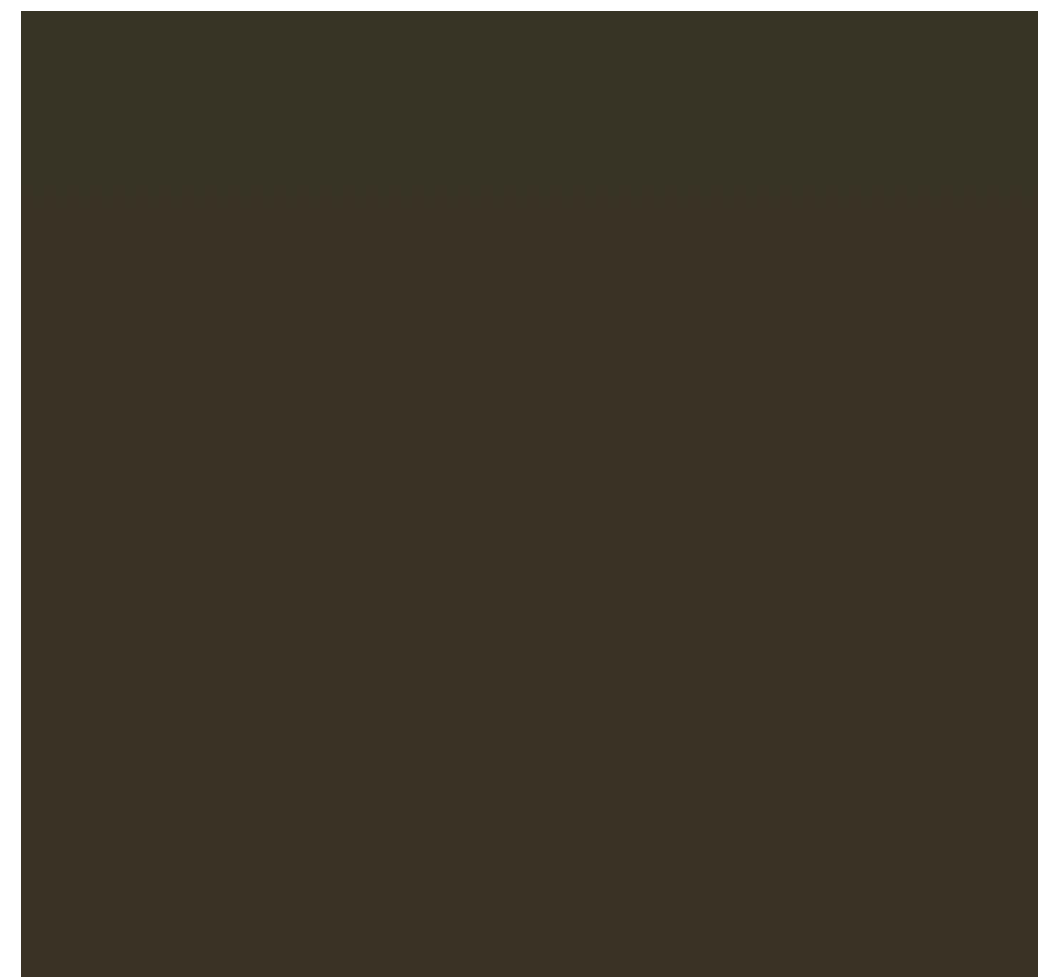
3 SYNTHETIC SLATE TILE ROOF
BRAVA ROOF TILE. COLOR COTTAGE



4 LIGHTING FIXTURE
HINKLEY - ESTATE SERIES HARBOR LED 14"ANCHOR BRONZE OUTDOOR WALL MOUNT



5 DOORS AND WINDOWS
ENERGY-EFFICIENT SIMULATED DIVIDED LITE WINDOWS



6 METAL ROOF
BURNISHED SLATE



7 DRIVEWAY CONCRETE PAVERS
TECHO-BLOC PAVER PURE - CHAMPLAIN GREY



8 FRONT PORCH, STEPPING STONES, PATIO, STEPS, AND OUTDOOR SHOWER STONE PAVERS
DURANGO 24" X24" TUMBLED TRAVERTINE PAVER - SQUARE EDGE



1 SOUTHEAST VIEW



2 NORTHEAST VIEW



3 NORTHWEST VIEW



4 SOUTHWEST VIEW



5 FRONT VIEW



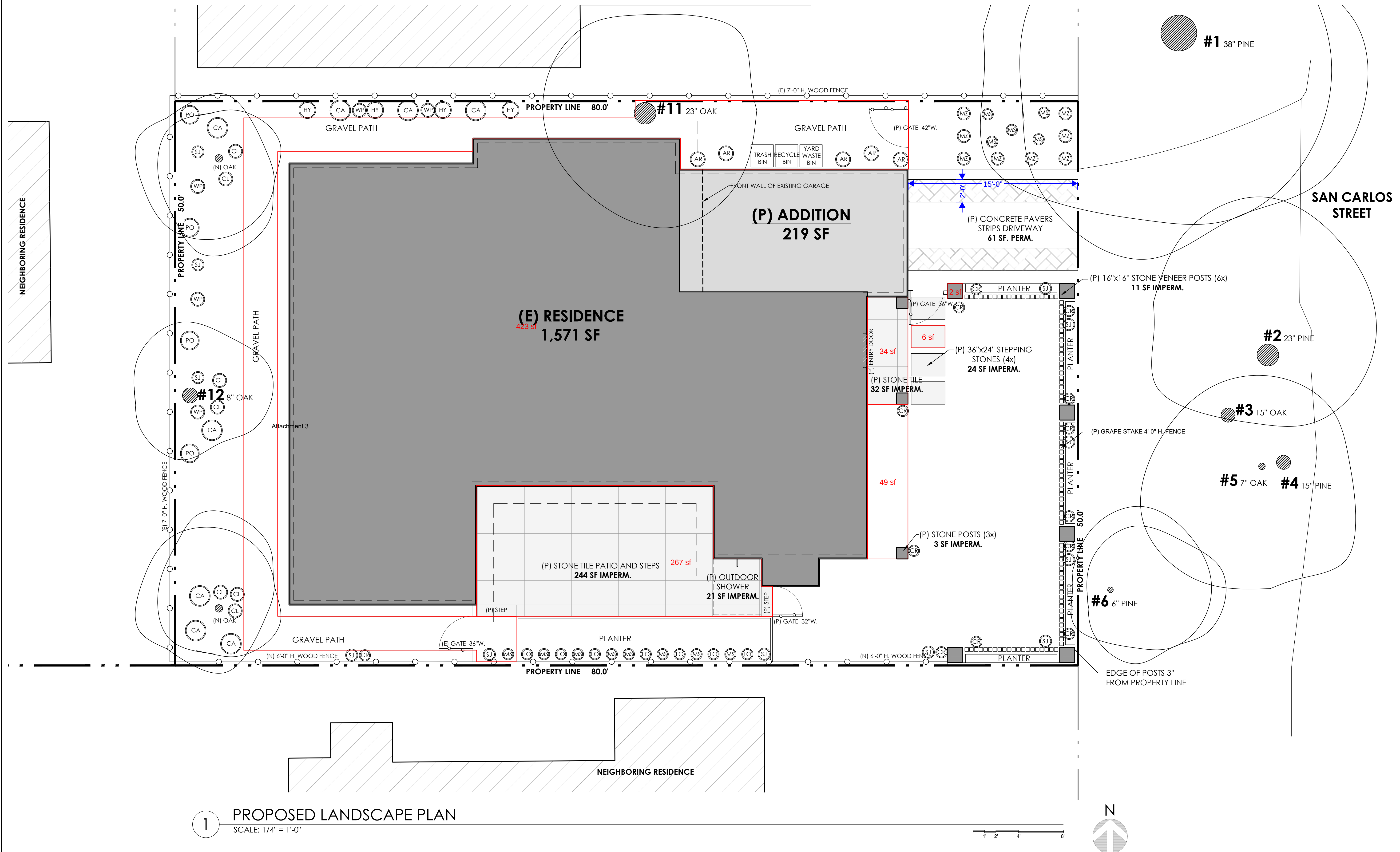
6 TOP VIEW

1. ALL PLANTS WILL HAVE DRIP IRRIGATION, MOSTLY WITH A SPECTRUM 360° ADJUSTABLE SPRAY NOZZLE. IRRIGATION SYSTEM WILL HAVE 4 STATIONS.
2. WATER USAGE IS MINIMAL AT TWICE A WEEK FOR 10 MINUTES, ONCE A DAY.

1. ALL PLANTS TO BE PLANTED IN A GOPHER BASKET AND ENRICHED WITH 50% NUTRIENT RICH SOIL.
2. ALL PLANTS WILL HAVE CUSTOM DRIP IRRIGATION.
3. ALL PLANTS EITHER CA NATIVE OR DROUGHT TOLERANT.
4. TOP DRESSING OF SMALL REDWOOD BARK IS RECOMMENDED.

MZ	1.	MANZANILLA EMERALD CARPET - x 7,1 GALLON
LO	2.	LOMANDRA BREEZE x 4,5 GALLON
MS	3.	SALVIA LEUCANTHA "MEXIGAN SAGE" x 4,5 GALLON
WP	4.	LINGUSTRUM "WAXLEAF PRIVET" x 8,15 GALLON
AR	5.	ARMERIA "SEA THRIFT" x 13,1 GALLON

6. CAMPANULA PORSCH - x 14,1 GALLON
7. HYDRANGEA "BLUSHING BRIDE" x 12,5 GALLON
8. STAR JASMINE x 6,5 GALLON
9. CLIMBING ROSE



LAYMAN RESIDENCE
SAN CARLOS STREET 5 S/W 13TH AVENUE
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED LANDSCAPE PLAN

9/21/2023

$$/4'' = 1'-0''$$

1

Harbor 120V Outdoor Wall Light

ITEM NUMBER

HIN51878



BRAND

Hinkley Lighting

DESCRIPTION

The Harbor Outdoor Wall Light offers an updated nautical feel, with a style inspired by the clean, strong lines of a welcoming lighthouse. Available in Titanium with Etched Seedy Glass, Satin Black with Etched Seedy Glass, or Anchor Bronze with Amber Etched Seedy Glass. Note: LED option is Title 24 Compliant.



Shown in: Anchor Bronze / Etched Amber Seedy

SHADE COLOR	Etched Amber Seedy
BODY FINISH	Anchor Bronze
WATTAGE	42W
DIMMER	Standard 120V
DIMENSIONS	7"W x 10.5"H x 7.75"D
BULB NOT INCLUDED	
LAMP	1 x A19/Medium (E26)/42W/120V Incandescent 1 x A19/Medium (E26)/120V LED
ITEM NUMBER	HIN51878



COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE







CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

October 11, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Evan Kort, Associate Planner

APPROVED BY: Brandon Swanson, Community Planning & Building Director

SUBJECT: **DS 23-148 (DGB Investment, Inc.):** Consideration of a Concept Design Study for a 739-square-foot net addition to an existing one-story residence, including the addition of a new 868-square-foot second story located at Mission Street 3 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District. APN: 010-162-028-000.

Application: DS 23-148 (DGB Investment, INC)

APN: 010-162-028

Block: 142

Lot: 23

Location: Mission St. 3 NW of Santa Lucia

Applicant: KC Cullen, Architect

Property Owner: DBG Investment, Inc.

Executive Summary:

The applicant is requesting approval of a Concept Design Study for an addition to a one-story single family residence. The major alterations to be considered for the concept hearing are multiple small additions to the ground floor totaling 512 square feet, and a new 432 square foot second story addition toward the rear of the residence. 255 square feet of existing floor area (from accessory structures) is also proposed to be removed as part of the project.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for a 739-square-foot net addition to an existing one-story residence, including the addition of a new 868-square-foot second story located at Mission Street 3 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District. APN: 010-162-028-000.

Background and Project Description:

The project site is a 7,500 square-foot lot developed with a 1,666 square-foot one story residence. The existing site also includes a 200 square foot detached garage, 55 square foot laundry shed, and 150 square foot garden shed.

The existing one story residence is finished primarily finished with board and batten siding with a combination of gabled and hipped composition shingle roof forms. The applicant is proposing to demolish 18% of the existing exterior building walls to accommodate additions and a new second floor to the structure. The ground floor of the building is proposed to be expanded by 512 square feet and a new 432 square foot second story addition is also proposed. The building is also proposed to maintain the board and batten finish on the ground floor and is proposed to be finished with cedar lap siding on the new second floor. The existing aluminum windows are proposed to be replaced with wood windows throughout (some new locations; some existing locations to remain), with a composition shingle roof to match the existing roof. While staff has a general understanding of the proposed finish materials as some materials are called out on the elevations, specific details have not been provided. Material details have been requested ahead of the Final Details Hearing (refer to Attachment 1, Condition of Approval #3).

The primary purpose of this conceptual review meeting is to review and consider the site planning, privacy and views, and mass and scale related to the project. However, the Commission may provide input on other aspects of the design (such as materials and finishes, landscaping, lighting, etc). Staff will use direction from this concept review to work with the applicant on a final design that will ultimately be brought back to the Planning Commission for consideration and decision which will include the consideration of a Coastal Development Permit.

Staff Analysis:

Forest Character: Residential Design Guidelines 1.1 through 1.4 encourages preserving significant trees and minimizing impacts on established trees; protecting the root systems of all trees to be preserved; and, maintaining a forested image on the site.

The site contains 22 trees total, 12 of which are significant. Based on the existing trees on-site and existing tree canopy, additional trees are not proposed to be planted on-site (the recommended tree density based on the lot size is 5 upper canopy trees and 4 lower canopy trees).

As a result of the proposed development, two non-significant tree may be impacted as a result of the proposed project (trees #15 and #22). In assessing the story poles, it appears that a number of limbs of these trees have already been cut (without the benefit of a pruning permit), likely as a result of the story pole installation (verified by the city forester). Staff has included Condition of Approval #2 requiring submittal and approval of retroactive pruning permit for the limbs that have been cut. Additionally a tree removal permit may be applied for the subject non-significant tree as staff questions the feasibility of construction to the proximity of the proposed addition to the subject trees (the pruning/removal permit may be applied for on the same application).

Additionally, Finding #7 for Concept acceptance states, The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of 6 feet from significant trees. For all 12 significant trees, all new construction of building walls is setback a minimum of 6 feet from each building. Some new elevated deck areas (height varies, approximately 5' above grade max) are proposed to be located closer than 6' to the trees, however, the finding is only applicable to buildings and not decks. The city forester has reviewed the plans and has indicated the decks will likely not impact the trees due to the proximity of the existing building to the trees and the proposed location of the deck.

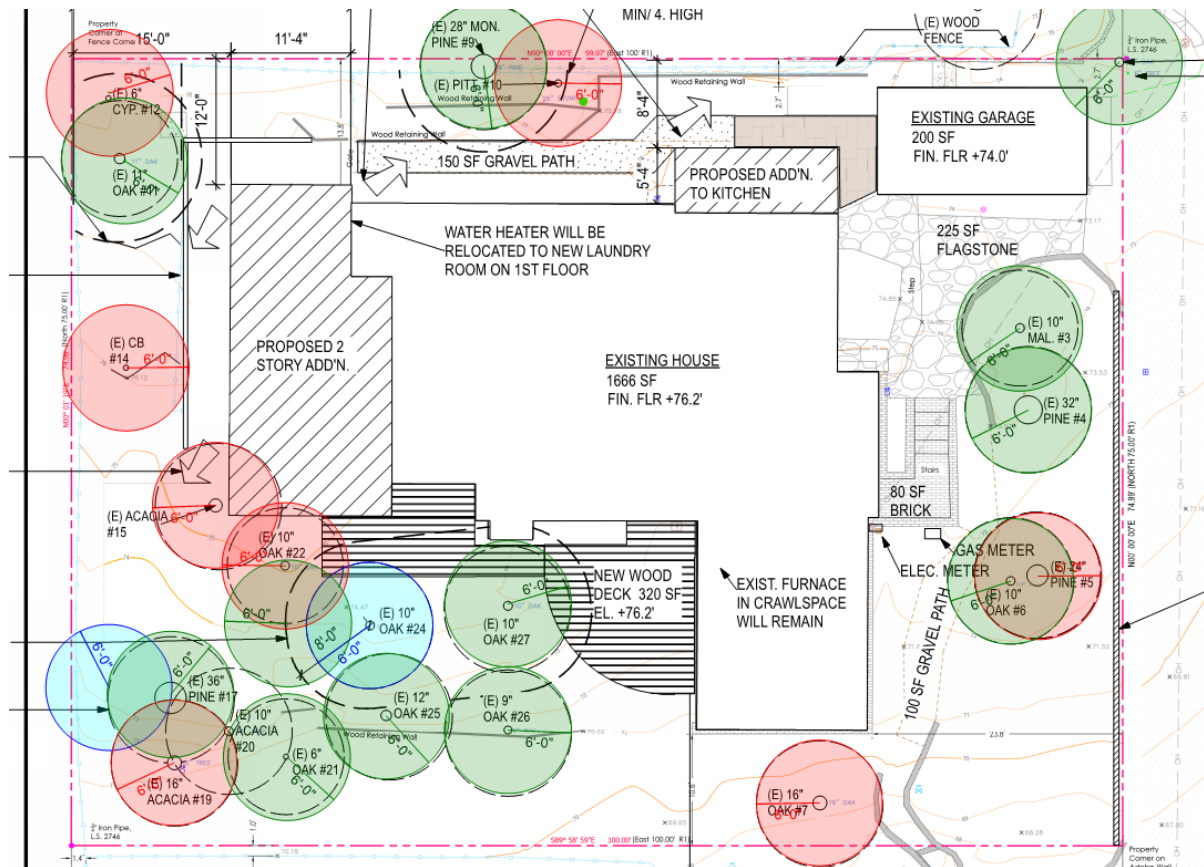


Figure 1. Proposed Site Plan. Significant Trees in Green; Moderately Significant Trees in Blue; Non-Significant Trees in Red.

The standard tree protection measures have also been included as Conditions of Approval. As conditioned the project complies with the Residential Design Guidelines for Forest Character and meets Concept Phase Approval Findings #2, and #7 pertaining to the protection and enhancement of the urbanized forest (CMC 17.64.080).

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourages designs that preserve reasonable privacy for adjacent properties and maintain view opportunities to natural features. Concept Design Study Finding #5 states, “The project is consistent with the City’s objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.”

At the time of writing this report, staff has not received any correspondence from any neighbors regarding privacy or view concerns (or otherwise). Additionally, it is staff’s understanding that the property owner has engaged with neighbors regarding the project and as a result of the conversations, the applicant has made some design modifications to the plans to alleviate concerns of neighboring property owners. For example, the height of the new upper floor has been lowered by 10” from the initial proposal and a small 2nd floor wood balcony that was previously proposed has been eliminated from the proposal.

The new windows throughout the ground floor are substantially similar to the configuration of the existing windows and therefore there would be no adverse privacy impact. The new second story windows feature a larger window on the south elevation, however, this window is screened by a grove of trees in the south west corner of the lot as well as a 31’ setback to the southern property line, minimizing any potential privacy impact to the adjacent neighbor. Four windows are proposed for both the east (front) and west (rear) elevation of the new second story. The east elevation does not present any privacy impacts due to the

location of the addition at the rear of the lot and the windows facing out over the roof of the residence. The west facing windows may present some indirect views of the neighbors to the west, however, those views are likely filtered and obscured by the existing tree canopy and distance between structures (15' to property line; approximately 54' structure-to-structure).

As proposed, the project complies with the Residential Design Guidelines pertaining to privacy and views and meets Concept Phase Approval Findings #5 pertaining to maintaining a reasonable privacy to adjoining sites (CMC 17.64.080).

Mass/Bulk and Building/Roof Form: Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to *"limit the number of subordinate attachments, such as dormers, to avoid cluttered design."*

In plan, the existing building is an L-shaped form that is proposed to remain and be extended. A small addition is proposed for the northeast corner, as well as a larger two story addition at the rear, however, the building is proposed to maintain the same general form as is existing.

The new second story is proposed to project only 4'1" above the peak of the existing ridge as viewed from the street and maintains a height of 19' above grade measured at the most restrictive point (24' allowed) with 17'6" plate height (18' allowed). For reference, the maximum height of a one-story building is 18' tall. As assessed by the story poles, the proposed new second story is nearly entirely screened from the right-of-way by the first story element with only peaks of the new rear addition visible at a few points from the street.

The one story element is proposed to maintain the existing roof form except in the area of the new ground floor addition where a new gabled element is proposed to match the existing roof pitch (4:12). The new second story element is proposed to be shallowly pitched at 2:12 which is typically discouraged by the Design Guidelines, however, in staff's opinion, while a slight deviation from the design guidelines the lower pitch roof actually achieves better conformance with the overall design guidelines (refer to Table 1, below). In summary, while a roof with more pitch is typically preferred, increasing the pitch adds unnecessary height, mass, and volume to the residence and would make the second story more visible from the right-of-way when presently it is nearly entirely screened by the one-story form giving the proposed structure a one-story appearance from the street.

Table 1: Design Guideline Matrix for Shallow Roof Pitches			
Design Guideline Conflict	Analysis	Design Guideline Support	Analysis - Subject Project
		The wider the area a roof must	The subject project complies with this design guideline as the subject roof area is parallel to the street. If the pitch were increased, more roof area would be visible. The purpose of this

In general, moderately pitched roofs (4:12 to 6:12) are preferred. (D.G 8.4)	The preferred roof pitch is between 4:12 and 6:12. Exceptions to this would need to comply with the provision below.	span, the shallower the pitch should be to avoid excess height or flat roofed elements. (D.G 8.4)	design guideline is to keep roof forms in scale with the building. If too much roof were visible, the roof may appear out of scale with the structure based on the orientation. The proposed roof is still reasonably pitched with a traditional gabled roof form and is not a flat roofed element.
Shallow to moderately pitched roofs are appropriate on one story buildings. More steeply pitched roofs with low plate lines can be used on two story buildings. (D.G 8.4)	One story buildings may have roof pitches below 4:12. Two story buildings may have pitches greater than 6:12 if low plate lines are used.	Locating some floor area below grade or reducing roof pitch are appropriate ways to reduce building height and mass. (D.G. 7.7)	Lowering the roof pitch reduces the mass of the building. While the roof pitch could be increased as the building is well below the maximum height, increasing the pitch would only increase the building height and volume, all of which is discouraged by the Design Guidelines.
		Presenting a one-story height to the street is encouraged. (D.G. 7.7)	The proposed structure is only 1 foot above the maximum height of a one story structure. Increasing the height would (described above) would bring the project further out of compliance with this Design Guideline.
		Avoid using tall volume spaces	While increasing the roof pitch to a moderate pitch

		(e.g. high ceilings or steep pitches across wide spans) that increase the visual bulk of a building above grade. (D.G. 7.2)	would not be considered “steep” as suggested by this design guideline, the visual bulk compared to the proposed condition would be increased.
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If the Commission finds that that the shallow roof pitch is a significant deviation from the Design Guidelines, but is still supportive of the inclusion, the Commission may direct staff to return with findings pursuant to CMC 17.58.060.D, Findings Required for Approval of Deviations from Design Guidelines. Alternatively, if the Commission is not supportive of the roof pitch, the Commission should provide direction in their motion.

As proposed, the project complies with the Residential Design Guidelines pertaining to privacy and views and meets Concept Phase Approval Findings #3 and #4 pertaining to building form and mass and bulk (CMC 17.64.080).

Other Project Components:

Staff recommends that acceptance of a Concept Design Study be found to be “not a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachment 1 - Resolution

Attachment 2 - Project Data Table

Attachment 3 - Project Plans

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

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A
CONCEPT DESIGN STUDY FOR A 739-SQUARE-FOOT NET ADDITION TO AN EXISTING ONE-STORY
RESIDENCE, INCLUDING THE ADDITION OF A NEW 868-SQUARE-FOOT SECOND STORY LOCATED AT
MISSION STREET 2 NORTHWEST OF SANTA LUCIA AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1)
DISTRICT. APN: 010-162-028-000**

WHEREAS, on May 22, 2023, KC Cullen (“Applicant”) submitted an application on behalf of DBG Investment, Inc. (“Owner”) requesting approval of Track 2 Design Study application DS 23-148 (DBG Investment, Inc.) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 7,500-square-foot lot located at Mission Street 3 northwest of Santa Lucia in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the applicant is requesting approval of a Concept Design Study for an addition to a one-story single family residence. The major alterations to be considered for the concept hearing are multiple small additions to the ground floor totaling 512 square feet, and a new 432 square foot second story addition toward the rear of the residence; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), the construction of new dwellings, rebuilds, and substantial alterations requires approval of a Residential Track Two Design Study by the Planning Commission; and

WHEREAS, CMC 17.58.040.B.2 requires a approval of a Final Design Study following acceptance of a Design Concept Review; and

WHEREAS, a Coastal Development Permit is required for the project in accordance with CMC 17.52.090 and will be considered at the Final Details hearing; and

WHEREAS, on September 29, 2023, a notice of the public hearing scheduled for October 11, 2023, 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 October 1, 2023, 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 October 1, 2023, 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 October 11, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the combined concept and final design study, including, without

limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

WHEREAS, acceptance of a Concept Design Study is “not a project” pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **Concept Design Study**:

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE		
For each of the required design study findings listed below, staff has indicated whether the concept plans submitted or as recommended to be 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.A – Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City’s design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project’s use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	

3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study for a 739-square-foot net addition to an existing one-story residence, including the addition of a new 868-square-foot second story located at Mission Street 2 northwest of Santa Lucia Avenue in the Single-Family Residential (R-1) District. APN: 010-162-028-000, subject to the draft conditions/recommendations listed below:

CONCEPT CONDITIONS OF APPROVAL		
No.		
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 Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study.	✓
2.	Tree Pruning/Removal Permit. Prior to scheduling for Final Details Review, the applicant shall submit a Retroactive Tree Pruning Permit Application to be reviewed and approved by the Forestry Department or Forest and Beach Commission, as appropriate, for trees #15 & #22, and adhere to any conditions or recommendations regarding corrective action regarding the pruning. Additionally, the applicant may apply (on the same application) to remove said trees. Should the Tree removal permit be not approved, the applicant shall prepare a revised design that does not require the pruning or removal of the subject branches or further impacts to the trees.	✓

3.	Material Cut Sheets. Prior to scheduling for final details review, the applicant shall provide material cut sheets of all exterior materials, including but not limited to driveway pavers, paint colors, building stonework, exterior wall siding, roof materials, etc.	✓
4.	Landscape Plan. Prior to scheduling for final details review, a landscape plan shall be submitted that includes the information listed on the Track 2 submittal checklist published by the Community Planning and Building Department (CMC 17.34.040).	✓

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of October 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 7,500 SQUARE-FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	1,735 SF	1,793 SF
Site Coverage	396 SF/556 SF	985 SF*	691 SF*
Trees (Upper/Lower)	7/5	22	22
Ridge Height (1 st /2 nd)	18'/24'	17'6"	17'6"/19'
Plate Height (1 st /2 nd)	12'/18'	11'3"/14'2"	11'3"/14'2"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	23'8"	23'8"
Composite Side Yard	18.75' (25%)	24.4'	24.4'
Minimum Side Yard	3'	10.6'	10.6'
Rear	15'/3'***	26'4"	15'

* See Condition of Approval #35.

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



3
A0.1 VIEW FROM SOUTHEAST
PARCEL #010-162-028-000



PROJECT DATA

ADDRESS 0 MISSION 2 NW OF SANTA LUCIA
A.P.N. 010-162-028-000
ZONING R-1
OCC. GROUP R-3
CONSTRUCTION TYPE V-B

LOT SIZE 75' X 100'
LOT AREA 7500 SF

EXISTING HOUSE 1666 SQUARE FEET
EXIST. GARAGE 200 SQUARE FEET
EXIST. LAUNDRY SHED 55 SQUARE FEET
EXIST. GARDEN STRUCTURE 150 SQUARE FEET
EXISTING GROSS FLOOR AREA 2071 SQUARE FEET

EXISTING HOUSE 1666 SQUARE FEET
EXIST. GARAGE 200 SQUARE FEET
KITCHEN ADDITION 100 SQUARE FEET
REAR 1ST FLOOR ADD'N. 412 SQUARE FEET
REAR 2ND FLOOR ADD'N. 432 SQUARE FEET
PROPOSED FLOOR AREA 2810 SQUARE FEET

ALLOWABLE BASE FLR. AREA 2850 SQUARE FEET
.38 X 7500

EXISTING IMPERVIOUS COV. 305 SQUARE FEET 4.1%
EXISTING PERVIOUS COV. 300 SQUARE FEET 4.0%
EXISTING SITE COVERAGE 605 SQUARE FEET 8.1%

PROPOSED IMPERVIOUS COV. 348 SQUARE FEET 4.4%
PROPOSED PERVIOUS COV. 560 SQUARE FEET 7.4%
PROPOSED SITE COVERAGE 883 SQUARE FEET 11.8%

REQ'D. SIDE SETBACKS 10'-6" + 8'-2" = 18'-8"
25 X 7500

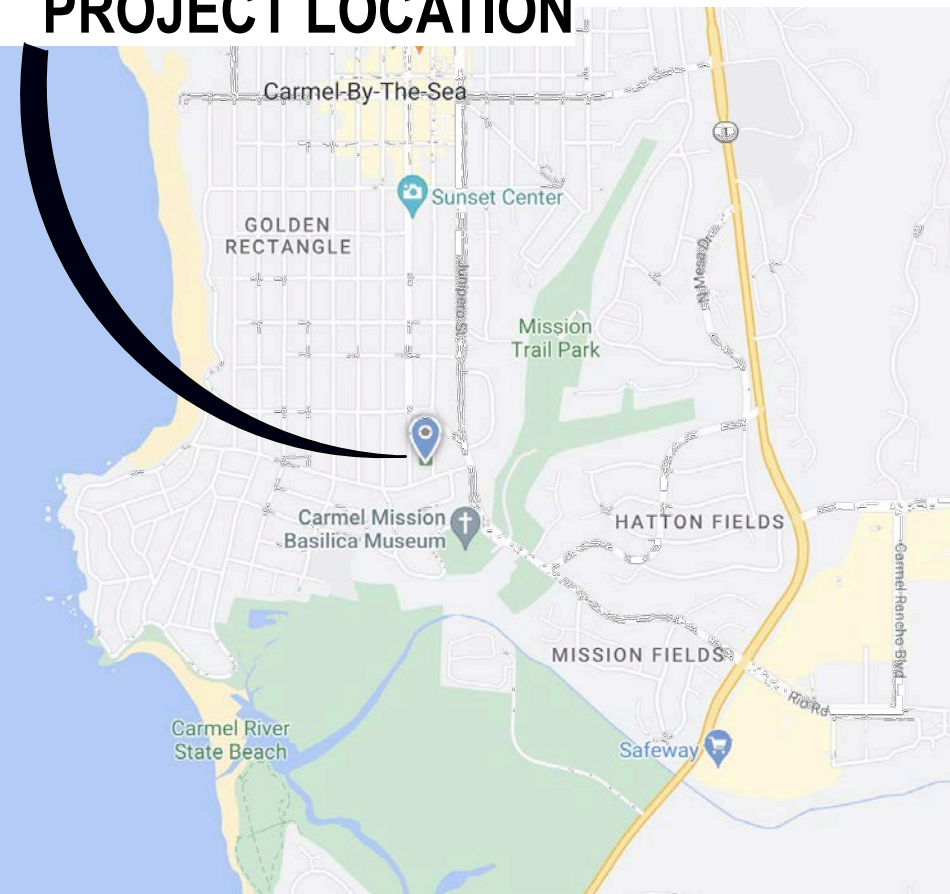
SCOPE OF WORK:

DEMO EXISTING LAUNDRY SHED AND GARDEN STRUCTURE.
ADD 100 SF. TO KITCHEN ON NORTH SIDE. ADD TWO STORY
868 SF ADDITION TO REAR WEST SIDE.

OWNER:
DBG INVESTMENT, INC.

ARCHITECT:
KC CULLEN
4 CHUALAR PL.
MONTEREY, CA
650. 388. 8319
kc@kcdesignforliving.com

PROJECT LOCATION



DRAWING INDEX

A0.1 TITLE SHEET
A1.0 SITE SURVEY
A1.1 EXISTING SITE PLAN
A1.2 PROPOSED SITE PLAN
A1.3 STORM DRAINAGE PLAN
A1.4 ANNOTATED ARBORISTS PLAN
A2.1 EXISTING FLOOR PLAN
A2.2 PROPOSED FLOOR PLAN
A2.3 EXISTING AND PROPOSED ROOF PLANS
E1.1 EXTERIOR LIGHTING PLAN
A3.1 EXISTING AND PROPOSED E & W ELEVATIONS
A3.2 EXISTING AND PROPOSED N & S ELEVATIONS
A3.3 DOOR AND WINDOW SCHEDULE



ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650. 388. 8319

DATE	7/27/2023	8/15/2023
SUBMITTAL	ARCHITECTURAL REVIEW	
REVISIONS		

TITLE PAGE, STREET
VIEW AND RENDERING
SCOPE OF
WORK: TWO STORY ADDITION AT REAR
SINGLE STORY ADDITION AT KITCHEN

OWNER: DBG INVESTMENT, INC.
0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA

A0.1

SURVEY
OF
PARCEL "B", VOL. 4 PARCEL MAPS PG. 53
APN 010-162-028
MISSION ST. 2 NW SANTA LUCIA AVE.,
CARMEL-BY-THE-SEA, CA

LEGEND

- | | |
|--|----------------------------------|
| ● FOUND MONUMENT, AS NOTED | --- PROPERTY LINE |
| x SPOT ELEVATION | --- LOT LINE |
| ○ SEWER CLEANOUT | --- WOOD FENCE LINE |
| ⊞ WATER METER | --- EDGE OF FOOT PATH |
| ⊞ HOSE BIB | --- EDGE OF PAVEMENT |
| ⊞ IRRIGATION VALVE | --- OH --- OVERHEAD UTILITY LINE |
| ⊞ ELECTRIC METER | |
| ⊞ ELECTRIC BOX | ▨ BUILDING |
| ⊞ UTILITY POLE | ▨ CONCRETE |
| ⊞ ELECTRIC RISER | ▨ FLAGSTONE |
| ⊞ GAS METER | |
| ● TREE, TYPE AND DIAMETER SPECIFIED | ▨ AC PAVEMENT |
| (R1) RECORD DATA PER VOL. 4 PARCEL MAPS PG. 53 | ▨ ADOBE PAVER WALL |
| | ▨ BRICK WALL |

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF PIERRE LECOMTE, IN DECEMBER, 2022.

DATED 12-16-2022

LYNN A. KOVACH
P.L.S. 5321



BASIS OF BEARINGS

THE BEARING OF NORTH ALONG THE WESTERLY RIGHT OF WAY OF MISSION STREET AS SHOWN ON THE MAP RECORDED IN VOLUME 4 PARCEL MAPS PAGE 53 AS FOUND MONUMENTED, WAS TAKEN AS BASIS OF BEARINGS SHOWN UPON THIS MAP.

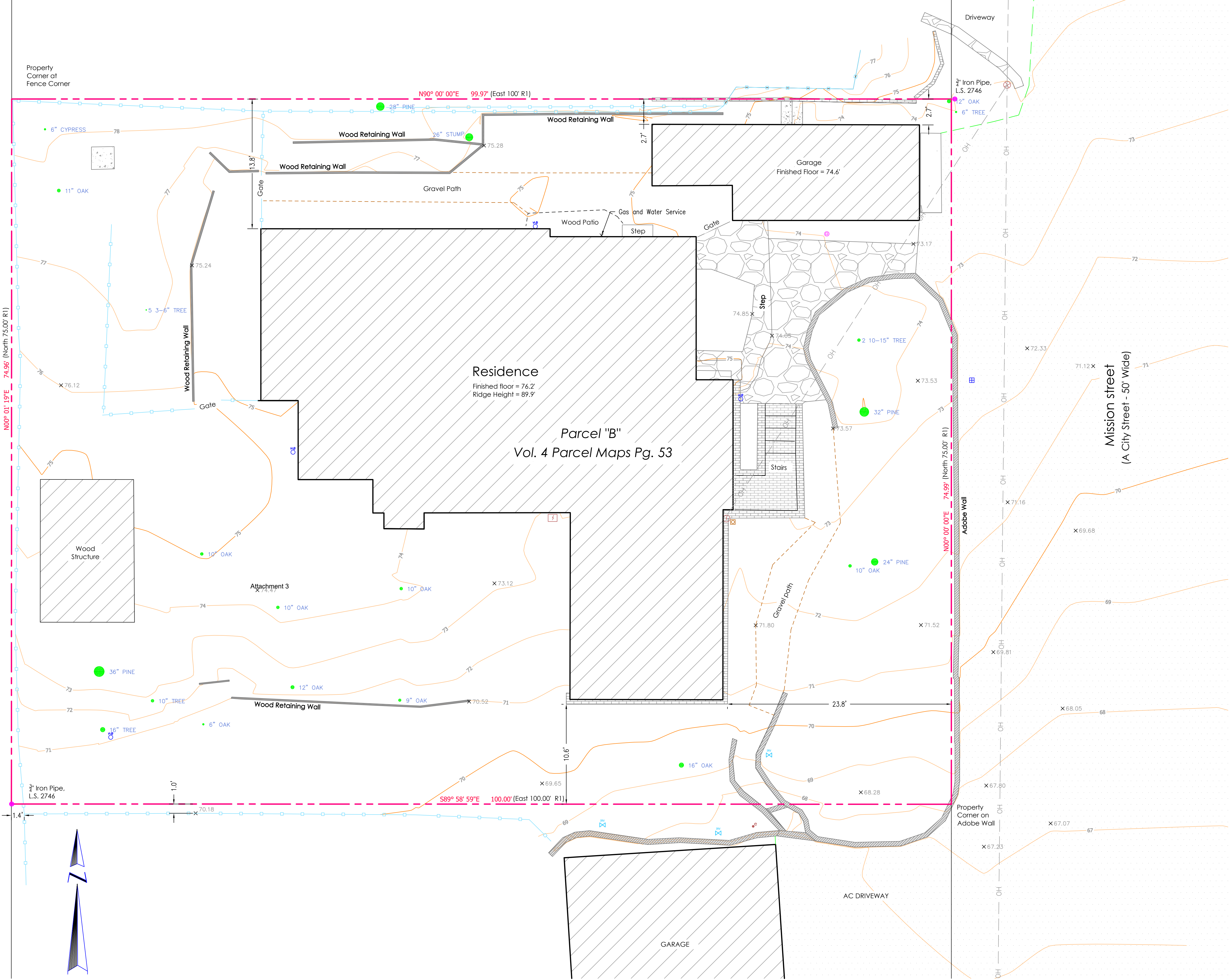
NOTES

- DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.
- TREES UNDER 6" WERE NOT LOCATED AS A PART OF THIS SURVEY.

PREPARED FOR: Pierre Lecomte

SURVEYED BY: POLARIS LAND SURVEYING
P.O. BOX 1378
CARMEL VALLEY, CA 93924
831-659-9564

SCALE: 1" = 5' VIEW: ARCH D DATE: December 15, 2022
FILE NAME: Lecomte Site.dwg JOB #22-213 Sheet 1 of 1



FORESTER REPORT NOTES

RECOMMENDED TREE DENSITY: 5 UPPER CANOPY, 4 LOWER CANOPY (EXISTING)

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' 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 MYSYRTSL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIPLINES OF TREES ON NEIGHBORING PARCELS.
- TREE PROTECTION ZONE - THE TREE PROTECTION ZONE SHALL BE EQUAL TO DRIPLINE OR 18" 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' HIGH TRANSPARENT FENCING IS REQUIREE 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 TAUT FOR THE DURATION OF THE PROJECT.
- THE STRUCTURAL ROOT ZONE - SHALL BE 6' FROM THE TRUNK OR 6' RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER.
- IF ROOTS GREATER THAN 2" 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" ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICNT 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.

FLOOR AREA

F.A.R. ALLOWED	2850 SF	.38 X 7500
	EXISTING	PROPOSED
HOUSE FLOOR AREA	1666 SF	1666 SF
KITCHEN ADDITION		100 SF
1ST FLOOR REAR ADDITION		412 SF
2ND FLOOR REAR ADDITION		432 SF
DETACHED GARAGE	200 SF	200 SF
LAUNDRY SHED	55 SF	
GARDEN STRUCTURE	150 SF	
TOTAL GROSS FLOOR AREA	2071 SF	2810 SF

SITE COVERAGE

LAND COVERAGE ALLOWED	627 SF	22.0% OF F.A.R.
BONUS SITE COVERAGE	300 SF	4% OF SITE
TOTAL SITE COV'G. ALLOWED	927 SF	12.4%
IMPERVIOUS COVERAGE	EXISTING	PROPOSED
FLAGSTONE PATIO	225 SF	225 SF
BRICK STAIRS	80 SF	80 SF
FLAGSTONE LANDING		40 SF
TOTAL IMPERVIOUS COV'G.	305 SF 4.1%	345 SF 4.6%
PERVIOUS COVERAGE	EXISTING	PROPOSED
		40
WOOD DECK	25 SF	300 SF
GRAVEL PATH (SIDE)	175 SF	120 SF
GRAVEL PATH (FRONT)	100 SF	100 SF
TOTAL PERVIOUS COV'G.	300 SF 4.0%	520 SF 7.0%
TOTAL COVERAGE	605 SF 8.1%	865 SF 11.6%



ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING

**4 CHUALAR PLACE, MONTEREY, CA
650.388.8319**

DATE 7/27/2023

DATE 7/27/2023

SUBMITTAL
ARCHITECTURAL REVIEW

REVISIONS

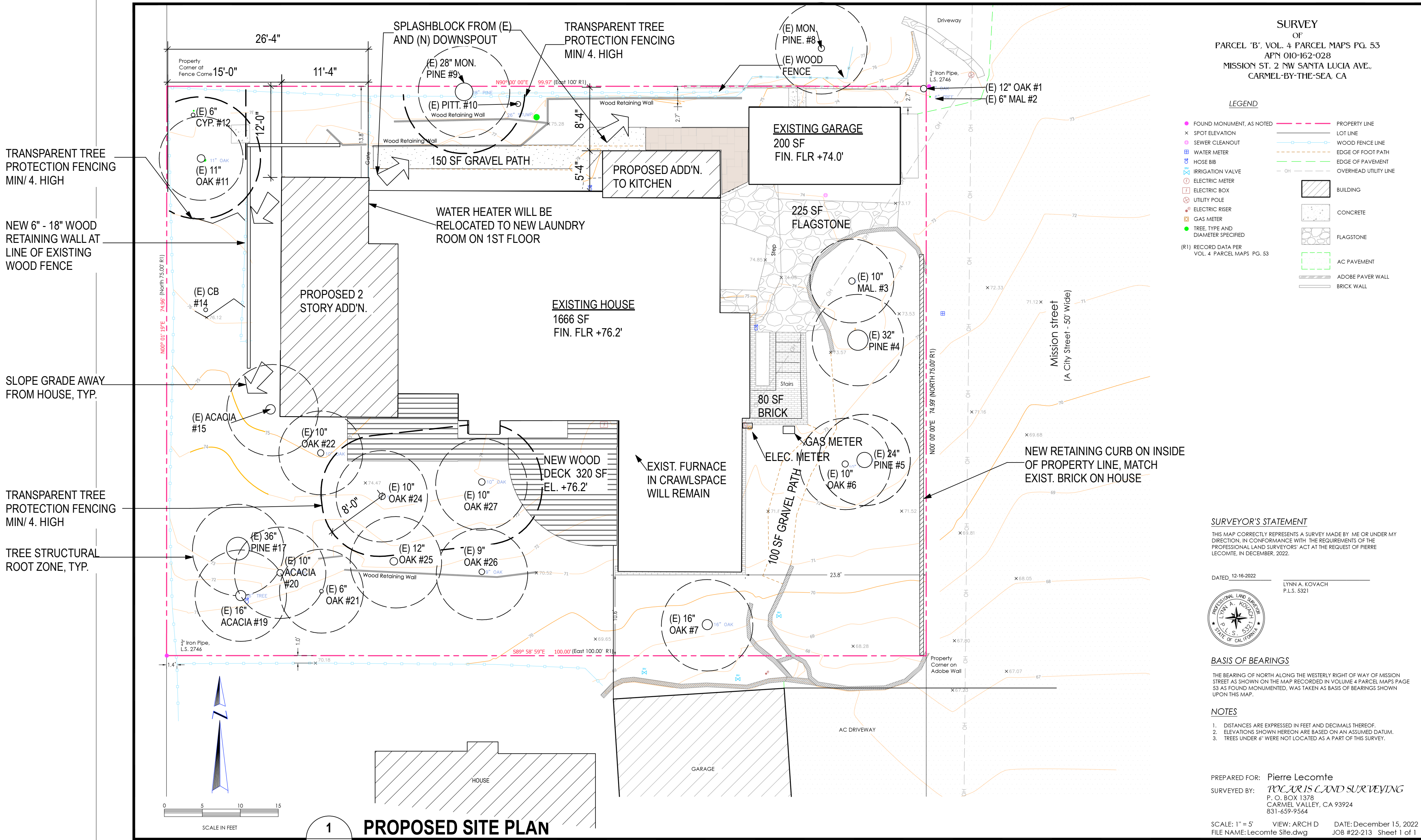
PROPOSED SITE PLAN

SCOPE OF TWO STORY ADDITION AT REAR
WORK: SINGLE STORY ADDITION AT KITCHEN

OWNER: DBG INVESTMENT, INC.

**0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA**

A1.2





REVISIONS	SUBMITTAL	DATE
△	ARCHITECTURAL REVIEW	7/27/2023
△		8/15/2023
△		
△		
△		
△		

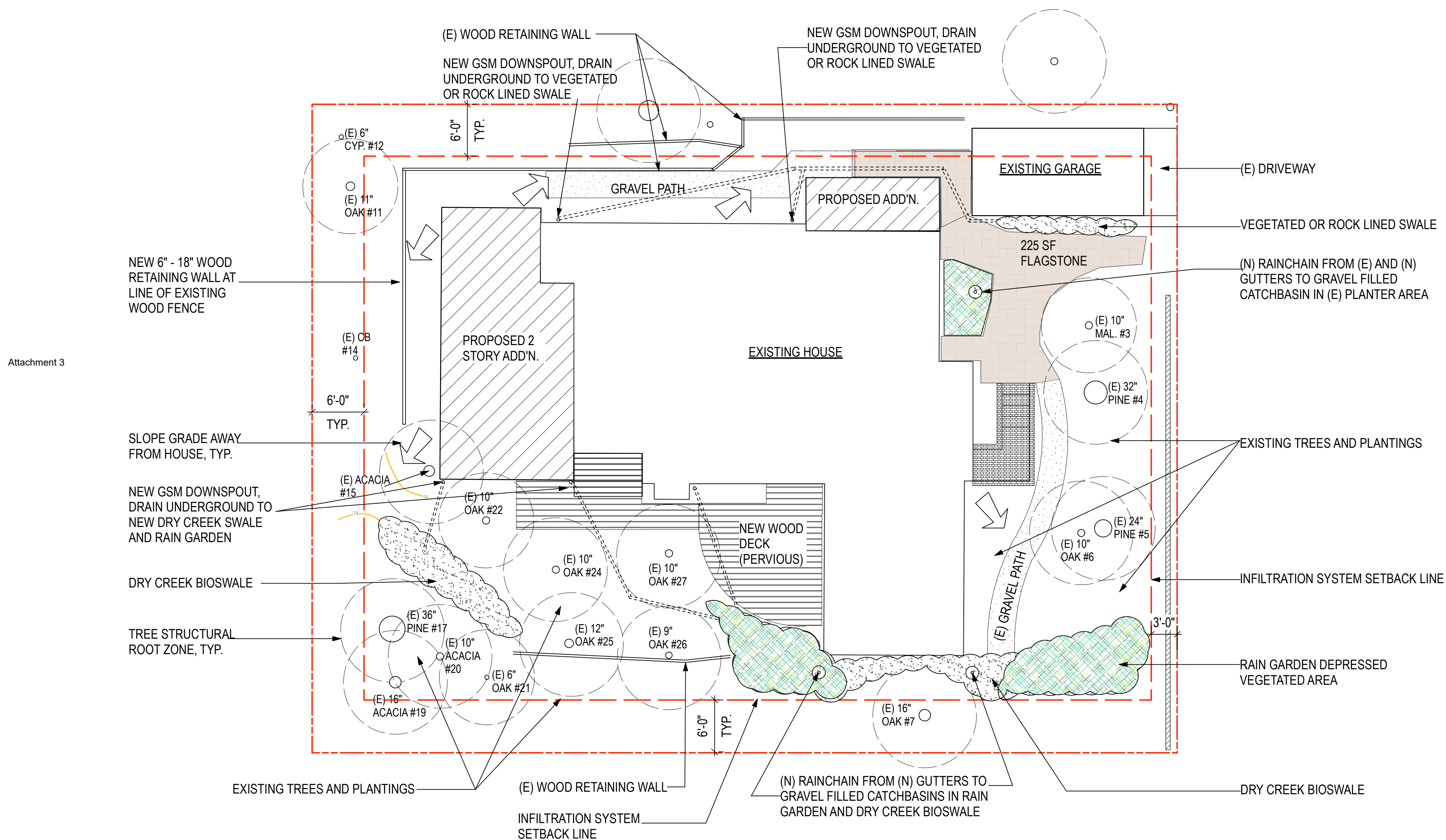
STORM DRAINAGE PLAN

SCOPE OF WORK: REMOVE EXIST. ONE CAR GARAGE.
BUILD NEW ONE CAR GARAGE.

OWNER: DBG INVESTMENT, INC.

**0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA**

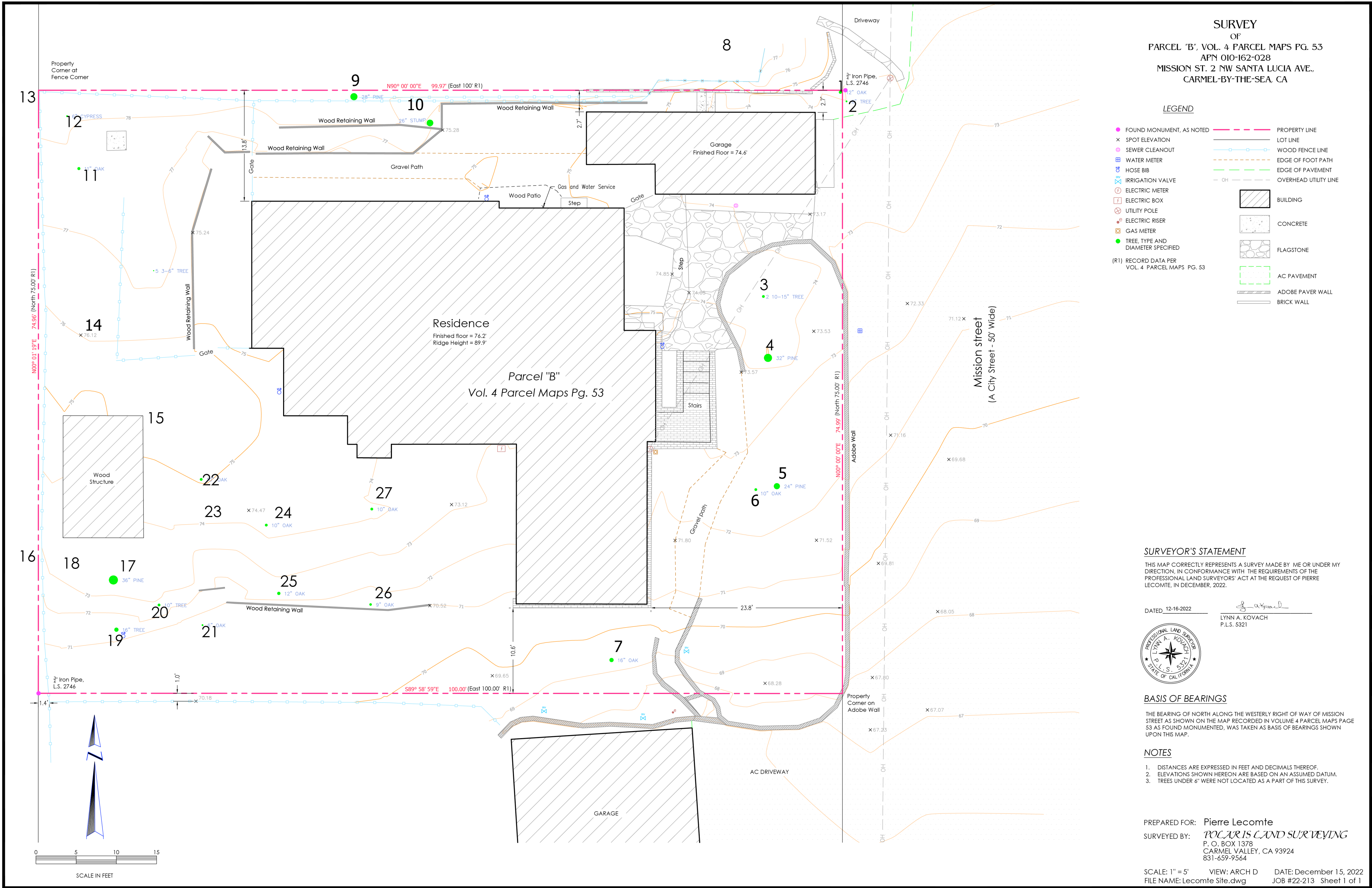
A1.3



1 STORM DRAINAGE PLAN

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

Attachment 3



Attachment 3

EXISTING
16" OAK

EXISTING
10" OAK

2
A3.2

4
A3.1

REMOVE EXISTING WALLS, WINDOWS
AND DOORS SHOWN DASHED

REMOVE EXISTING BATHROOM
FIXTURES AND FINISHES

BATH 1

BEDROOM 4

BEDROOM 3

REMOVE EXISTING BEDROOM
WINDOWS FOR REPLACMT..

EXIST. WOOD
RETAINING
WALLS

BEDROOM 1

REMOVE EXISTING BEDROOM
WINDOWS FOR REPLACMT..

BEDROOM 2

REMOVE EXISTING BEDROOM
WINDOWS FOR REPLACMT..

EXISTING GRAVEL
PATH (175 SF)

4
A3.2

REMOVE EXISTING
WOOD "PATIO"

BATH 2

REMOVE EXISTING WALLS, WINDOWS
AND DOORS SHOWN DASHED

REMOVE EXISTING BATHROOM AND
KITCHEN FIXTURES AND FINISHES

LIVING ROOM

DINING ROOM

REMOVE EXISTING KITCHEN
CEILING AND ROOF

KITCHEN

GAS METER
ELEC. METER

EXISTING BRICK
AND STAIR 80 SF

EXISTING GRAVEL
PATH 100 SF

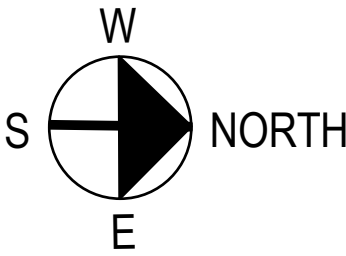
11'-10"

2
A3.1

EXISTING FLAGSTONE
PAVING 225 SF

REMOVE EXISTING
LAUNDRY SHED.
RELOCATE W/D AND
WATER HEATER

GARAGE
200 SF



1
A2.1

EXISTING FLOOR PLAN

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



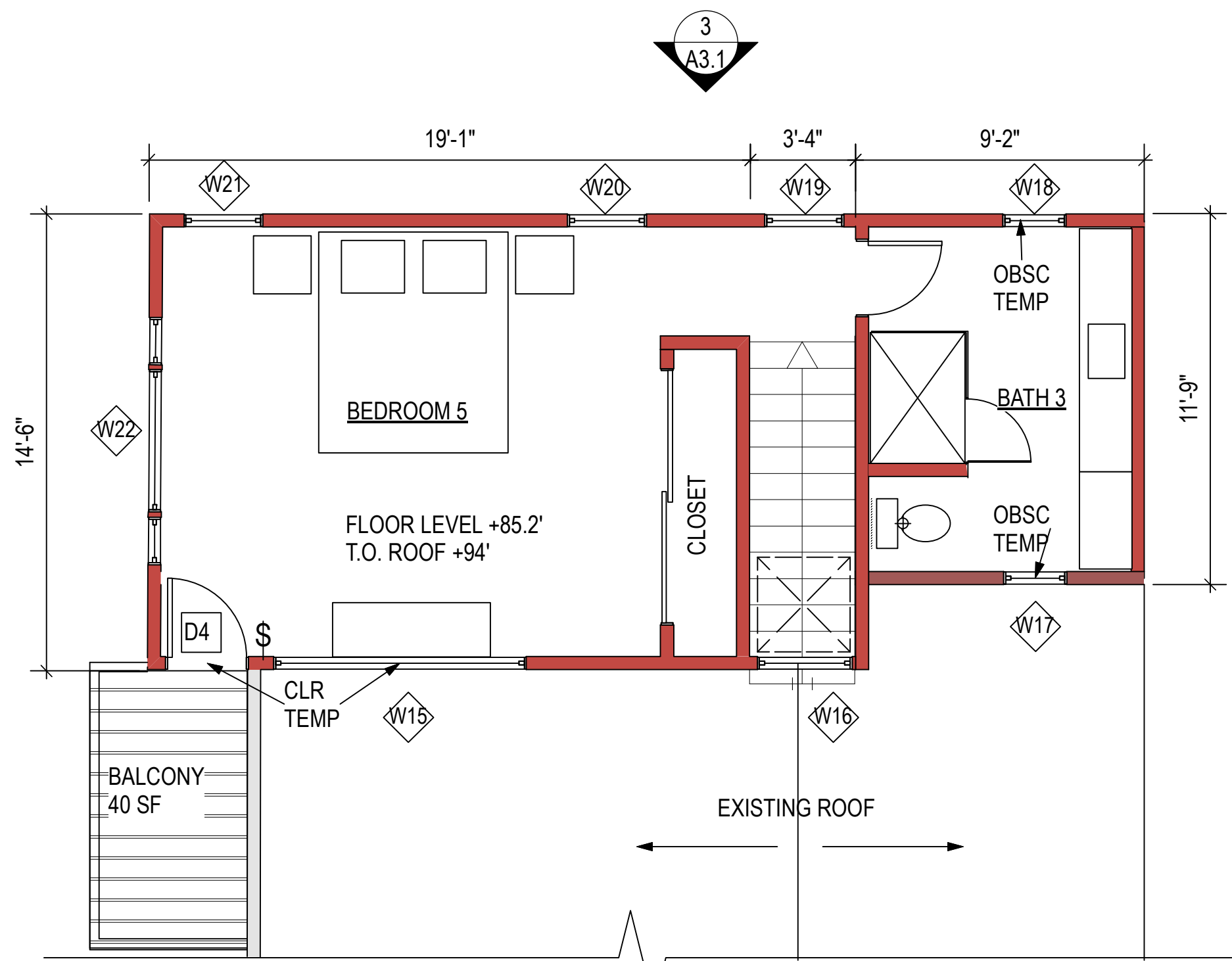
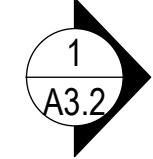
ARCHITECT: **KAREN CULLEN**
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650.388.8319

DATE	SUBMITTAL	REVISIONS
7/27/2023	ARCHITECTURAL REVIEW	
8/15/2023		

EXISTING PLAN
DEMO PLAN
SCOPE OF WORK:
REMOVE EXIST. ONE CAR GARAGE.
BUILD NEW ONE CAR GARAGE.

OWNER: **DBG INVESTMENT, INC.**
0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA

A2.1

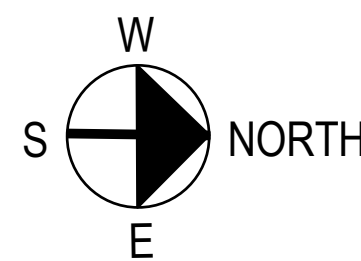


2 SECOND FLOOR PLAN
A2.2 Scale: 1/4" = 1'-0"

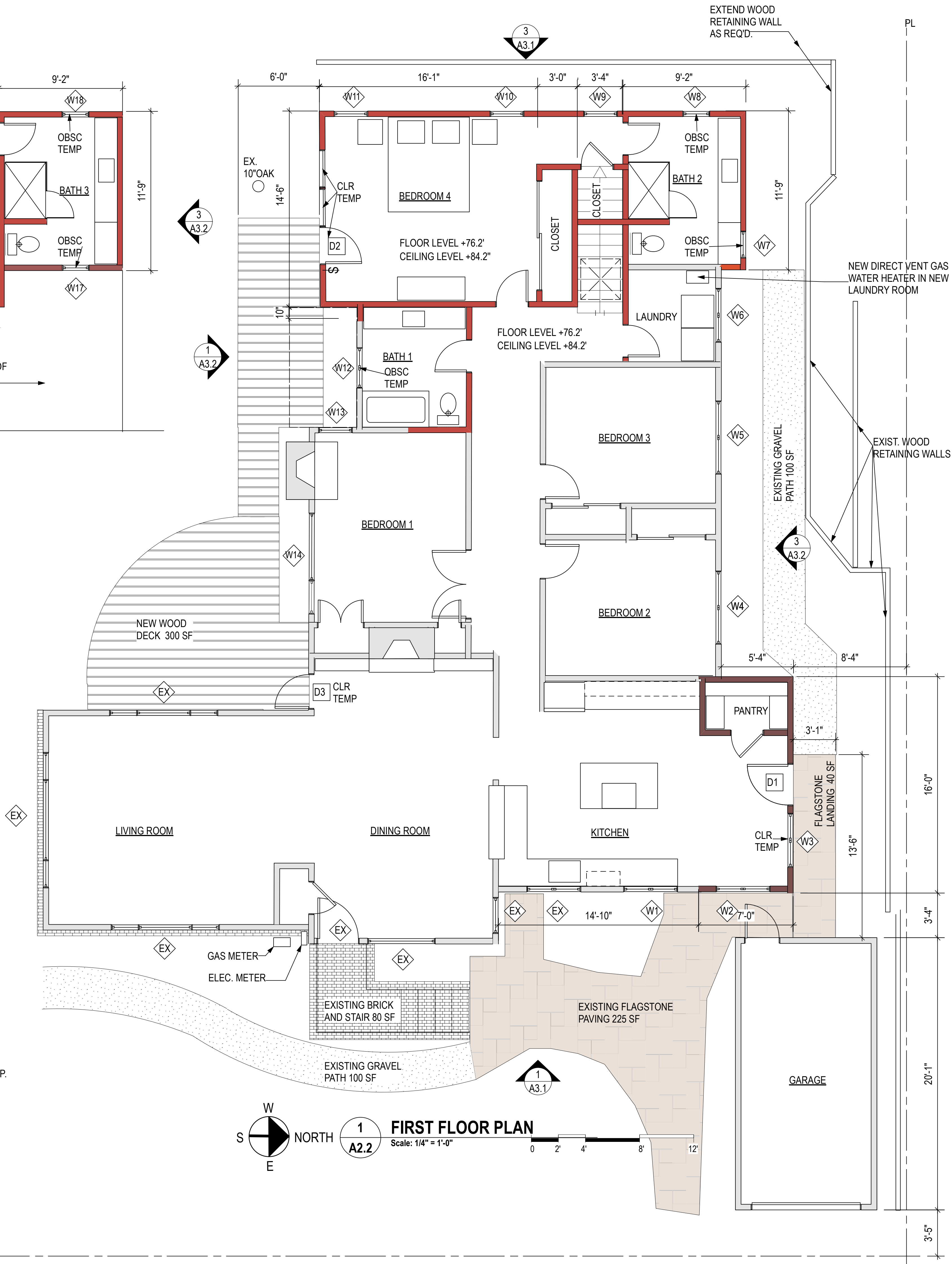
WALL LEGEND

- EXISTING WALL, TYP.
- NEW WALL, TYP.

TOTAL EXTERIOR WALL LENGTH = 202' LF
EXTERIOR WALLS TO BE REMOVED = 36' LF = 18%



1 FIRST FLOOR PLAN
A2.2 Scale: 1/4" = 1'-0"



Attachment 3

ARCHITECT: KAREN CULLEN
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650.388.8319

DATE	SUBMITTAL	REVISIONS
7/27/2023	ARCHITECTURAL REVIEW	
8/15/2023		

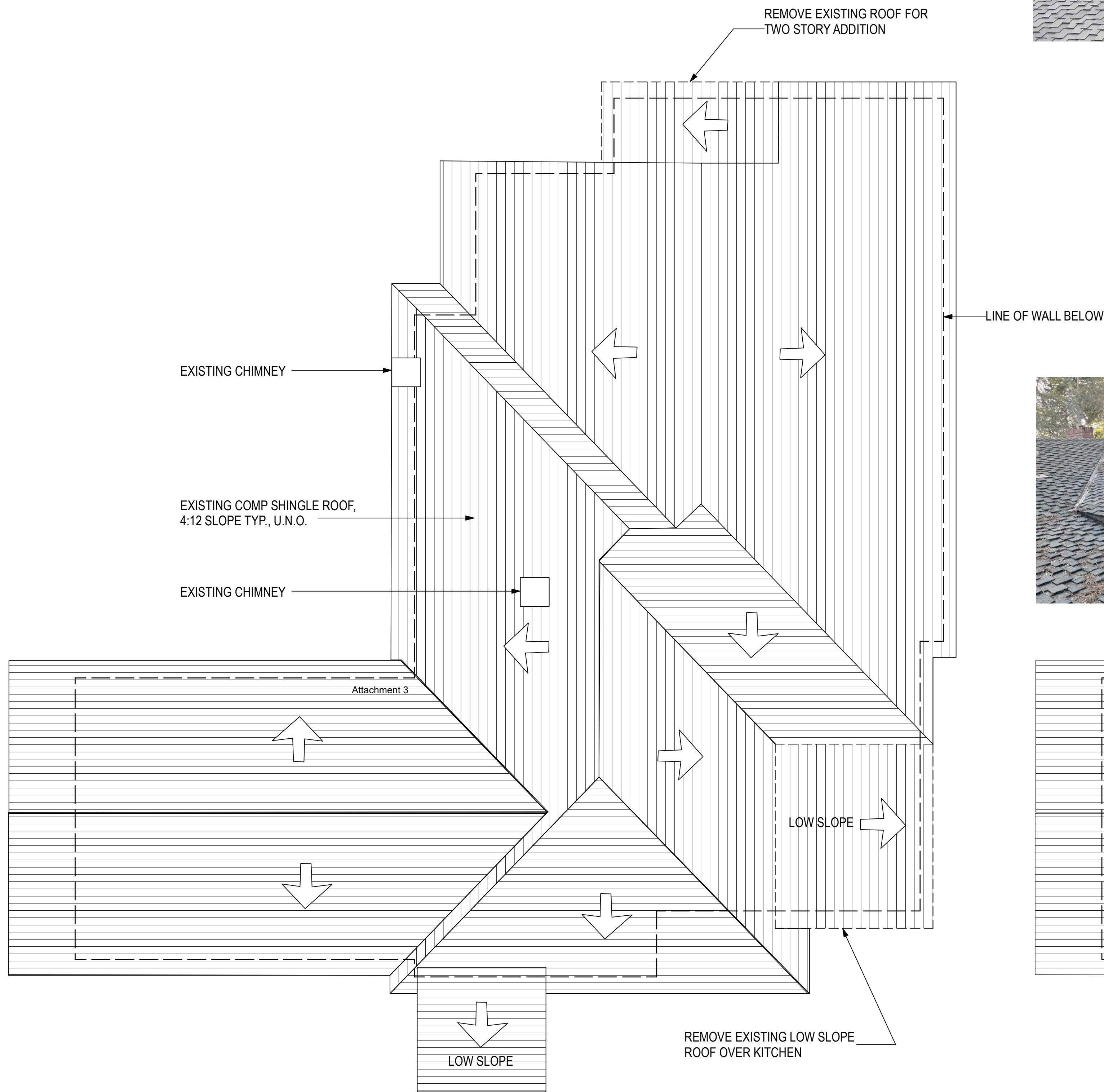
OWNER: DBG INVESTMENT, INC.

NEW FLOOR PLANS

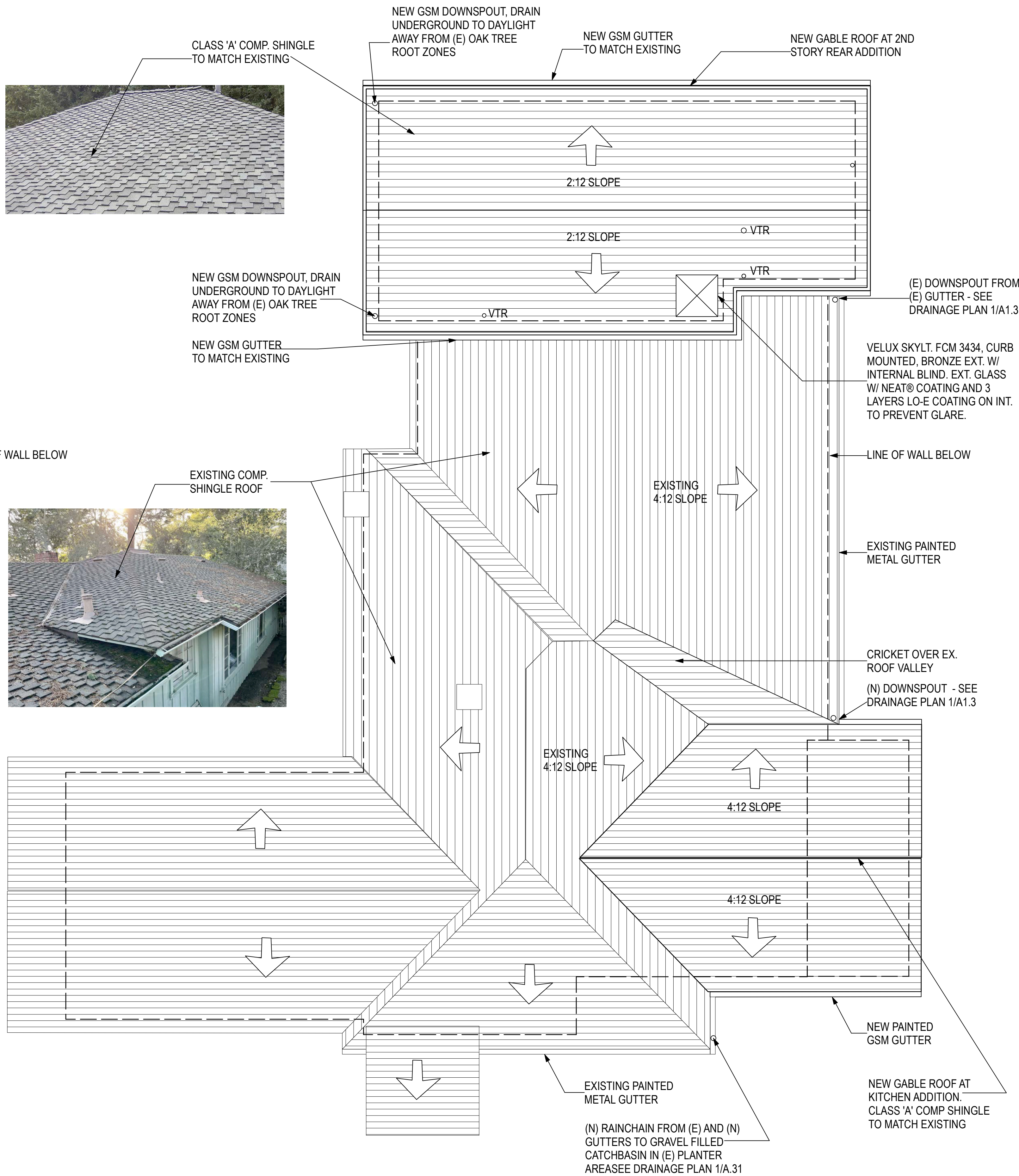
SCOPE OF WORK:
REMOVE EXIST. ONE CAR GARAGE.
BUILD NEW ONE CAR GARAGE.

0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA

A2.2



W
S NORTH E
2
A2.3
EXISTING ROOF PLAN
Scale: 1/4" = 1'-0"



W
S NORTH E
1
A2.3
NEW ROOF PLAN
Scale: 1/4" = 1'-0"

ARCHITECT: KAREN CULLEN DESIGN FOR LIVING 4 CHUALAR PLACE, MONTEREY, CA 650.388.8319	
DATE 7/27/2023 8/15/2023	SUBMITTAL ARCHITECTURAL REVIEW
REVISIONS ◀◀◀◀◀	
ROOF PLANS SCOPE OF TWO STORY ADDITION AT REAR WORK: SINGLE STORY ADDITION AT KITCHEN	
OWNER: DBG INVESTMENT, INC.	0 MISSION 3 NW OF SANTA LUCIA CARMEL, CA
A2.3	



REVISIONS	SUBMITTAL	DATE
△	ARCHITECTURAL REVIEW	7/27/2023
△		8/15/2023
△		
△		
△		
△		

FRONT AND REAR ELEVATIONS

OWNER: DBG INVESTMENT, INC.

**0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA**

A3.1





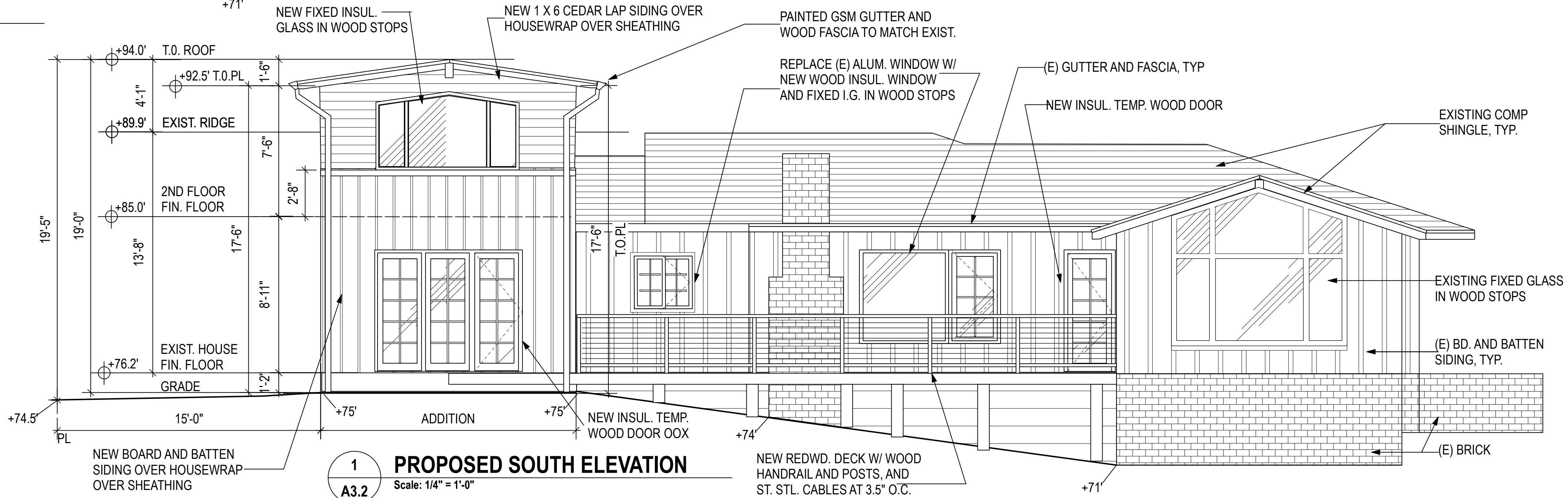
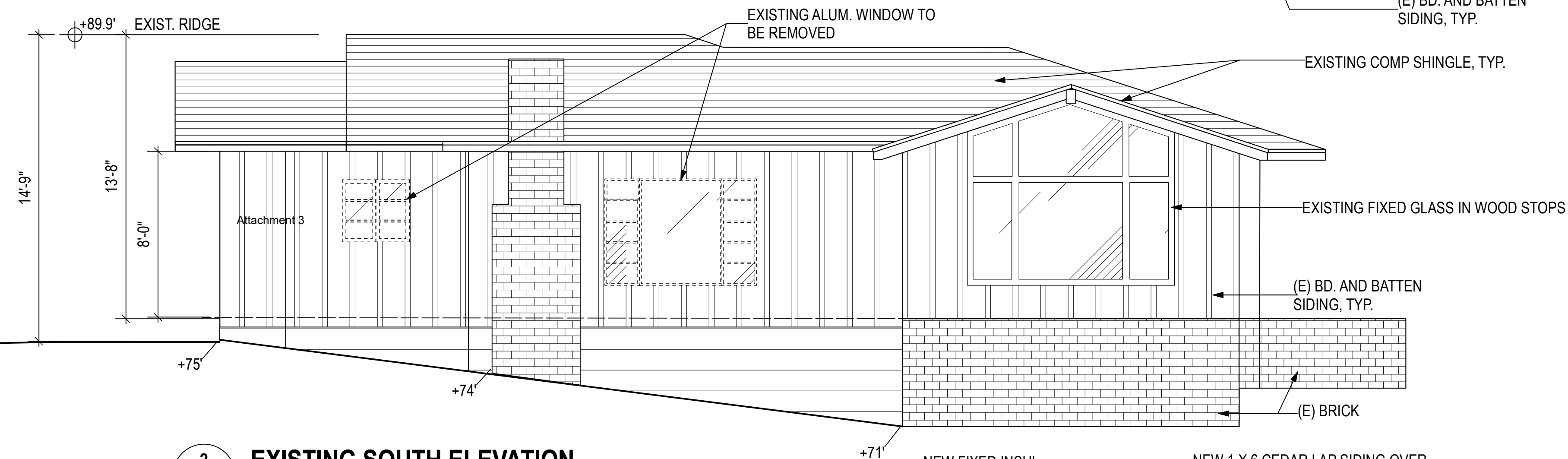
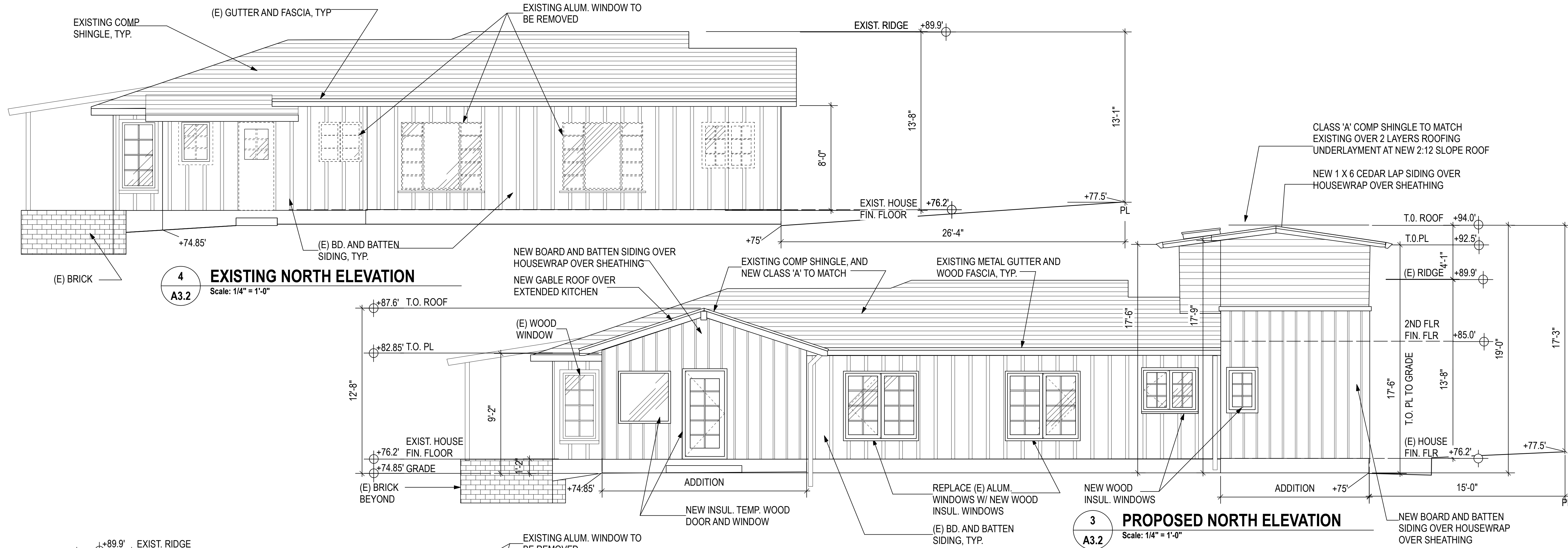
ARCHITECT: **KAREN CULLEN**
DESIGN FOR LIVING
4 CHUALAR PLACE, MONTEREY, CA
650.388.8319

DATE	7/27/2023 8/15/2023
SUBMITTAL	ARCHITECTURAL REVIEW
REVISIONS	<<<<<<

SIDE ELEVATIONS
SCOPE OF WORK:
TWO STORY ADDITION AT REAR
SINGLE STORY ADDITION AT KITCHEN

OWNER: **DBG INVESTMENT, INC.**
0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA

A3.2





WINDOW SCHEDULE

OWNER: DBG INVESTMENT, INC.

**0 MISSION 3 NW OF SANTA LUCIA
CARMEL, CA**

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CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

October 11, 2023
CORRESPONDENCE

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah R. Young, Administrative Coordinator

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the agenda

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION Staff Report

October 11, 2023
CORRESPONDENCE

TO: Chair LePage and Planning Commissioners

**SUBMITTED
BY:**

**APPROVED
BY:**

SUBJECT: PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings
and/or other items appearing on the agenda

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components: