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 9, 2024

TOUR 1:45 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/87694638519?pwd=K4w04362BLvw9Vvsc-DfRfzBtBNpdQ.9AkTceOuBjdOtshp. To attend Zoom webinar via telephone, dial +1 (669) 444-9171. Webinar ID: 876 9463 8519. Passcode: 900382.

HOW TO OFFER PUBLIC COMMENT: Public comments 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 at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

The 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 24209, DS 24208 & DS 24207 (Hermle-Collins):** Mission Street 2, 3 & 4 NE of First Avenue

B. **DS 24203, DS 24216 & DS 24217 (Faia):** Northeast Corner of Torres Street and 2nd Avenue

C. **DS 23-124 (Rieken-Yoo):** Santa Fe Street 4 southeast of 2nd Avenue

D. **DS 24199 (Mandernach):** Guadalupe 2 northeast of 1st Avenue

E. **DS 24024 (Cosmero-O'Boyle):** Santa Fe Street 7 southwest of 8th Avenue

F. **DR 24206 (Carmel Beach Hotel & Spa):** Northeast Corner of San Antonio Street and 13th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PUBLIC APPEARANCES - Under the Brown Act, public comments for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Hateful, violent, and threatening speech is impermissible public comment, as it disrupts the conduct of the public meeting. This is a warning that if a member of the public attending this meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act meeting, that speaker will then be muted.

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 2024

2. **DS 23-180 (Nash):** Consideration of a request for a time extension of Design Study DS 23-180 (Nash) and associated Coastal Development Permit for a substantial alteration to an existing two-story residence located on Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-176-018-000.

3. **UP 24247 (Perfectly Pressed Carmel):** Consideration of a Use Permit for the establishment of a new Specialty Restaurant within Carmel Plaza, Suite 119, located at the southeast corner of Mission Street and Ocean Avenue in the Central Commercial (CC) District. APN: 010-086-006-000.

ORDERS OF BUSINESS

4. **DR 16-384 (Fountain):** Consideration of a request that the Planning Commission vote on whether to reconsider the granting of a time extension of Design Review DR 16-384 (Fountain), associated Use Permits, and Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a 2,000-square-foot vacant lot, and associated site improvements, located on 8th Avenue 2 northwest of Junipero Avenue in the Residential and Limited Commercial (RC) District. APN: 010-087-020-000.

PUBLIC HEARINGS

5. **DR 24206 (Carmel Beach Hotel & Spa):** Consideration of a Track One Design Review Referral DS 24206 (Carmel Beach Hotel & Spa) and associated Coastal Development Permit for the construction of a second-story balcony on Building A of the Carmel Beach Hotel & Spa located at the northeast corner of San Antonio Avenue and 13th Avenue in the Single-Family Residential (R-1) District. APN 010-286-015-000.

6. **DS 23-124 (Rieken-Yoo):** Consideration of a revised Concept Design Study for the demolition of an existing 1,028-square-foot two-story, single-family residence and the construction of a new 1,694-square-foot two-story, single-family residence and 206-square-foot attached garage located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-028-015-000.

7. **DS 24199 (Mandernach):** Consideration of a Concept Design Study for the construction of a 750-square-foot second-story addition to an existing 1,310-square-foot, one-story single-family residence, retention of an existing 400-square-foot detached garage, and associated site improvements located on Guadalupe Street 2 northeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 009-145-011-000.

8. **DS 24207 (Hermle-Collins):** Consideration of a Concept Design Study, DS 24207 (Hermle-Collins), and associated Lot Line Adjustment for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of a 1,855-square-foot, two-story single-family residence, inclusive of a 243-square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-012-000.

9. **DS 24208 (Hermle-Collins):** Consideration of a Concept Design Study, DS 24208 (Hermle-Collins), and associated Lot Line Adjustment for the demolition of an existing 1,595-square-foot, one-story single-family residence and the construction of a 2,102-square-foot, two-story single-family residence, inclusive of a 250-square-foot detached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-013-000.

10. **DS 24209 (Hermle-Collins):** Consideration of a Concept Design Study, DS 24209 (Hermle-Collins), associated Lot Line Adjustment and Coastal Development Permit for the demolition of an existing 1,362-square-foot, one-story single-family residence and the construction of a 2,116-square-foot, two-story single-family residence, inclusive of a 264-square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-007-000.

11. **DS 24203, 24216, 24217 (Faia):** Consideration of a Track One Design Study

Referral, DS 24203, 24216, 24217 (Faia), for alterations to an existing 2,235-square-foot, two-story single-family residence, including changing windows and doors, replacing fencing, installing a Carmel stone veneer, constructing a new entry staircase and retaining walls in the right-of-way, and site coverage improvements located on the Northeast corner of Torres Street and 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-101-021-000, 010-101-020-000 & 010-101-012-000.

12. **DS 24024 (Cosmero-O'Boyle):** Consideration of a Combined Concept and Final Design Study for substantial alterations to an existing single-family residence located at Santa Fe Street 7 SW of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-053-015-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

13. Next Regular Meeting: November 13, 2024

ADJOURNMENT

CORRESPONDENCE

14. PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

15. 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
PLANNING COMMISSION
Staff Report

October 9, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	
SUBJECT:	Monthly Activity Report: September 2024

Application: **APN:**
Block: **Lot:**
Location:
Applicant: **Property Owner:**

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Monthly Activity Report: September 2024

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
SUBMITTED ON:	October 1, 2024
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building

SEPTEMBER 2024 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In September 2024, 23 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In September 2024, 3 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In September 2024, 33 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In September 2024, 6 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In September 2024, 3 new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In September 2024, 30 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In September 2024, 41 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following September 2024 totals:

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

September 2024 totals are provided alongside September 2023 totals for comparison. Compared to the same time period in the year 2023, Table 1 denotes percentage changes in the year 2024.

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2023 YTD Totals	301	57	466	178	27	217	309
2024 YTD Totals	293	45	427	151	18	202	293
YTD % Difference	- 2.66%	- 21.05%	- 8.37%	- 15.17%	- 33.33%	- 6.91%	- 5.18%

Planning Permit Report

09/01/2024 - 09/30/2024

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
24292	Use Permit	UP 24292 (Mad Dogs & Englishmen)		SUMMARY: Change Primary Use from Sporting Goods to Specialty Restaurant and ancillary secondary use from Coffee Bar to Sporting Good/Retail. HOURS/EMPLOYEES: 7am- 6pm (may end up being 8am to 5pm). 2-3 employees each day in the Ocean Ave facing shop, 2-4 employees working downstairs in the shops facing Red Eagle Lane.	SW Corner of Ocean Ave and Mission St	10/1/2024		In Review
24291	Preliminary Site Assessment	PSA 24291 (Graney)		Repair Water Damage, Restore Historic Cottage, Interior Reconfigurations and 90SF addition at portion of home where there is an existing non historic addition.	Camino Real NEC 12th	9/25/2024		In Review
24290	Banners	BA 24290 (Monterey Peninsula Ballet Theatre)		Installation of 8 single banners along Ocean Avenue from 12/6/2024 - 12/16/2024.	Ocean Ave from Junipero to Monte Verde	9/24/2024	9/27/2024	Approved
24289	Design Study	DS 24289 (Your Golden Key No. 1, LLC)	Two	Associated PSA 23-318. 1. DEMOLITION OF AN EXISTING ONE-STORY SFD, WITH A DETACHED ONE-CAR GARAGE 2. CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY DWELLING, WITH AND ATTACHED ONE-CAR GARAGE AND AN ATTACHED ACCESSORY DWELLING UNIT. 3. NO TREE REMOVAL.	13th 2 SE of Mission, Carmel-By-The-Sea, CA	9/24/2024		In Review
24288	Use Permit	UP 24288 (The Big Squeezy)		To open a juice bar as a 'specialty restaurant' within the CC Zone District, requiring a Conditional Use Permit issued by the Planning Commission. We confirm that there is sufficient water at the property for this use.	Lincoln 3 SW of Ocean, Unit #1	9/23/2024		In Review
24287	Historic Evaluation	HE 24287 (Chevron)		HISTORIC EVALUATION. Proposed project: Rebrand the existing Shell Service Station to Chevron with similar signs & decals.	Service Station located at corner of San Carlos St. & 5th Ave.	9/24/2024		In Review

24286	Preliminary Site Assessment	PSA 24286 (Gartner-Felmlee) PENDING AFFIDAVIT & TOPO SURVEY		New second story primary suite addition with ocean view balcony, reconfigure main floor, convert basement to an ADU (with footprint of the deck)	Dolores 2 NW of 10th Ave.			In Review
24285	Design Study	DS 24285 (Federman-Benjamin)	Streamlined	Replace two downstairs (in the back of the house) existing French doors with new French doors, within the same frame and header, to be painted as close to the same color as we can find.	NWC Scenic Rd & 8th Ave	9/26/2024		In Review
24284	Design Study	DS 24284 (Willis)	Streamlined	Replace old fence at the front of property. Install a grape stake fence - 2" apart across front, to match side gate. Build within the 15' foot setback.	Camino Real 6 NW of Ocean	9/11/2024		In Review
24283	Design Study	DS 24283 (Overett)	One	Replace garage door with Amarr Steel Door, folding panels into garage.	San Antonio 2NW of 4th	9/11/2024		In Review
24282	Preliminary Site Assessment	PSA 24282 (Gibbons)		Requesting a PSA and Historical Evaluation	25981 Ridgewood Road			In Review
24281	Historic Evaluation	HE 24281 (Barmel) PENDING HE APPLICATION.		HISTORIC EVALUATION INITIAL. Associated Design Review, DR 24277 (Barmel). Proposed Project: replace 34 failed windows with 25 fixed glazing units, and 9 operable awning windows. fit new units to existing openings. Remove and replace existing Bathroom floor and wall finishes, No change to plumbing locations, No changes to structure.	San Carlos, between Ocean & 7th, Carmel Way square, Carmel By the sea, CA 93921			In Review
24280	Design Study	DS 24280 (Van Diggelen)	One	Remove two existing windows and replace with two new bay windows. Provide new entry gate @ existing gate@ wood fence. Remove partial bd. & batt. @ south elevation and replace with cem. plaster finish as per original design.	Guadalupe St. 5NW of 6th Ave.	9/18/2024		In Review
24279	Preliminary Site Assessment	VOID - DUPLICATE APPLICATION		SEE PSA 24270	Santa Rita 3 SW of 3rd Ave. 010-029-005			Closed
24278	Historic Evaluation	HE 24278 (Eden8, LLC)		HISTORIC EVALUATION. ASSOCIATED PERMIT ID: DS 24227. Proposed project: Add Exterior Deck.	SAN CARLOS 7 NE OF CAMINO DEL MONTE	9/17/2024		In Review

24277	Design Review	DR 24277 (Barmel)	One	replace 34 failed windows with 25 fixed glazing units, and 9 operable awning windows. fit new units to existing openings. Remove and replace existing Bathroom floor and wall finishes, No change to plumbing locations, No changes to structure.	San Carlos, between Ocean & 7th, Carmel Way square, Carmel By the sea, CA 93921	9/20/2024		In Review
24276	Design Study	DS 24276 (Johnson) PENDING ADD'L INFO	One	New Detached Garage to an Existing 3,122 SF Single-Family Residence on the Historic Inventory with an existing detached 116 SF Guesthouse. The project includes: New 323 SF garage (9.9% of existing floor area -less than 10%). No changes are proposed to Main Residence and Guesthouse. Proposed Exterior Site changes include: Removal of 970 SF of existing site coverage, New natural turf area at courtyard, New Stone Garden Wall at courtyard, New planter areas. No Trees to. be Removed.	NW Corner of San Carlos and Santa Lucia	9/12/2024		In Review
24275	Historic Evaluation	HE 24275 (Coffin)		HISTORIC EVALUATION, INITIAL. Replace 4 to 8 single pane windows from 1940 with wood or aluminum clad wood double pane windows	NE Corner Carmelo Street and Ninth Avenue	9/17/2024		In Review
24274	Historic Evaluation	HE 24274 (Barretta)		HISTORIC EVALUATION. Proposed project, DS 24273: The existing roof is wood shake; the work is to be done at main house and detached garage. The garage will be tar and gravel, 2 sqrs. Tearoff shake roof and install 13 sqrs. of .040 aluminum 16" wide mechanically seamed panels in dark bronze.	10th & Junipero SE Corner, Carmel, CA 93921	9/9/2024	9/25/2024	Approved
24273	Design Study	DS 24273 (Barretta) PENDING PLANS & ROOFING MATERIAL SPECS	One	The existing roof is wood shake; the work is to be done at main house and detached garage. The garage will be tar and gravel, 2 sqrs. Tearoff shake roof and install 13 sqrs. of .040 aluminum 16" wide mechanically seamed panels in dark bronze.	10th & Junipero SE Corner, Carmel, CA 93921	9/9/2024		Pending Assignment

24272	Historic Evaluation	HE 24272 (Comfort Inn Carmel)		HISTORIC EVALUATION. Associated Permit ID DR 24196. Full project description refer to pg. 3 of application. Proposed project: Reroof, Remove existing cedar wood shake, internal CertainTeed Presidential TL shake/charcoal Blk, new underlayment, new flashings.	NWC of Ocean Ave. & Torres Street	9/20/2024		In Review
24271	Historic Evaluation	HE 24271 (Reilly)		HISTORIC EVALUATION. Proposed project: Window replacement (same size) and interior remodel.	San Antonio, 2 SE of 7th	9/5/2024		In Review
24270	Preliminary Site Assessment	PSA 24270 (Thorburn)		Preliminary assessment for Residential Track 2	Santa Rita 5 SW of 3rd Avenue	9/17/2024		In Review

Total Records: 23 **10/4/2024**

Business License Report

09/01/2024 - 09/30/2024

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
24045	New Business	ORGANICJOHNPATRICK	CLOTHING RETAIL SALES	San Carlos 3 SW of 5th, Carmel, CA 93921	9/10/2024		In Review
24044	New Business	The Big Squeezy	Juice shop	3 SW of Ocean, Lincoln Ave., Carmel, CA 93921	9/10/2024		In Review
24043	New Business	Communitie LLC	Clothing Retail	San Carlos 3 sw of 5th UNIT A CARMEL, CA 93921			Closed

Total Records: 3

10/4/2024

Building Permit Report

09/01/2024 - 09/30/2024

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
240425	9/30/2024	9/30/2024	Replace exisitng furnace and ductwork with new Bryant 96% efficient 926TC36060 in-kind.	14,598	Mechanical	Casanova 3 SW of 7th
240424	9/24/2024	9/24/2024	Re-roof: Remove and replace existing roofing with Certainteed Brand Landmark TL Composition Shingle, Color Shenandoah (does not include Yafa restaurant building roof)	35,810	Roofing	5th 2 NW of Junipero
240423	9/24/2024		Construction of a new dividing wall with a door in the directors office. New construction to meet ADA standards.	0	Building	NE Corner of Mission & 6th
240422	9/24/2024	9/24/2024	Remove and replace water heater. Install Bradford White 40 gallon RG140T6N-394	1,800	Plumbing	Junipero 2 NE of 11th
240421	9/24/2024		Replace rotten floor in bathroom.	4,000	Building	Guadalupe 2 SW of 5th
240420	9/23/2024		Renovate bathroom and shower to include new shower pan, new toilet, and new sink. Floor to have new tiles. Replace light fixture with new LED version. Addition of new GFI circuit.	0	Building	25962 Mission St
240419	9/23/2024	9/23/2024	Remove and replace electric water heater - Install Bradford White 50 gallon water heater.	2,200	Plumbing	NW Corner of Casanova and Fraser
240418	9/23/2024		Interior buildout of new full line restaurant (convert from gallery).	250,000	Building	Dolores 2 NW of 6th
240417	9/20/2024		Replace kitchen cabinets and appliances. Update electrical circuits throughout kitchen to code.	52,000	Building	SE Corner of Flanders & Acacia
240416	9/20/2024		Interior remodel of main level bathrooms, new attic space above primary bathroom for new water heater and FAU.	15,000	Building	Scenic 3 NW of 8th
240415	9/20/2024		7.14 kW roof mounted PV solar system including a 20 kWh energy storage system. Total of 17 panels and (4) 5kW batteries.	54,251	Electrical	Carmelo 4 SW of 2nd

240414	9/20/2024	9/20/2024	Water main repair using 3/4" PEX and copper.	5,000	Plumbing	6th 2 SE of Perry Newberry
240413	9/18/2024	9/18/2024	Remove (e) shake roof and install new TL asphalt shingles in color "Autumn Blend".	10,000	Roofing	Mountain View 2 SW of Santa Rita
240412	9/18/2024		REROOF/STUCCO PATCHING/PLUMBING	16,200	Roofing	Santa Fe 2 SE of 8th
240411	9/17/2024	9/18/2024	Replace existing composition roof with a new Certainteed Presidential TL composition roof in color "Autumn Blend".	30,000	Building	Mission 5 NE of 10th
240410	9/17/2024	9/17/2024	Remove shingles where damaged rafter is located. Replace rafters and reinstall new shingles.	8,500	Roofing	Junipero 2 SW of 1st
240409	9/17/2024		Interior remodel of all three bathrooms with new tile, fixtures, and paint.	92,000	Building	26070 Ridgewood Rd
240408	9/17/2024		Repair of rotten floors and replacement of foundation.	11,000	Building	NW Corner of Ocean & Dolores
240407	9/16/2024		Legalize the installation of an existing bar sink. Replace three toilets with high efficiency units to complete water credit requirement.	0	Building	Lincoln 2 SE of 12th
240406	9/16/2024	9/18/2024	Repaint existing house. Current house is wood siding painted a dark gray/black. All exterior walls of house and retaining walls to be painted "Smokey Taupe", and all eaves and soffits to be painted "Gauntlet Gray". Metal windows are to remain unpainted.	0	Exempt Work	Scenic 1 NE of 10th
240405	9/16/2024	9/16/2024	Replace AC and Furnace	15,000	Mechanical	San Antonio 4 NE of 7th
240404	9/16/2024		New PV & ESS: (15) mods 6.30 kW, (2) New Tesla Powerwall3's, (1) 200A Gateway, (1) New 150A Sub panel, (1) New 60A Disconnect, (1) New 32A Tesla Car Charger	59,605	Electrical	Santa Fe 6 SE of 8th
240403	9/16/2024		Replace 22 failed louvered windows and 12 fixed, single-pane glazed openings with 9 operable awning units and 25 fixed, insulated glass units; fit into existing opening, and matching existing finishes as closely as possible. Replace floor and wall finishes in existing 40 SF bathroom. no change to plumbing, electrical, structure, etc.	20,000	Building	San Carlos, between Ocean & 7th,Carmel Way Courtyard, Carmel by the sea, CA. 93921

240402	9/16/2024		Full interior renovation of hotel, including the demolition of non-load bearing partition walls. Construction of non-load bearing partition walls, finishes, and light, and plumbing fixtures throughout 2 ADA Guest Rooms.	1,500,000	Building	NW Corner of San Carlos & 4th
240401	9/9/2024		Creation of new 700sf ADU.	545,000	Building	Santa Rita 2 NE of 4th
240400	9/9/2024		Remodel kitchen and bath. Replace interior and exterior doors, all windows, existing fence, wall units with HVAC, and on demand water heater. Paint exterior of house and trim color. Update electrical panel, install new patio and pathway materials with carmel stone, install new lighting and electrical. Replace gutters and install new stucco siding to replace the existing wood siding.	350,000	Building	2nd 2 SW of Carpenter
240399	9/9/2024	9/18/2024	Repair vehicle damage to the front of the building, windows, store front, and wood posts. Repair brick flower bed and wood trim around windows. Condition: All exterior work shall match existing colors, materials and finishes. Any deviation from existing colors, materials, or finishes shall require Planning Department approval.	35,000	Building	5th 2 SE of Dolores
240398	9/6/2024	9/6/2024	Upgrade service panel from 100 amp to 200 amp.	2,000	Electrical	4801 Monterey St
240397	9/6/2024		Replace subpanel in closet.	1,000	Electrical	Santa Rita 3 SW of 2nd
240396	9/6/2024		Demolition of 2 existing residences totaling 1,295 SF and construction of new 2,730 SF two-story SFR inclusive of a 300 SF attached garage.	950,000	Building	Carmelo 3 NE of 4th
240395	9/6/2024		Retroactive authorization for a previously installed generator.	0	Electrical	Monte Verde 4 NW of 13th
240394	9/5/2024		Install ventless hood and new kitchen equipment.	30,000	Building	Carmel Plaza Suite #122

240393	9/4/2024	9/4/2024	Replace water heater - Install RG250T6N394 - in pan to code.	3,200	Plumbing	26230 Dolores St

Total Records: 33

10/4/2024

Code Compliance Report

09/01/2024 - 09/30/2024

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
24164	9/3/2024	Potential STR identified	Casanova 3 SW of 9th	Transient rental	8/31/2024	
24161	9/9/2024	Closed	Monte Verde 3 SE of 3rd	Transient Rental	9/9/2024	9/20/2024
24160	9/23/2024	Open	San Antonio 3 SE of 7th	Demoltion & Construction of a flat roof deck including the stairs and guard/handrailing's. The newly installed guard posts require additional blocking & hardware. Need to obtain proper building permit/s for deck, deck posts, deck stairs and deck railings. Also include the re-roof scope and proposed materials.	9/23/2024	
24159	9/4/2024	Closed	Junipero 4 NE of 10th	Transient rental	9/4/2024	9/20/2024
24136	9/13/2024	Open	NW corner of Ocean and Dolores	Demolition to interior walls and foudation	9/13/2024	
24132	9/5/2024	Closed	Carpenter Street & 2nd Avenue	Political sign in public ROW	9/5/2024	

Total Records: 6

10/4/2024

Transient Rental Report

01/01/2024 - 09/30/2024

Case #	Street	Status	Date Received	Last Status Date	Date Closed
24172	Junipero	Potential STR identified	9/21/2024	9/24/2024	
24164	Casanova	Potential STR identified	8/31/2024	9/16/2024	
24161	Monte Verde	Closed	9/9/2024	9/20/2024	9/20/2024
24159	Junipero	Closed	9/4/2024	9/20/2024	9/20/2024
24114	Torres	Fines administered	8/14/2024	8/16/2024	
24113	Mission	Closed	8/12/2024	9/6/2024	9/6/2024
24096	Torres	Closed	6/20/2024	6/21/2024	7/19/2024
24076	Monte Verde	Closed	4/19/2024	5/22/2024	5/22/2024
24069	Torres	Closed	3/8/2024	5/3/2024	5/3/2024
24067	Carmelo	Closed	2/26/2024	3/22/2024	3/22/2024
24051	Rio	Closed	2/8/2024	3/5/2024	3/5/2024
24049	8th	Closed	2/2/2024	2/20/2024	2/20/2024
24047	Lopez	Closed	1/29/2024	5/6/2024	6/5/2024
24046	2nd	Closed	1/30/2024	2/6/2024	6/12/2024
24045	Lobos	Closed	1/29/2024	3/6/2024	4/6/2024
24029	7th	Closed	1/16/2024	2/26/2024	2/26/2024
24028	Forest	Closed	1/16/2024	2/9/2024	2/9/2024
24027	Scenic	Closed	1/15/2024	2/8/2024	2/8/2024

Total Records: 18

10/4/2024

Encroachment Permit Report

09/01/2024 - 09/30/2024

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
240202						
240201						
240200	Driveway	9/25/2024	Remove and replace 1,436sf asphalt driveway.	Junipero 2 SW of 8th		In Review
240199	Temp Ench	9/25/2024	Park reach lift on San Carlos St to load out construction debris from residence on the second floor.	NE Corner of San Carlos & 8th Unit 216	9/26/2024	Issued
240198	Temp Ench	9/24/2024	Traffic control for a crane lift to install steel columns and beams.	San Antonio 2 NW of 11th	9/26/2024	Issued
240197	Temp Ench	9/23/2024	Remove service attached to tree, install new pole, trim tree and install new service. PM# 35539148	Santa Rita 5 SW of Ocean	9/25/2024	Issued
240196	Temp Ench	9/20/2024	Reserve two parking stalls for approved hedge trimming and removing of dead wood on oak trees.	Lincoln 2 NW of 9th	9/30/2024	Issued
240195	Temp Ench	9/19/2024	Close road to fully replace sewer lateral and add 30 ft. Add BWV & SRV.	SW Corner of Guadalupe & 6th	9/25/2024	Issued
240194	Temp Ench	9/19/2024	Replace sewer lateral using pipe bursting.	Lincoln 2 NW of 5th	9/26/2024	Issued
240193	Temp Ench	9/18/2024	7'x12' asphalt patch for CalAm job #0418	NE Corner of Torres & 11th	9/25/2024	Issued
240192	Temp Ench	9/16/2024	PG&E to trench and backfill, install underground services and replace overhead services. PM# 35571413.	Guadalupe 3 SE of 3rd	9/26/2024	Issued

240191	Temp Ench	9/16/2024	Excavate a 13'x7' pit to repair damages due to water service repair.	Carmelo 100' North of 13th	9/25/2024	Issued
240190	Temp Ench	9/16/2024	Excavate a 4'x4' pit to repair damages due to water service repair.	Guadalupe 275' South of Ocean	9/25/2024	Issued
240189	Temp Ench	9/16/2024	Replace sewer lateral from house to City main.	Perry Newberry 3 SW of 4th		In Review
240188	Temp Ench	9/16/2024	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service.	Carmelo 2 NE of 8th	9/16/2024	Issued
240187	Temp Ench	9/16/2024	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. PM# 35433048. Contact: PG&E (408) 478-1894	Casanova 4 NE of 10th		In Review
240186	Temp Ench	9/16/2024	Removal of stump in public right-of-way.	SW Corner of Monte Verde & 10th	9/16/2024	Issued
240185	Temp Ench	9/12/2024	Crane use to hoist structural steel into place.	Casanova 9 NW of Ocean	9/18/2024	Issued
240184	Temp Ench		Access to 7 existing poles. (JB1905963)	Carmelo St & 4th Ave Carmel-By-The-Sea, CA 93921		
240183	Temp Ench	9/10/2024	Replacement of asphalt sidewalk with stone pavers in front of the restaurant area.	Mission 2 SW of 4th		In Review
240182	Temp Ench	9/10/2024	Replace cast iron portion of 4” sewer lateral Install cleanout with SRV Install Backwater valve	Dolores 2 NW of 8th	9/16/2024	Issued
240181	Temp Ench	9/10/2024	Applicant to trench, backfill & install electric substructures. PG&E to install underground service and overhead transformer.	Junipero 6 NE of 8th	9/16/2024	Issued
240180	Temp Ench	9/10/2024	Temporary encroachment to allow portable toilet in ROW during remodel due to site constraints.	11th 2 SE of Lincoln	9/10/2024	Issued

240179	Temp Ench	9/10/2024	PG&E to replace underground service, overhead service & overhead transformer. PM# 35563128.	Santa Lucia 2 NE of Casanova	9/16/2024	Issued
240178	Temp Ench	9/6/2024	Install backwater valve and two way clean out	Dolores 2 NW of 8th		In Review
240177	Driveway	9/6/2024	Spot filling/overlaying of damaged driveway with asphalt.	Camino Real 2 NW of 10th		In Review
240176	Perm Ench		Replace damaged HH, and place a new HH to cover exposed cable	26359 RIVER PARK PL CARMEL CA 93923		
240175	POD	9/5/2024	Placement of temporary storage pod in front of property.	Mission 4 SE of 13th	9/5/2024	Issued
240174	Temp Ench	9/4/2024	30' of asphalt restoration for emergency PG&E repair. PG&E to replace #6 lid and frame as well as replace barrel vault.	Intersection of Ocean & Monte Verde	9/4/2024	Issued
240173	Temp Ench	9/3/2024	PG&E to replace pole and install overhead transformer. PM# 35320063.	Santa Rita 2 SW of 5th	9/4/2024	Issued

Total Records: 30 **10/4/2024**

Tree Permit Report

09/01/2024 - 09/30/2024

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
24253	9/2/2024	Emergency Tree Work	4th 2 SW of Camino Real	Evaluation for tree removal. Large oak tree is leaning on the roof of the house. The house is over 100 years old.	Approved	9/3/2024
24254	9/3/2024	Tree Removal/Pruning	4SE of 8th on Junipero	tree removal/ pruning	Approved	9/4/2024
24255	9/3/2024	Tree Evaluation	Lincoln 2 NW of 13th	Oak tree in rear yard	Approved	9/17/2024
24256	9/3/2024	Tree Removal/Pruning	Carmelo 2 NW 13th	Removal of 1 holly tree in middle of front yard, 1 stump. Replacement of holly with native species elsewhere.	In Review	
24257	9/4/2024	Tree Removal/Pruning	SW Corner of 4th and Santa Rita	2 x dead and dangerous pine trees	Approved	9/17/2024
24258	9/4/2024	Tree Removal/Pruning	Forest Rd 4 SW of Ocean	PRUNING: Oak	Approved	9/6/2024
24259	9/5/2024	Tree Removal/Pruning	Lobos 4 SE of 2nd	Monterey pine tree (1) 20 ft tall, shedding large branches.	Approved	9/5/2024
24260	9/5/2024	Tree Evaluation	NE corner Santa Fe and 8th Avenue	Evaluate removal of Black Acacia due to roots damaging patio, retaining wall and fence of subject property	In Review	
24261	9/6/2024	Tree Removal/Pruning	Dolores 3 NW of 13 Avenue	010-171-004-000	Approved	9/6/2024
24262	9/6/2024	Tree Removal/Pruning	Monte Verde 2 SW of 13th	Coastal Live Oak for pruning or removal	Approved	9/6/2024
24263	9/9/2024				Closed	
24264	9/9/2024	Tree Removal/Pruning	Monte Verde 3 SW of 4th	One Large Oak for removal	Approved	9/9/2024
24265	9/9/2024	Tree Removal/Pruning	Carmelo 6SW of 2nd	Remaining 3 mature oak trees to evaluate health for removal.	Approved	9/9/2024

24266	9/9/2024	Tree Evaluation	3251 First Avenue, Carmel	Evaluate Tree for Removal	Closed	9/10/2024
24267	9/10/2024	Tree Removal/Pruning	11th 2 SW of Junipero	REMOVAL: 1 Oak	In Review	
24268	9/11/2024	Tree Removal/Pruning	NE Corner of Lincoln and 3rd	REMOVAL: 24" pine	Approved	9/17/2024
24269	9/12/2024	Tree Removal/Pruning	NW Corner of Dolores and Santa Lucia	Tree Removal	Approved	9/13/2024
24270	9/16/2024	Tree Removal/Pruning	Vizcaino 4 SW of Mountain View	1 triple spar oak 12', 14', 15'	In Review	
24271	9/16/2024	Tree Evaluation	Carpenter 3 NE 6th	Remove branches from my neighbors tree damaged by storm and reduce large branch over house	In Review	
24272	9/16/2024	Tree Removal/Pruning	Guadalupe 2 SW of 4th	1 Monterey Pine 60'- dead	Approved	9/17/2024
24273	9/16/2024	Tree Removal/Pruning	Crespi 9 SE of Mountain View	2 Pinus radiata (huge, 80'?); 3 Quercus agrifolia (~15-20')	Approved	9/16/2024
24274	9/17/2024	Tree Removal/Pruning	Santa Fe 4 SW of Ocean	Pine tree left front side of property	Approved	9/17/2024
24275	9/17/2024	Tree Removal/Pruning	Lincoln 2 NW of 13th	Oak tree in rear yard	Approved	9/17/2024
24276	9/17/2024	Tree Removal/Pruning	Dolores 2 SE of 11th	Remove large dead oak right side of yard.	Approved	9/17/2024
24277	9/18/2024	Tree Evaluation	Dolores 5 SE of 9th	EVALUATION: 2 Cypresses >5 ft. diameter; 1 black Acacia 3 ft. diameter PRUNING: 2 Cypress >5 ft. diameter, 1-4" branch; 1 black Acacia 3 ft. diameter, 1-4" branch	Approved	9/27/2024
24278	9/22/2024	Tree Removal/Pruning	Torres St. & 10th Ave. NW Corner, Carmel by the Sea	Removal of (2) Trees	In Review	
24279	9/23/2024	Tree Removal/Pruning	Dolores 4 SW of 1Oth Ave	one coast live oak	In Review	

24280	9/23/2024	Tree Evaluation	25921 Ridgewood Rd	Two oaks about 15" diameter at base- leaning- each movement about 8" this past year PRUNING: Significant pruning or REMOVAL	Approved	9/27/2024
24281	9/23/2024	Tree Evaluation	Casanova 2 NE of 7th	2 pines, looks like its dying and leaning into street	In Review	
24282	9/24/2024	Tree Removal/Pruning	Lincoln 2 northeast of 11th Ave	Remove failing acacia tree at NE corner of lot	In Review	
24283	9/24/2024	Tree Removal/Pruning	Santa Fe 2 SW of Ocean	PRUNING: Pine, 6 inches wide/20 feet long?	In Review	
24284	9/24/2024	Tree Removal/Pruning	Lincoln 3 SW of 9th	REMOVAL: Monterey Cypress 30" diameter Monterey Pine 20" Diameter	In Review	
24285	9/25/2024	Tree Removal/Pruning	26011 Ridgewood rd	Dead tree removal	Approved	9/25/2024
24286	9/26/2024	Tree Removal/Pruning	San Carlos 4 SW of 8th	PRUNING: Top Heavy- Pictures were sent via email	Approved	10/1/2024
24287	9/26/2024	Tree Removal/Pruning	APN: 010-102-020	Tree removal	In Review	
24288	9/27/2024	Tree Removal/Pruning	Lincoln 3SW of 13th	1 city oak remove 8 in limb over-hanging driveway; remove dead, dying pine tree in front yard, DBH 21"	Approved	9/27/2024
24289	9/27/2024	Tree Removal/Pruning	Dolores 5 SE of 9th	2 Cypresses >5 ft. diameter; 1 black Acacia 3 ft. diameter PRUNING: 2 Cypress >5 ft. diameter, 1-4" branch; 1 black Acacia 3 ft. diameter, 1-4" branch	Approved	9/27/2024
24290	9/27/2024	Tree Removal/Pruning	Santa Fe 3 SE of 5th Avenue	Diseased white oak on private property	Approved	9/27/2024
24291	9/27/2024	Tree Evaluation	NW Corner Monte Verde and 8th streets, Carmel, CA 93921	Remove tree branch in power line please. See attached photo.	In Review	
24292	9/27/2024	Tree Removal/Pruning	25921 Ridgewood Rd	Two oaks about 15" diameter at base- leaning- each movement about 8" this past year PRUNING: Significant pruning or REMOVAL	Approved	9/30/2024

24293	9/28/2024	Tree Removal/Pruning	NE Corner of Pine Ridge Way & Forest	Tree removal	In Review	

Total Records: 41 **10/4/2024**

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

October 9, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DS 23-180 (Nash):** Consideration of a request for a time extension of Design Study DS 23-180 (Nash) and associated Coastal Development Permit for a substantial alteration to an existing two-story residence located on Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-176-018-000.

Application: DS 23-180 (Nash) **APN:** 010-176-018-000
Block: 146 **Lot:** 9
Location: Monte Verde Street 3 southwest of 13th Avenue
Applicant: Adam Jeselnick, Architect **Property Owner:** Jan E Nash TR

Executive Summary:

The project includes interior and exterior alterations to an existing two-story residence and the demolition and reconstruction of a detached garage in the front yard setback. No trees are proposed for removal. The property was reviewed for historical significance, and a determination of historic ineligibility was issued on November 30, 2021.

Recommendation:

Adopt a Resolution (Attachment 1) approving a time extension for Design Study approval DS 23-180 (Nash), and associated Coastal Development Permit for a substantial alteration to an existing two-story residence located at Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-176-018-000

Background and Project Description:

The project includes a 24-square-foot single-story addition, demolition of a 188-square-foot detached garage in the front yard setback, construction of a new 224-square-foot detached garage in the front setback, changes in exterior materials, windows, doors, chimneys, skylights, fences, site coverage, and

landscaping.

On December 13, 2023, the Planning Commission adopted Resolution 2023-064-PC approving the project with conditions.

On September 12, 2024, Adam Jeselnick, Architect, submitted a request for a time extension on behalf of the owner, Jan E Nash TR. The owner is not currently in a rush to move forward with the project and is requesting a permit extension.

Staff Analysis:

Carmel Municipal Code Section 17.52.170 (Time Limits on Approvals and Denials) states that a residential design review permit is valid for 12 months from the date of action. The Code allows the Planning Commission to grant one extension of the permit approval. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval. There have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was approved on December 13, 2023, that would require the project to be reevaluated. Staff recommends that the Commission grant the time extension.

Other Project Components:

On December 13, 2023, the Planning Commission found the project 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. No exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Extension Request

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A 12-MONTH TIME EXTENSION, EXTENDING THE PERMIT APPROVAL TO DECEMBER 13, 2025, FOR DESIGN STUDY APPLICATION DS 23-180 (NASH), AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR A SUBSTANTIAL ALTERATION TO AN EXISTING TWO-STORY RESIDENCE LOCATED ON MONTE VERDE STREET 3 SOUTHWEST OF 13TH AVENUE
APN 010-176-018-000

WHEREAS, on December 13, 2023, the Planning Commission adopted Resolution 2023-064-PC approving a combined Concept and Final Design Study and associated Coastal Development Permit for a 24-square-foot single-story addition, demolition of a 188-square-foot detached garage in the front yard setback, construction of a new 224-square-foot detached garage in the front setback, changes in exterior materials, windows, doors, chimneys, skylights, fences, site coverage, and landscaping located on Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District (Block 146, Lot 9); and

WHEREAS, residential design review approvals are valid for 12 months from the date of action;

WHEREAS, the approval of DS 23-180 (Nash) was set to expire on December 13, 2024; and

WHEREAS, on September 12, 2024, Adam Jeselnick, Architect submitted a request on behalf of the owner Jan E Nash TR for a time extension; and

WHEREAS, pursuant to CMC 17.50.170.C, the Planning Commission may administratively grant one extension for approvals originally subject to a public hearing. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval; and

WHEREAS, there have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was approved on December 13, 2023, that would require the project to be reevaluated; and

WHEREAS, this extension also applies to the associated Coastal Development Permit; 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, on December 13, 2023, the Planning Commission found that pursuant to CEQA regulations, the project 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, on September 27, 2024, a notice of the public hearing scheduled for October 9, 2024, 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 September 29, 2024, 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 4, 2024, 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 9, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the request for a time extension, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the request; 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 grant a 12-month time extension, extending the permit approval to December 13, 2025, for Design Study application DS 23-180 (Nash), and associated Coastal Development Permit for a 24-square-foot single-story addition, demolition of a 188-square-foot detached garage in the front yard setback, construction of a new 224-square-foot detached garage in the front setback, changes in exterior materials, windows, doors, chimneys, skylights, fences, site coverage, and landscaping located on Monte Verde Street 3 southwest of 13th Avenue in the Single-Family Residential (R-1) District (Block 146, Lot 9).

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of October 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Leah Young
Planning Commission Secretary

Carmel-
by-the-Sea

Attachment 2

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

DS 23-180 extension request

Adam Jeselnick <aejarch@gmail.com> Thu, Sep 12, 2024 at 2:06 PM
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

Hi Marnie,

The owner is not currently in a rush to move forward with this project and we would like to make sure we can submit a timely extension request for this permit which is set to expire on December 12, 2024. Please let me know what you need from me in order to put this on the next available PC agenda.

Best,
Adam

Adam Jeselnick AIA

Adam Jeselnick Architect

adamjeselnick.com

m. 831.620.5164

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

October 9, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Senior Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building
SUBJECT:	**UP 24247 (Perfectly Pressed Carmel):** Consideration of a Use Permit for the establishment of a new Specialty Restaurant within Carmel Plaza, Suite 119, located at the southeast corner of Mission Street and Ocean Avenue in the Central Commercial (CC) District. APN: 010-086-006-000.

Application: UP 24247 (Perfectly Pressed Carmel) **APN:** 010-086-006-000
Block: 78 **Lot:** All
Location: Southeast corner of Mission Street & Ocean Ave; Carmel Plaza; Ste 119
Applicant: Alex McCloskey, President **Property Owner:** OWRF Carmel, LLC

Executive Summary:

The applicant is seeking approval of a Use Permit to establish a Specialty Restaurant, "Perfectly Pressed Carmel." The restaurant would specialize in the preparation and sale of smoothies, smoothie bowls, and cold pressed juices.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Use Permit for the establishment of a new Specialty Restaurant located within Carmel Plaza (southeast corner of Mission & Ocean; Ste 119) in the Central Commercial (CC) District. APN: 010-086-006

Background and Project Description:

The subject tenant space, Suite 119, located at the ground floor of Carmel Plaza, is approximately 1,036 square feet. The applicant is proposing to open a specialty restaurant specializing in the preparation and sale of smoothies, smoothie bowls, and cold pressed juices. The back of house is proposed to be used primarily for food storage and sanitation, and the front of house area is used for storage, food preparation, serving, ordering, and seating area designed to accommodate a minimum of 14 seats. The proposed hours of operation are from 8:00 am to 6:00 pm, 6 days a week, with slightly shorter hours on Sunday.

While 14 seats and the hours previously noted are proposed, staff is recommending up to 20 seats be permitted and the hours of 7:00 am to 7:00 pm be permitted to allow for future flexibility by the business owner without the need to amend the Use Permit. The business owner could set their hours of operation within these hours and add seats as demand is needed (up to 20), without a need to return to the Planning Commission to amend the Use Permit. The analysis below has been provided with the staff recommendation in mind as this is a more intense use than the applicant's proposal. If the Commission is not supportive of staff's recommendation and elects to adopt the applicant's proposal, the project would still meet the applicable findings and requirements.

Staff Analysis:

Conditional Use Permit Required: The proposed business requires a Conditional Use Permit as the primary use is a Specialty Restaurant. The criteria for a Specialty Restaurant is listed below with a staff analysis on how the project complies with the applicable requirements.

Specialty Restaurant: CMC 17.68.050 defines Specialty Restaurants as: *"Restaurants providing a limited range of food products for immediate consumption on the site. These restaurants provide seating but are not required to provide table service or menus. Specialty restaurants provide, as a primary use, two or fewer of the following lines of foods: pastries and doughnuts, frozen desserts, candy and nuts, juices, and coffee and tea.*"

In accordance with CMC 17.14.030, use classifications, defined in Chapter 17.68, are based on the use classifications listed in the current edition of the North American Industry Classification System (NAICS). Questions as to the inclusion or exclusion of a particular proposed use in a particular category are determined by the Director based on a NAICS Use Categories List. The determination shall be made according to the characteristics of the use, and upon the Director's interpretation of the land use code, the NAICS Use Categories List and the current edition of the NAICS.
The 2022 Edition of NAICS (most recent year available) describes "Snack and Nonalcoholic Beverage Bars" (NAICS Code: 722515) as:

> *This U.S. industry comprises establishments primarily engaged in (1) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, cookies, or popcorn, or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but generally promote and sell a unique snack or nonalcoholic beverage.*

Index entries in the NAICS classification (722515), which serve as detailed descriptors to assist users in locating the correct industry classification include directly applicable to the use include juice bars, fixed location refreshment stands, and smoothie shops. Additional index entries not directly related to the use include: bakery cafes, confectionary snack shops, ice cream parlors, doughnut shops.

As such the NAICS classification a "Snack and Nonalcoholic Beverage Bar" (NAICS 722515) is consistent with the city's land use classification of a specialty restaurant as the business primarily sells juices, smoothies, and smoothie bowls.

CMC *17.14.040.I.4.* - Specialty Food Store Standards

1. Minimum size: 400 square feet.

   Staff Analysis: The subject business space is approximately 1,036 square feet.

2. The minimum number of customer seats on-site: is 14 seats. The customer seating area must be

open to patron use during all hours of operation, and the use must be managed to encourage on-premises consumption of food products.

Staff Analysis: A minimum of 14 seats are proposed (and conditioned) to be located at the front of the business between the business entry and the point of sale. The seating will be provided through a combination of bench seating, chairs, and bar seating. Condition of Approval #18 requires a minimum of 14 seats be maintained at all times and open to patron use during all hours of operation, and the use must be managed to encourage on-premises consumption of food products. Staff has prepared the staff report/resolution to allow for up to 20 seats within the space (without the need to amend the use permit) unless otherwise prohibited by building and/or fire codes.

3. Sales of soup, salads, and sandwiches may be allowed in up to 10 percent of sales.

   Staff Analysis: The sales of soup, salads, and sandwiches are not proposed.

4. The sale of alcohol is prohibited.

   Staff Analysis: The sale of alcohol is not proposed.

5. Drive-in, fast food, take-out, or formula establishments are prohibited.

   Staff Analysis: The proposed use, as represented by the applicant, does not exhibit the characteristics of a Drive-In Establishment, fast food establishment, or take-out establishment. With respect to whether the business is a formula establishment, "Perfectly Pressed Carmel" will be the third restaurant location for business owners and will be differentiated the existing "Perfectly Pressed" establishments located in Salinas and Monterey. The business name, menu, and branding are unique to this Carmel location as is consistent with past practice for differentiation of existing businesses when locating a similar established brand or business to Carmel. As stated by the applicant (refer to Attachment 2):

   The attached document provides more clarity on the branding, examples of where it will be used, and the truly unique look and feel that this location will have to feature all the charm of Carmel.

   In addition to the branding package, please note that Perfectly Pressed Carmel will have a blend of unique smoothies that can only be found in Carmel as well as a few of our award winners. This will also be the only location featuring four of our brand-new smoothie bowls. We are launching these bowls for Perfectly Pressed Carmel. They are a delicious all natural, non- processed smoothie served in our biodegradable fiber bowls and topped with healthy, fresh, local ingredients…. We are confident that the approach of featuring unique branding, premier shop design and specialty menu items will allow for substantially differentiated "food presentation format" that a consumer will see Perfectly Pressed Carmel as being truly unique to Carmel.

   Condition of Approval #22 also requires all products bearing the name of the Business feature the full name approved on the Business License Application, "Perfectly Pressed Carmel" as a means to differentiate the location from other locations and to maintain a consistent branding and unique appearance for this Carmel location.

6. The service counter must be located within the interior of the business premises and arranged so that customers must first pass by or through the seating area to reach the counter and patron queues will be contained within the building.

   Staff Analysis: The service counter is located in the rear part of the building allowing the queue to be contained within the building. As a patron enters the business, they would first enter the seating area. After entering the seating area, a small retail wall would be to their right. After passing the retail area and seating area, the customer would reach the service counter and cash register to place their order.

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

   Staff Analysis: The applicant is not proposing outside seating.

8. All products sold for consumption off the premises, other than frozen desserts, must be placed in covered containers or wrappings.

   Staff Analysis: All restaurants within the City utilizing disposable food packaging shall exclusively use biodegradable/compostable or recyclable products and maintain written records as detailed in CMC 8.68. Condition of Approval #9 required that food sold for consumption off-premise shall be placed in covered containers or wrapping in accordance with these code requirements.

9. Cooking equipment is limited to indoor stoves and ovens.

   Staff Analysis: Cooking equipment is not proposed. Food preparation equipment will utilize refrigerators, freezers, a smoothie machine, blenders, and similar equipment that do not involve cooking.

10. The maximum number of food stores and/or restaurants located within structures fronting Ocean Avenue allowed: 15.

    Staff Analysis: The proposed business does not front Ocean Avenue. While Carmel Plaza does maintain a street frontage on Ocean Avenue, this provision has historically not applied to building tenant spaces located within the interior of Carmel Plaza due to the location and orientation of the business spaces. The subject business space is located at the ground level of the Plaza and the nearest street (access and proximity) is Mission Street. To contrast, however, a restaurant or food store with their exterior fronting Ocean Avenue at the Plaza should be considered in this total based on this practice.

11. The operator of the use shall be responsible for the clean-up of all on-site and off-site litter generated by the use, including twice-daily clean-up of all sidewalks and gutters within 50 feet of the storefront and twice-yearly steam cleaning of this area. A practical plan for monitoring and implementing this standard shall be submitted for review with the application for a use permit and will be adopted as a condition of approval of the use.

    Staff Analysis: The subject located is located on the interior of Carmel Plaza and is not within 50 feet of a public sidewalk or gutter. As such the standard above is not applicable, however, Condition of Approval #20 has been included stating the business operator shall be responsible for clean-up for all litter generated by the use within the immediate vicinity of the business.

12. See subsection (I)(1) of this section, All Eating and Drinking Establishments.

    1. The sale of nonfood merchandise that is directly related to the use may be allowed when determined to be incidental to the primary use. The display of nonfood merchandise shall be ancillary to the primary use.

       Staff Analysis: The applicant is proposing a small retail component as identified on the floor plan. The retail display will occupy less than 10% of the floor area of the primary use and will be considered ancillary. Condition of Approval #3 requires all nonfood merchandise be directly related to the primary use.

    2. Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage

facility and disposal method shall first be approved by the Fire Department.

Staff Analysis: The business will utilize the enclosed trash and recycle bins provided by Carmel Plaza. The existing trash enclosure is located in the garage level of the Plaza. The proposed use is not anticipated to generate hot ashes.

3. At least one restroom shall be available for use by all persons within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location, and accessibility standards, and shall be available for use by both the employees and patrons of the business.

   Staff Analysis: Customer restrooms will be provided by the exiting common area restrooms located on the 3rd floor of Carmel Plaza. The existing business space has an employee restroom which is proposed to be retained as part of the new use.

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

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

Staff Analysis: As conditioned, the proposed use meets the required findings outlined in CMC 17.64.010. The use contributes to the unique, quality commercial uses that serve the intellectual, social, material, and day-to-day needs of both the local community and visitors (P1-11). As conditioned, the project (use) complies with all applicable zoning standards and approval of the use is not precedent setting for the approval of similar uses. The site has adequate water available for the use, as determined by Monterey Peninsula Water Management District (MPWMD), and the use will not make excessive demands on public services. The proposed use is compatible with surrounding land uses and is consistent with the purpose of the Central Commercial (CC) zoning district. Some noise may be heard from the internment and short term running of equipment such as blenders.

According to the California Department of Transportation, Technical Noise Supplement to the Traffic Noise Analysis Protocol (September 2013), a blender at 3-feet away produces approximately 85-decebels. Sound spreads (propagates) uniformly outward in a spherical pattern, and the sound level decreases (attenuates) at a rate of approximately 6 dB for each doubling of distance from a stationary or point source. While the city's noise ordinance (CMC 8.56) nor Noise Element of the General Plan expressly address impacts that would preclude the proposed use, the Noise Element does include general objectives and policies including:

O9-2 *Consider the compatibility of proposed land uses with noise environment when preparing community plans or reviewing specific development proposals.*

P9-11 *The standard noise mitigation measures shall not preclude creative solutions addressing unique*

situations when there are conflicts between noise levels and land use.

O9-3 *Control unnecessary, excessive and annoying noises within the City where not preempted by Federal or State control.*

CMC 17.28.020 states, in part:

> *The fixed installation of any electrical or mechanical equipment such as generators for electrical power, pumps for hot tubs, swimming pools, fountains or wells, heating or air conditioning systems and similar equipment shall be located, shrouded, muffled or otherwise treated to control noise to protect the use and enjoyment of neighboring properties and the public. All such installations shall be limited to a noise emission standard of 60 db or three db above ambient whichever is greater, as measured at the property boundary… Excessive noise from such installations shall be treated as a Class D noise per Chapter 8.56*

While the use of blenders would likely not conflict with CMC 17.28.020 as the sound measurement for electrical equipment (including blenders) described in this section is taken at the property boundary, there is the potential for noise impacts to surrounding businesses and/or the public courtyard area of the plaza. To further address the objectives and policies noted above, Condition of Approval #23 has been included which requires all noise from all stationary noise sources shall be contained within the subject business space and requires an acoustical analysis prepared by a qualified professional at the property owner's expense if complaints of excessive noise are received.

The specific equipment proposed to be used has not been identified in the application and it is not staff's intention limit or restricts the specific type of equipment. Rather, it shall be up to the business owner and property owner to ensure that all noise is contained within the business space. Regardless, it is not anticipated that the blenders or other equipment will cause a disturbance to the adjacent tenants or the public courtyard and the business owner and property owner can take their own measures to reduce and/or eliminate any unanticipated noise impacts, however, Condition #23 is included to insure unintended impacts are addressed appropriately.

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

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

Staff Analysis: The proposed use meets the findings outlined in CMC 17.64.010. The proposed use is a conditionally permitted use in the Central Commercial (CC) zoning district and the additional zoning requirements for the use have been made in the affirmative. The use will be located within an existing business space and shall be required to comply with all applicable building and fire codes related to building occupancy. The surrounding streets has adequate capacity for automobile and delivery truck traffic generated by the proposed use.

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 the operation, maintenance, permitting, and minor

alterations to existing private structures involving negligible or no expansion of an existing or former use. The project consists of the conversion of an existing retail establishment to a specialty restaurant (primarily selling juices and smoothies). 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 - Applicant's business description, floor plan, and supporting documents

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A CONDITIONAL USE PERMIT (UP 22-056, CAFE DAL MARE) FOR THE ESTABLISHMENT OF A NEW SPECIALTY RESTAURANT SPECIALIZING IN EUROPEAN-STYLE COFFEE AND PASTRIES LOCATED ON DOLORES STREET, 4 SOUTH EAST OF OCEAN AVENUE IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT; APN: 010-146-011.

WHEREAS, Alex McCloskey ("Applicant"), on behalf of the property owner, OWRF Carmel LLC ("Owner"), submitted an application requesting approval of a Use Permit application ("UP 24247, Perfectly Pressed Carmel") described herein ("Application"); and

WHEREAS, the applicant is proposing to establish a new Specialty Restaurant, called the "Perfectly Pressed Carmel" to be located in a 1,036 square foot commercial space located in suite 119 of Carmel Plaza located at the southeast corner of Mission Street and Ocean Avenue in the Central Commercial (CC) Zoning District; and

WHEREAS, Specialty Restaurant are permitted in the Central Commercial CC zoning district upon issuance of a Conditional Use Permit by the Planning Commission (CMC 17.14.030); and,

WHEREAS, notice of the public hearing was published on September 27, 2024, in the Carmel Pine Cone in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing on or before September 29, 2024; and

WHEREAS, on October 9, 2024, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the project proposes the establishment of a Specialty Restaurant within an existing commercial space. Therefore, pursuant to CEQA regulations, the project is categorically exempt under Section 15301 (Existing Facilities). Class 1 exemptions include the operation, maintenance, permitting, and minor alterations to existing private structures involving negligible or no expansion of an existing or former use. The project consists of establishing a specialty food store within an existing commercial space; and

WHEREAS, pursuant to Section 15300.2 of the CEQA Guidelines, the proposed use does not present any unusual circumstances that would result in a potentially significant environmental impact, and there are no exceptions to the exemption; and

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Use Permit UP 24247 (Perfectly Pressed) for the establishment of a new Specialty Restaurant located on within Carmel Plaza (southeast corner of Mission & Ocean; Ste 119) in the Central Commercial (CC) District, APN: 010-086-006 subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	**Standard Conditions for Specialty Restaurants**	
1.	**Authorization.** This approval Use Permit (UP 24247) authorizes: a new Specialty Restaurant located on within Carmel Plaza (southeast corner of Mission & Ocean; Ste 119) in the Central Commercial (CC) District. APN: 010-086-006. The business shall operate consistent with the plans and business description approved by the Planning Commission on October 9, 2024.	✓
2.	**Codes and Ordinances.** The business shall operate consistent with the requirements for a Specialty Restaurants as established in CMC 17.14.040.I.4	✓

3.	**Sale of Nonfood Merchandise.** The sale of nonfood merchandise directly related to the use may be allowed if it is determined to be incidental to the specialty restaurant. The display of nonfood merchandise shall be ancillary to the specialty restaurant.	✓
4.	**Closed Storage of Trash.** Adequate facilities shall be provided on-site for the closed storage of trash and garbage generated by the full-line restaurant. The on- site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department. a. The trash storage area shall be designed and maintained to prevent storm water contamination by loose trash and debris. b. All drainage from adjoining roofs and pavement shall be diverted around the trash area to minimize water flow through the storage area. c. The trash storage area shall be maintained in a screened or walled area to prevent off-site transport of trash.	✓
5.	**Public Restroom.** At least one restroom shall be available for use by all persons within, or conveniently adjacent to, the specific business premises and on the same property on which the full-line restaurant is located. The restroom shall comply with all provisions of the California Building and Plumbing Codes as to the required size, location and accessibility standards, and shall be available for use by both the employees and patrons of the business.	✓
6.	**Alcoholic Beverage Sales.** Alcoholic beverage sales are prohibited.	✓
7.	**Formula and Fast Food Establishments Not Permitted.** The restaurant shall not operate as a "Drive-in, Formula Food or Fast Food" establishment as defined in CMC Section 17.70.	✓
8.	**Seating Capacity.** The maximum seating capacity for the use approved as part of this use permit is twenty (20) indoor seats. No exterior seating is authorized as part of this approval. The actual maximum seating capacity shall not exceed the standards in the California Building and Fire Codes or the number of seats approved by this Use Permit, whichever is less.	✓
9.	**Food Sold for Consumption off Premise.** Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrapping. Except as provided in CMC Sections 8.68.070 and 8.68.080, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene foam food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers or otherwise use in its business any CFC-processed food packaging or polystyrene foam food packaging. The restaurant shall comply with all other requirements in CMC Section 8.68.	✓

10.	**Indemnification.** The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
11.	**Water Units.** Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
12.	**Monterey County Health Department Permits.** The applicant shall obtain all necessary permits from the Monterey County Health Department prior to building permit issuance.	✓
13.	**Consistency with Approved Application and Seating Plan.** The use shall be conducted in a manner consistent with the plans, and application materials submitted with the project, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new or amended Use Permit by the City.	✓
14.	**Use Permit Must be Initiated within 12 Months.** This Use Permit shall become void and in no further force or effect if the use is not initiated within twelve (12) months of the issuance of the Certificate of Occupancy from the Building Official.	✓
15.	**Violation of the Terms of this Use Permit.** Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.	✓
16.	**Summary Sheet of Use Permit Must be Posted on the Premises.** A summary sheet of basic Use Permit requirements (allowed days, allowed hours, special conditions) shall be posted on the premises or shall be available upon request by any enforcement officer of the City.	✓
	Use Permit Special Conditions	
17.	**Permitted Hours of Operation.** Permitted hours of operation are from 7:00 am to 7:00 pm 7 days a week.	✓
18.	**Permitted Interior Seating.** The restaurant is permitted a maximum twenty (20) interior seats. A minimum of fourteen (14) interior seats shall be maintained at all times.	✓
19.	**Exterior Seating.** Outside seating may be allowed, subject to CMC 17.58, Design Review. Prior to the establishment any outdoor seating, the applicant shall apply for and obtain approval of a Design Review Application for any associated outdoor seating.	✓

20.	**Exterior cleaning.** The business operator shall be responsible for clean-up for all litter generated by the use within the immediate vicinity of the business.	✓
21.	**Business License.** A business license shall be obtained prior to the commencement of business operation.	✓
22.	**Formula Food – Differentiation.** All products bearing the name of the Business feature the full name approved on the Business License Application as a means to differentiate the location from other locations and to maintain a consistent branding and unique appearance for this Carmel location	✓
23.	**Noise.** All noise from all mechanical, electrical, and broadcasting equipment shall be contained within the subject business space. The City reserves the right to require an acoustical analysis prepared by a qualified professional at the property owner's expense if complaints of excessive noise are received. Should the use be found to be not in compliance with this condition, the property owner agrees to seek immediate compliance and all business activity shall be ceased until it is demonstrated compliance with this condition has been achieved. Failure to comply and/or repeated violations shall be cause for the City to schedule a revocation hearing with the Planning Commission. At such hearings, the Commission may: a. Require changes in the noise mitigation plan; b. Establish new permit conditions; or c. Revoke the permit.	✓

_____ _____ _____
Applicant Signature Printed Name Date

_____ _____ _____
Property Owner Signature Printed Name Date

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

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of October 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____
Michael LePage Leah Young
Chair Planning Commission Secretary

Born and raised on the Monterey Penninsula, we met while working in hospitality in Carmel we set off to Australia together where we lived for several years. While abroad we developed a deep passion for healthy and fun food options. We started the business in 2018 shortly after returning home to start our family. We now have two daughters and live in Carmel by the Sea. We love to take morning walks into town for a coffee and taking our dogs to the beach. We deeply know and understand the unique charm that Carmel by the Sea has to offer and we intend to represent that quality in our premier Carmel location with elevated menu items and uniquely "Perfectly Pressed Carmel" merchandise and branding.

Attachment 2

Sincerely,
Alex, Kate, Emmy + Cleo



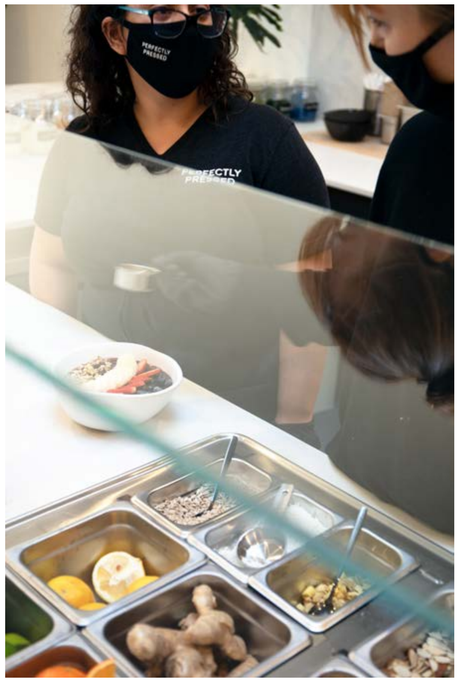
Perfectly Pressed Carmel will be an elevated eating experience with an exclusive menu developed with a local chef and local vendors.

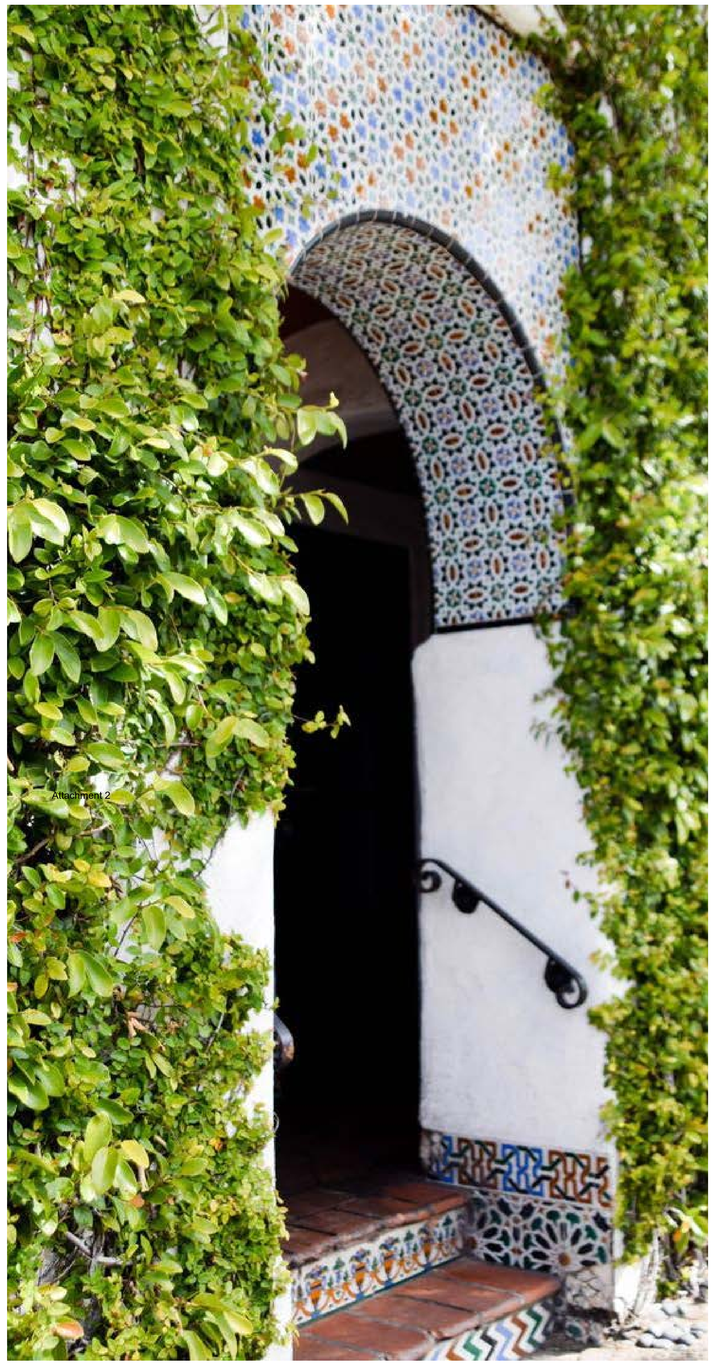
The menu will consist of a play on our traditional smoothies served as smoothie “bowls” with seasonal and unique toppings like dried mulberries, crytsallized ginger and puffed quinoa.

Smoothie bowls will be served in handmade bowls made exclusively for the location from local ceramicist, Vanessa Cowdrey.







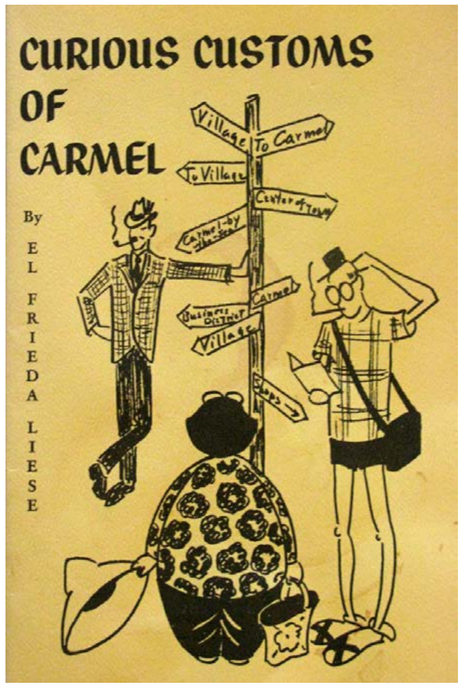


Carmel exudes charm and its authenticity is ever-present in the architecture and ornamentation of its landmark buildings.

We plan to bring that same uniqueness to our interior by using traditional patterned tiles, warm colors, and handmade details throughout.

Perfectly Pressed Carmel's branding will be reminiscent of the classic stripes seen on local beachside landmarks like the "Tuck Box" and "Cottage of Sweets" and playful handwritten font.



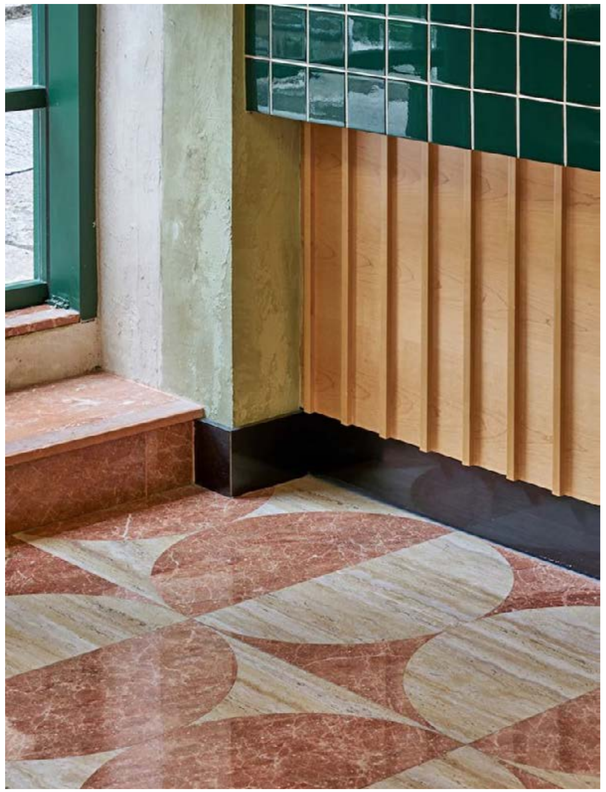


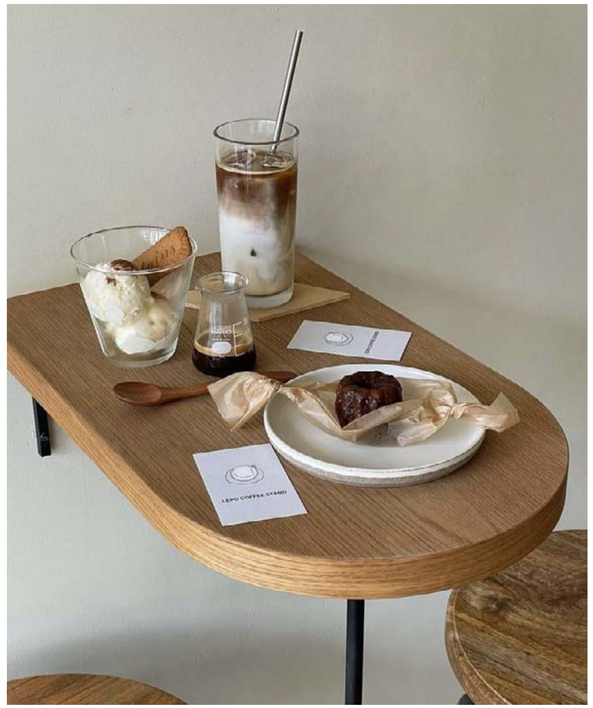
Perfectly Pressed Carmel will have exclusive branding (shown in examples below) on all bags, signage, merchandise, and marketing materials.



Attachment 2





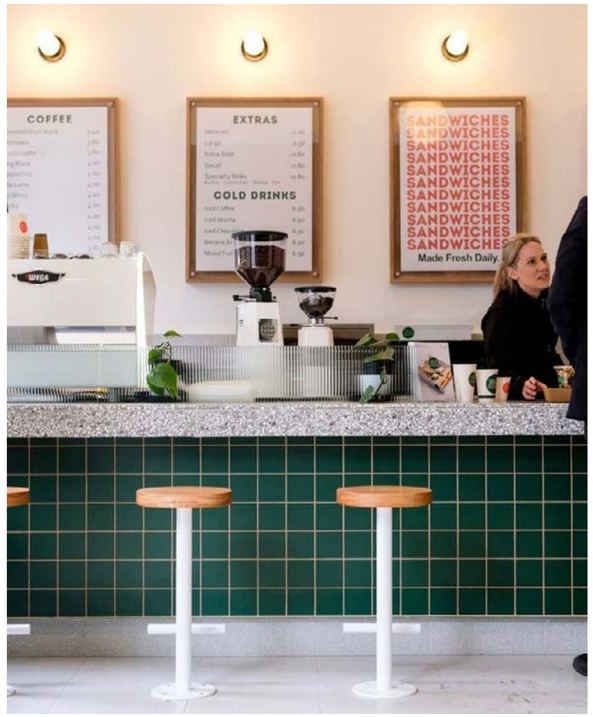


Perfectly Pressed Carmel is being designed in house by co-owner Kate McCloskey. Every material and detail is being thoughtfully selected with Carmel's exclusivity in mind. Featuring artisan and local materials and merchandise will distiguish Perfectly Pressed Carmel as a must visit destination unlike anywhere else.

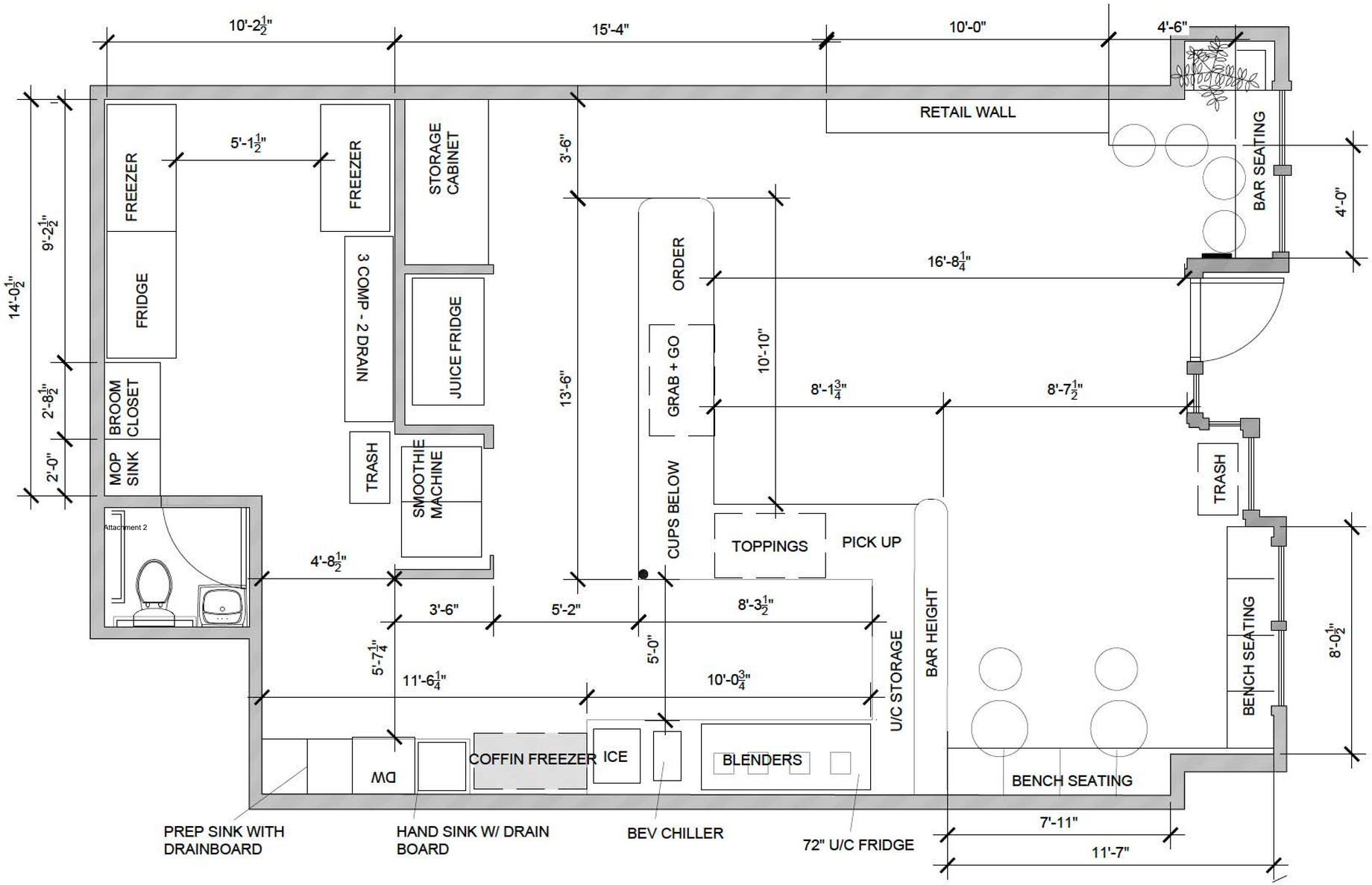


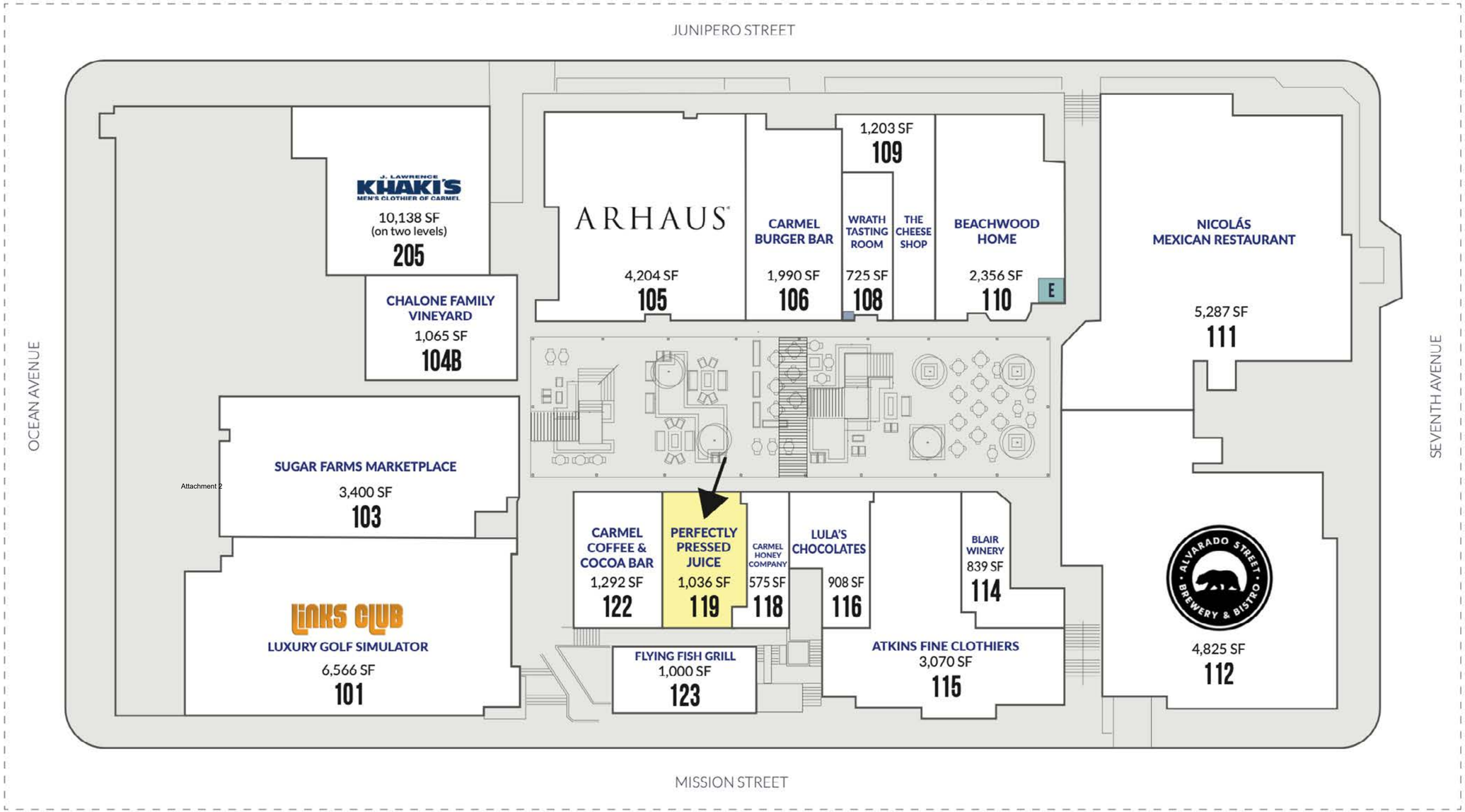


Attachment 2



PERFECTLY PRESSED CARMEL | FLOORPLAN





Attachment 2

PERFECTLY PRESSED
CARMEL

Smoothies

A blend of unique smoothies that can only be found at Perfectly Pressed Carmel and a few of our fan-favorites that have won 'Best Smoothies In Monterey County' 4 Years in a row

PB Banana – Banana, Almond Milk, Peanut Butter, Cacao, Honey, Plant Protein, Collagen
Banana Oatmeal Smoothie – Banana, Oats, Almond Milk, Cinnamon, Flaxseed
Cacao Coffee Crunch – Captain + Stoker Cold brew, Cacao Nibs, Almond Milk, Whey Protein, banana, maca
Mucho Mango - Mango, banana, pineapple, lime, mint, coconut milk
Surfers Paradise – pineapple, kale, spirulina, coconut water, mango, strawberry
Muscle Mania - strawberry, banana, coconut milk, whey protein, almond butter
Matcha Mamacita – matcha powder, banana, mango, almond milk, spinach
Pina Colada - coconut mylk, coconut water, pineapple, mango, spinach, mint, chlorella
Choco Chaga - almond mylk, banana, peanut butter, date, vegan protein, chaga, cacao, hemp
Strawberry Bananaberry – Banana, Blueberry, Strawberry, almond butter, more almond butter, coconut water

Smoothie Bowls

We are launching these all-natural frozen bowls for our Carmel clientele and Perfectly Pressed Carmel is the only location to feature four specialty smoothie bowl blends

Coconut Cream, Pineapple, Blu Majik, Maple. Topped with Coconut Butter, Goji, Granola
Acai, Banana, Almond Butter. Topped with Granola, Banana, Blueberry
Coconut Cream, Banana, Cacao, Adaptogens. Topped with banana, strawberry, crunchy oats
Coconut Cream, Orange, Coconut Nectar, Banana, Collagen. Topped with Banana, Strawberry, Blueberry.

Cold Pressed Juice

Made fresh daily with local produce. Full of nutrition and absolutely delicious.

Green dream - cucumber, spinach, kale, romaine, celery, apple, lemon, ginger
Energee - beet, spinach, kale, romaine, jicama, cucumber, apple, orange, ginger
Mint kick- apple, cabbage, parsley, mint
Rad booster - radicchio, apple, lemon, ginger
Beta bomb - carrot, lemon, ginger, apple
Allure - grapefruit, coconut water, watercress, turmeric, apple
Super green - parsley, kale, celery, collard greens, romaine, cucumber, lemon
Recoverade - young thai coconut water, pineapple, lime, chia, blue majik
Green flash - pineapple, kale, cucumber, mint, romaine, ginger, lemon, spirulina
Horchata mylk - almond, date, vanilla bean, cinnamon, himalayan sea salt, alkaline water
Summer love - watermelon, lime, apple, mint
Wellness shots - always seasonal and delicious!

9.22.24

Perfectly Pressed
Completeness Review Letter Response

Evan,

Thank you for the response and for the guidance. Please find the below explanations addressing your comments and requests.

Number One – Incomplete Floorplan – we've adjusted and added information addressing your requests in the attached. Please review and advise.

Number Two – Formula Food Obligation – Thank you for the guidance and we are aligned with your recommendation to focus emphasis on name and appearance differentiation. As such we will be branding this location Perfectly Pressed Carmel. The attached document provides more clarity on the branding, examples of where it will be used, and the truly unique look and feel that this location will have to feature all the charm of Carmel.

In addition to the branding package, please note that Perfectly Pressed Carmel will have a blend of unique smoothies that can only be found in Carmel as well as a few of our award winners. This will also be the only location featuring four of our brand-new smoothie bowls. We are launching these bowls for Perfectly Pressed Carmel. They are a delicious all natural, non-processed smoothie served in our biodegradable fiber bowls and topped with healthy, fresh, local ingredients. A sample menu is listed in the attached.

We are confident that the approach of featuring unique branding, premier shop design and specialty menu items will allow for substantially differentiated "food presentation format" that a consumer will see Perfectly Pressed Carmel as being truly unique to Carmel.

I understand that the agenda will be set this week. If it is possible to receive feedback on Monday September 23, we will adjust whatever is needed to ensure we can provide all documentation needed and we can address prior to the agenda getting set.

Thank you very much again for the opportunity and consideration. We look forward to hearing your feedback.

Regards,

Alex McCloskey

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

October 9, 2024
ORDERS OF BUSINESS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DR 16-384 (Fountain):** Consideration of a request that the Planning Commission vote on whether to reconsider the granting of a time extension of Design Review DR 16-384 (Fountain), associated Use Permits, and Coastal Development Permit for the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a 2,000-square-foot vacant lot, and associated site improvements, located on 8th Avenue 2 northwest of Junipero Avenue in the Residential and Limited Commercial (RC) District. APN: 010-087-020-000.

Application: DR 16-384 (Fountain) **APN:** 010-087-020-000

Block:89 **Lot:**26

Location: 8th Avenue 2 northwest of Junipero Avenue

Applicant: Anthony Lombardo & Associates, Inc., Agent **Property Owner:** FOUNTAIN THOMAS DEAN & KRISTIN KIM SATO TRS

Executive Summary:

The project involves the construction of a 1,600-square-foot mixed-use building with a 1,499-square-foot basement and 595-square-foot car pit on a vacant 2,000-square-foot lot. The main level is proposed for office use, and the upper level is for one residential unit. Two underground levels provide four off-street parking spaces and a mechanical and elevator equipment room. One 4-inch Coast live oak tree in the public right-of-way is proposed to be relocated to accommodate the new driveway.

Recommendation:

Vote on whether the action to approve the time extension for DR 16-384 (Fountain) should be reconsidered.

Background and Project Description:

The project site is a vacant 2,000-square-foot lot located between the City-owned Scout House and a Single-Family dwelling on the north side of 8th Avenue between Mission Street and Junipero Avenue.

On February 8, 2023, the Planning Commission adopted Resolution 2023-008-PC approving the project with conditions.

On April 14, 2024, Anthony Lombardo & Associates, the representative of the property owner Mr. Thomas Dean Fountain, submitted a request for a time extension. Mr. Fountain is currently on a job assignment that has taken him out of state and additional time is needed to commence the project.

On September 11, 2024, the Planning Commission adopted Resolution 2024-066-PC, granting the request for a time extension.

Section IV. Appeals and Reconsideration of the Planning Commission Rules of Procedure states,

B. Any Commission member who voted on the prevailing side of a decision may request within five (5) working days of the decision that the matter be reconsidered. The question of whether the action should be considered will be placed on the next Planning Commission meeting.

Roberts Rules of Order §37 states,

Reconsider—a motion of American origin—enables a majority in an assembly, within a limited time and without notice, to bring back for further consideration a motion that has already been voted on. The purpose of reconsidering a vote is to permit correction of hasty, ill-advised, or erroneous action, or to take into account added information or a changed situation that has developed since the taking of the vote.

Commissioner Erin Allen submitted a written request for reconsideration of the time extension approval, citing new information (Attachment 3). This request is before the Planning Commission to vote on whether to reconsider approval of the time extension. If the Commission votes in favor of a reconsideration, the item will be placed on the next available agenda.

Staff Analysis:

N/A

Other Project Components:

On February 8, 2023, the Planning Commission found the project 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 constructing a mixed-use building consisting of 840 square feet of future office uses and one residential unit 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.

Attachment 1 - Resolution 2024-066-PC
Attachment 2 - Rules of Procedure

Attachment 3 - Request for Reconsideration

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-066-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING AN 18-MONTH TIME EXTENSION, EXTENDING THE PERMIT APPROVAL TO FEBRUARY 9, 2026, FOR DESIGN REVIEW APPLICATION DR 16-384 (FOUNTAIN), ASSOCIATED USE PERMITS AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A MIXED-USE BUILDING ON A VACANT LOT AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON 8TH AVENUE 2 NORTHWEST OF JUNIPERO AVENUE
APN 010-087-020-000

WHEREAS, on February 8, 2023, the Planning Commission adopted Resolution 2023-008-PC approving a Design Review, associated Use Permits, and a Coastal Development Permit for the construction of a mixed-use building on a vacant 2,000-square-foot lot consisting of offices and one residential unit and four on-site parking spaces located on 8th Avenue 2 northwest of Junipero Avenue in the Residential and Limited Commercial (RC) Zoning District (Block 89, Lot 26); and

WHEREAS, commercial design review approvals are valid for 18 months from the date of action;

WHEREAS, the approval of DR 16-384 (Fountain) was set to expire on August 8, 2024; and

WHEREAS, on April 14, 2024, Anthony Lombardo & Associates (“Agent”) submitted a request for a time extension; and

WHEREAS, pursuant to CMC 17.50.170.C, the Planning Commission may administratively grant one extension for approvals originally subject to a public hearing. If, since the date of the original approval, the conditions surrounding the original approval have changed, or the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval; and

WHEREAS, there have been no pertinent changes to the General Plan, Municipal Code, or Local Coastal Program since this project was approved on February 8, 2023, that would require the project to be reevaluated; and

WHEREAS, this extension also applies to the associated Use Permits and Coastal Development Permit; 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, on February 8, 2023, the Planning Commission found that pursuant to CEQA regulations, the project 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, on August 30, 2024, a notice of the public hearing scheduled for September 11, 2024, 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 September 1, 2024, 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 September 6, 2024, 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 September 11, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the request for a time extension, 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 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 grant an 18-month time extension, extending the permit approval to February 9, 2026, for Design Review application DR 16-384 (Fountain), associated Use Permits, and associated Coastal Development Permit for the construction of a mixed-use building on a vacant 2,000-square-foot lot consisting of offices and one residential unit and four on-site parking spaces located on 8th Avenue 2 northwest of Junipero Avenue in the Residential and Limited Commercial (RC) Zoning District (Block 89, Lot 26).

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 11th day of September 2024, by the following vote:

AYES: ALLEN, DELVES, KARAPETKOV, LOCKE, LEPAGE

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Leah Young
Planning Commission Secretary

ADOPTED 10-8-21

CITY OF CARMEL-BY-THE-SEA

PLANNING COMMISSION RULES OF PROCEDURE

I. ORGANIZATION, OFFICERS, AND COMMITTEES

A. Organization

The Planning Commission shall consist of five members, residents of Carmel-by-the-Sea, and appointed by the City Council. The Planning Commission shall be organized and exercise such powers as prescribed by the City of Carmel-by-the-Sea Municipal Code.

B. Duties and Powers of the Planning Commission

The Planning Commission, as the designated planning agency of the City of Carmel-by-the-Sea, shall have the following power and responsibilities:

1. To develop and maintain a General Plan.

2. To develop specific plans, master plans and area plans as may be necessary or desirable.

3. To periodically, at least once each fiscal year, review the capital improvement program of the City.

4. To determine the consistency of capital improvements projects and programs with the General Plan and other applicable design standards.

5. To prepare an annual report to the City Council on the status of the General Plan and progress in its application.

6. To interpret the meaning and intent of the City's land use code (General Plan, Zoning Ordinance, Design Guidelines and other applicable planning documents).

7. To hear and render decisions on appeals of discretionary decisions made by administrative officials.

8. To review environmental impact reports and initial studies.

9. To conduct public hearings, review evidence and determine requests for use permits, variances, lot line adjustments, subdivisions, rezones and land use code amendments.

10. To act on design review and design study applications.

11. To act on projects subject to coastal permit requirements when such projects are within the categories listed above.

12. To review the water management plan annually.

13. To recommend amendments to the General Plan, Zoning Ordinance and Design Guidelines as determined appropriate.

C. Officers

1. Selection

a. The Chair and Vice-Chair positions shall be elected annually from among the Commission's membership to serve at the pleasure of the Commission. The elections shall be for the following calendar year and shall take place at the December meeting, or as soon thereafter as practicable.

b. The elections process commences with individual Commissioners nominating candidates until a motion is made, seconded, and approved to close nominations. At the conclusion of any discussion, the roll is called alphabetically, and each Commissioner votes for one of the nominated candidates until one is elected by simple majority. The newly elected or re-elected Chair takes the Chair's seat and repeats this process for the Vice-Chair.

c. The Vice-Chair shall succeed the Chair if he/she vacated his/her office before the term of office is completed, and the Vice-Chair shall serve the unexpired term of the vacated office. A new Vice-Chair shall be elected at the next regular meeting.

d. In the absence of the Chair and Vice-Chair, any other member shall call the Commission to order, whereupon a Chair shall be elected from the members present to preside.

2. Responsibilities

The responsibilities and powers of the officers of the Planning Commission shall be as follows:

a. Chair

i. Preside at all meetings of the Commission.

ii. Call special meetings of the Commission.

iii. Sign all documents of the Commission.

iv. See that all actions of the Commission are properly taken.

v. Assist staff in determining agenda items.

vi. Appoint members for all standing and Ad Hoc Committees.

vii. Act as parliamentarian, in consultation with the City Attorney.

b. Vice-Chair

During the absence, disability, or disqualification of the Chair the Vice-Chair shall exercise or perform all the duties and be subject to all responsibilities of the Chair.

c. Ad Hoc Committees and Sub-Committees

The Chair may appoint Ad Hoc Committees and Subcommittees to study matters coming before the Commission, provided such appointments and the purpose of such Committee are made a matter of record in the minutes of the Commission.

i. Subcommittee appointments and a designated staff member are to be made by the Chair and Planning Director respectively and announced at a regular Planning Commission meeting so that the appointments will be documented in the minutes.

ii. Subcommittees established for a single, limited purpose and duration shall be considered Ad Hoc and therefore not subject to the Brown Act.

iii. Subcommittees are to work with assigned staff and prepare subcommittee work products or review the research and draft text prepared by staff.

iv. The first task of each subcommittee is to prepare a Scope of Work report for Commission approval that describes the issue to be addressed, the tasks and process to be used and the anticipated work products.

v. All subcommittee meetings are to be conducted at City Hall unless a larger venue is required (for public workshops, etc.) or when field trips are required.

vi. Subcommittees shall make monthly oral progress reports to the full Commission at regular meetings.

II. CONDUCT OF MEETINGS

A. Rules of Order

Except as otherwise stated in these Rules of Procedure or Municipal Code, Roberts Rules of Order, Newly Revised shall be used as a guide to the conduct of the meetings of the Planning Commission, provided, however, that the failure of the Commission to conform to said rules of order shall not, in any instance, be deemed to invalidate the action taken.

B. Individual communications regarding pending requests that have been filed with the City between Commissioners and applicants or other persons outside the public meeting of the Planning Commission are discouraged. If communications do occur the Commissioner shall make it known during the next Planning Commission meeting involving the subject application. The Commissioner should also encourage the applicant/person to submit a written summary of the communication to staff prior to the next scheduled hearing on the matter.

C. Public Meetings

All meetings of the Planning Commission and committees of the Planning Commission shall be held in full compliance with the provisions of the Brown Act (California Government Code, Section 54954.2), the Municipal Code, and these Rules of Procedure.

D. Regular Meetings

1. Regular meetings shall be held on the second Wednesday of each month in the Council Chambers of City Hall unless otherwise determined by the Commission. Public Hearings shall commence at 4:00 P.M. or as soon as thereafter as possible unless otherwise determined by the Commission and conclude no later than 8:00 p.m. The Tour of Inspection shall be scheduled prior to the Public Hearings at a time determined to be necessary based on the length of the Tour.

2. Whenever a regular meeting falls on a public holiday, no regular meeting shall be held on that day. Such regular meeting may be rescheduled to another business day or canceled by motion adopted by the Planning Commission.

E. Adjourned Meetings

In the event it is the wish of the Planning Commission to adjourn its meeting to a certain hour on another day, a specific date, time and place must be set by the Commission prior to the regular motion to adjourn.

F. Special Meetings

Special meetings for the purposes of conducting study sessions or workshops may be held at any time upon the call of the Chair or by a majority of the voting members of the Commission or upon request of the City Council following at least twenty-four hours notice to each Commission member and to the press. The time and place of the special meeting shall be determined by the convening authority.

G. Annual Meeting

An annual meeting shall be held at the beginning of the first regular meeting of December, or as soon thereafter as is practicable each year for the purposes of electing a Chair and Vice-Chair and for transacting such other business pertaining to the organization and procedures of the Commission as may be appropriate.

H. Tours of Inspection

The Director of Community Planning and Building (Director) will set the Tour of Inspection (Tour) schedule for each meeting, and will include it as part of the published agenda. The Director may choose to exempt certain agenda items from the Tour if it is determined that a site visit is not necessary because there would be no additional project information gained by Commissioners from physically visiting the site. Examples of reasons why items may be exempted from the Tour include, but are not limited to: Sites previously visited by the Commission where no substantive changes have been made to plans since the prior visit, businesses and other items requiring only a Use Permit where no substantive exterior changes are proposed and no foreseeable impacts to neighboring properties exist, extensions of Coastal Development Permits for ongoing maintenance activities (e.g.: Mission Trails Nature Preserve, and North Dunes), and other similar items where the Planning Commission would not benefit from a site visit. Any of these types of exempted items shall be placed on the Tour schedule by the Director if unique circumstances related to things like traffic, safety, noise, nuisances, or surrounding uses warrant a site visit by the Planning Commission. If any Planning Commissioner wishes to include an agenda item that has been exempted from the Tour, they will contact the Director within 48-hours of the hearing to make the request.

All Planning Commission members shall participate in the Tour of Inspection in order to be fully informed of the application site conditions. The intent of the Tour of Inspection is to provide a visual sense of the topic matter. A brief verbal staff report will be

provided to the decision-making body highlighting particular relevant information. Discussion is limited to a question-answer format. Members of the public may attend the Tour and may respond to questions from the Commission or staff for clarification purposes related to the visual sense of the site. The merits of the project will not be discussed during the Tour. A thorough review and discussion of the topic matter, including public comment, will take place at City Hall.

I. Agenda

1. An agenda for each meeting of the Commission shall be prepared by the Director of Community Planning and Building. The Chair, Vice-Chair and Planning Director shall review the order of the agenda to ensure that those items of highest interest to the general public are placed at the front of the agenda. The number of applications to be considered on the agenda will be determined based on the nature and complexities of the projects, other priorities in the Planning Commission's work program and what can reasonably be considered in a two-and-one-one-half-hour meeting.

2. The agenda for all regularly scheduled meetings shall be posted seventy-two (72) hours in advance.

3. All agendas shall be posted at City Hall, in the Library, and at the Post Office and extra copies placed in the Planning Commission bin at the Post Office.

4. The agenda for a special meeting shall be posted twenty-four (24) hours in advance and at the same locations as for regularly scheduled meetings.

5. Each agenda shall contain a brief description of the item to be discussed.

6. Any item may be placed on a future agenda when requested by two Planning Commissioners.

J. Order of Meeting

1. The order of items shall be based on the complexity and importance of the items. Generally, the order of business shall be as follows:

   a. The Chair shall take the chair at the hour appointed for the meeting and call the meeting to order.

   b. Members present and absent shall be recorded.

   c. The Commission shall conduct a Tour of Inspection.

d. The Chair shall lead those present in the pledge of allegiance to the flag.

e. Announcements/Extraordinary Business. Any special presentations, awards, resolutions of Appreciation or other matters of community interest shall be conducted.

f. Public appearances. Comments from the audience will be received on any item not before the Planning Commission.

g. The Commission shall consider the Consent Calendar.

h. The Commission shall consider any items pulled from the Consent Calendars.

i. At the discretion of the Chair, the Commission may consider special projects under Advanced Planning and Policy at this time or later in the meeting.

j. The Commission shall then hear and act upon those proposals scheduled for consideration at a regular public hearing.

k. Between 6:00 and 6:30 p.m. the Commission may recess for fifteen minutes. No recess shall occur except between scheduled agenda items.

l. All other applications not requiring public hearing shall then be heard. No action can be taken on items unless they appear on the agenda. (California Government Code, Section 54954.2).

m. Any matters of administration of the Commission, monthly subcommittee reports, determinations and appeals of administrative determinations shall be brought forward.

n. Adjournment. The Planning Commission will adjourn no later than 8:00 p.m. unless by a majority vote the Commission elects to continue. All items not receiving action shall be continued to the next regular meeting or to a special meeting.

2. The following shall be the order of procedure for public hearings concerning planning and zoning matters:

a. The Chair shall announce the subject of the public hearing as advertised.

b. If a request is made for continuance, a motion may be made and voted upon to continue the public hearing to a definite time and date.

c. The staff shall be asked to present the substance of the application, staff or committee report and recommendation, and to answer questions of the Commission. Any letters received before the hearing are entered into the record.

d. The Chair shall open the public hearing.

e. Order of testimony. The order of testimony shall be as follows.

The Chair can establish shorter speaking times prior to each public hearing if the length of the Agenda or the number of speakers to be heard so warrants. The Chair may also allow more time if deemed appropriate.

i. Applicant statement (5 minutes).

ii. Public input on the issue being heard (3 minutes per speaker).

iii. Applicant (3 minutes).

iv. Public hearing is closed.

f. The Commission shall then deliberate and either determine the matter or continue to another date and time certain. The Commission may ask questions of the applicant without re-opening the hearing to all speakers. The public hearing must be reopened if a new issue is raised. If the public hearing is reopened, all interested parties shall be heard.

g. If a motion is made and seconded that would alter a project or add new conditions not contained in the written staff report, the Chair shall allow the applicant to state for the record whether such change is accepted or opposed by the applicant prior to a vote being taken. The Commission may then approve or reject the motion.

3. Rules of Testimony

a. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that the Secretary may identify them in the minutes of the meeting.

b. If there are numerous people in the audience who wish to participate on the issue, and it is known that all represent the same opinion, a spokesperson should be encouraged to speak for the entire group. The spokesperson will then have the opportunity of speaking for a reasonable length of time and of presenting a complete case.

c. The Chair may limit the time of testimony to not more than three minutes on a particular issue by each individual.

d. No person or Commissioner shall address the Commission without first securing the permission of the Chair to do so.

e. All comments shall be addressed to the Commission as a whole. All questions shall be placed through the Chair.

f. The Chair may re-open the hearing for public testimony at any time for the purpose of obtaining new information. It is not necessary to reopen a public hearing to ask questions of the project applicant.

4. Items may be continued by the Planning Commission for the following reason:

a. The application was incomplete.

b. The applicant could not appear at the meeting and has requested that the item be continued.

c. The application is revised by the applicant during the meeting.

d. The Planning Commission requires additional information during the meeting.

e. New information or issues come to light during the meeting that need further study.

f. The Planning Commission requests that the application be revised.

K. Voting

1. Voting Requirements

a. A quorum shall consist of three (3) members of the Commission, except when the Commission is acting on a use permit or an appeal of an administrative decision when a quorum shall be four (4) members.

b. The affirmative vote of a majority of the Commission present is necessary to take any action, except for use permits and appeals of administrative decisions and General Plan amendments which shall require an affirmative vote of four members.

c. When a member disqualifies him/herself from voting because of a potential conflict of interest, the Commissioner shall be considered absent from the item.

d. Should the number of Commissioners abstaining for a conflict of interest together with absences for other reasons disrupt the quorum, the issue shall be continued to the next regular meeting. When the number of Commissioners abstaining solely for a conflict of interest disrupts the quorum and there exists no alternative source for decision, participation by a member with conflict shall be allowed pursuant to California Government Section 87100 et seq.

e. A tie vote results in a failed motion. In such an instance, any member of the Commission may offer a motion for further action. If there is no action by an affirmative vote, the result is no action and the application is considered denied due to the lack of the necessary votes for approval.

2. Disqualification from Voting

a. A Commissioner shall disqualify him/herself from debate, discussion and voting on any matter before the Commission when there is an appearance of a conflict of interest. When a person disqualifies him/herself prior to the consideration of such matter by the Commission, the Commissioner shall state that he/she is disqualifying him/herself due to a conflict of interest, shall state the conflict, and then leave the voting area.

b. If a Commissioner is in doubt as to whether or not a conflict of interest exists, the matter of conflict shall be referred to the City Attorney for his opinion.

c. The Secretary of the Planning Commission shall record in the minutes the time when a Planning Commissioner steps down and when he/she returns to the podium.

3. Abstentions

A Commissioner may be permitted to abstain from voting because of unpreparedness on an issue before the Commission. All votes of a member who disqualifies him/herself shall be recorded as an abstention.

4. Voting Order

The order of voting shall be altered at each meeting, with the exception of the Chair, who shall vote last.

5. Recording of Votes

The minutes of the Commission□s proceedings shall show the vote of each member including whether they were absent or failed to vote on a matter considered.

III. APPLICATION PROCESSING

A. All applications shall be submitted to the office of Community Planning and Building in compliance with the submittal requirements for each specific application. All evidence shall be submitted before the application is determined complete. Applicants are encouraged to request a preliminary concept hearing with the Planning Commission, in which case, a completed application is not required.

B. Only one (1) application at a time shall be officially received and processed for a specific location.

C. All applications will be reviewed by staff and will not be further processed until the application has been determined by the staff to be complete. The staff will be responsible for informing the applicant of the deficiencies in the application within thirty (30) working days of receipt of the application.

D. All staff reports and supporting information shall be reviewed and signed off by the originator of the report and the Director of Community Planning and Building.

E. When an application is determined to be complete, the application will be scheduled for Commission review in the order that the application is received as complete.

F. Any information received after the Planning Commission agenda packet has been distributed may be the basis for continuation of the application.

G. Any application continued for a second time at the applicant's request shall not be continued again but will be renoticed and advertised for a future Planning Commission hearing.

IV. APPEALS AND RECONSIDERATION

A. Any appeal to the City Council from a decision of the Planning Commission must be made by filing a notice of appeal within ten (10) working days with the City Clerk.

B. Any Commission member who voted on the prevailing side of a decision may request

within five (5) working days of the decision that the matter be reconsidered. The question of whether the action should be considered will be placed on the next Planning Commission meeting.

C. Any applicant may request that a Planning Commission decision be reconsidered by the Commission. Requests for reconsideration must be made in writing within five (5) working days of the Commission's action and state the specific error or omission committed by the Commission in the decision, or provide additional, relevant information not considered by the Commission.

D. Appeals of decisions to approve or deny applications located in the Coastal Commission appeal jurisdiction shall comply with the standards found in CMC Section 17.54.040.

V. REVIEW AND AMENDMENTS PROCEDURE

A. These Rules of Procedure shall be reviewed biennially.

B. These Rules of Procedure may be amended or suspended at any meeting of the Planning Commission by a majority of the members.

Carmel-
by-the-Sea

Attachment 3

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

Reconsideration of DR 16-384

Erin Allen <eallen@ci.carmel.ca.us> Mon, Sep 30, 2024 at 8:51 PM
To: Brandon Swanson <bswanson@ci.carmel.ca.us>
Cc: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

Hi Brandon and Marnie,
Wanted to get back to you in regards to the petition to reconsider DR 16-384 Fountain. Please feel free to share this with the other commissioners and the applicant.

New information for discussion:
1. CEQA exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. And there are three historic resources within proximity.
2. Lot line adjustment findings and decisions of 2003 were dependent on a proposed residential concept design. Staff research needs to show when that was overturned.

Thanks so much for your help on this-
Erin
[Quoted text hidden]

Carmel-
by-the-Sea

Attachment 3

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

Fwd:

Erin Allen <eallen@ci.carmel.ca.us> Tue, Oct 1, 2024 at 11:23 PM
To: Brandon Swanson <bswanson@ci.carmel.ca.us>, "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

Hi Brandon,
In response to your email-
The three historic resources are the Scout House, the Sunset Center and I believe the dance studio is also a historic resource.

I've attached pictures below of a 2003 City Department of Community Planning and Building document that lays out the findings for decision in regards to the lot line adjustment. Could the team please research to find corresponding documents or information that may have amended these conditions of approval?

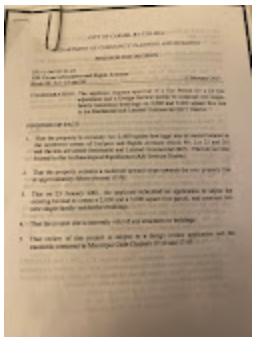
And lastly- if at some time in the future the city chose to continue a sidewalk along Eighth Avenue- what impact would that have on the applicant? I would like to have that discussion in order for everyone to be on the same page.

Regards,

Erin Allen
pronoun: she/her/hers

Planning Commissioner

6 attachments



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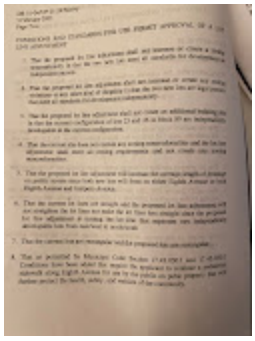

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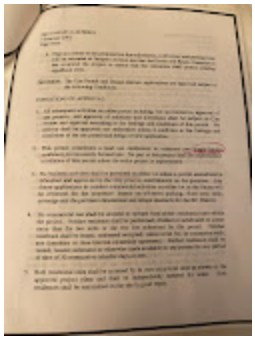

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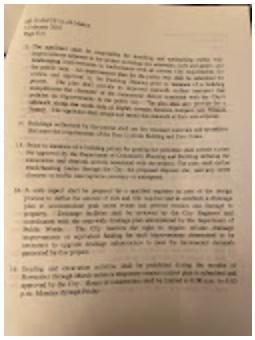

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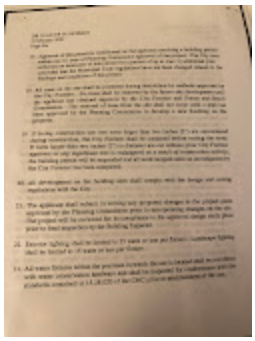

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CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

DR 01-04/UP 01-24
NW Corner of Junipero and Eighth Avenues
Block 89: Lot: 25 and 26

5 February 2003

CONSIDERATION: The applicant requests approval of a Use Permit for a lot line adjustment and a Design Review permit to construct two single-family residential dwellings on 2,000 and 3,000 square foot lots in the Residential and Limited Commercial (RC) District.

FINDINGS OF FACT:

1. That the property is currently two 2,500 square foot legal lots of record located at the northwest corner of Junipero and Eighth Avenues (Block 89; Lot 25 and 26) and the lots are zoned Residential and Limited Commercial (RC). The lots are also located in the Archaeological Significance (AS) Overlay District.

2. That the property contains a moderate upward slope towards the rear property line at approximately fifteen percent (15%).

3. That on 25 January 2001, the applicant submitted an application to adjust the existing lot line to create a 2,000 and a 3,000 square foot parcel, and construct two new single-family residential dwellings.

4. That the project site is currently void of any structures or buildings.

5. That review of this project is subject to a design review application and the standards contained in Municipal Code Chapters 17.12 and 17.43.

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CONDITIONS AND STANDARDS FOR USE PERMIT APPROVAL OF A LOT LINE ADJUSTMENT

1. That the proposed lot line adjustment shall not increase or create a zoning nonconformity in that the two new lots meet all standards for development as independent parcels.

2. That the proposed lot line adjustment shall not increase or create any zoning violations or any other kind of illegality in that the two new lots are legal parcels that meet all standards for development independently.

3. That the proposed lot line adjustment shall not create an additional building site in that the current configuration of lots 25 and 26 in block 89 are independently developable in the current configuration.

4. That the current site does not contain any zoning nonconformities and the lot line adjustment shall meet all zoning requirements and not create any zoning nonconformities.

5. That the proposed lot line adjustment will increase the average length of frontage on public streets since both new lots will front on either Eighth Avenue or both Eighth Avenue and Junipero Avenue.

6. That the current lot lines are straight and the proposed lot line adjustment will not straighten the lot lines nor make the lot lines less straight since the proposed lot line adjustment is turning the lot line that separates two independently developable lots from east/west to north/south

7. That the current lots are rectangular and the proposed lots are rectangular.

8. That as permitted by Municipal Code Section 17.43.030.I and 17.43.030.J Conditions have been added that require the applicant to continue a pedestrian sidewalk along Eighth Avenue for use by the public on pubic property that will further protect the health, safety, and welfare of the community.

9. That as a result of the proposed lot line adjustment, a driveway and parking area will be relocated to Junipero Avenue and that the Forest and Beach Commission has reviewed the project to ensure that the relocation shall protect existing significant trees.

DECISION: The Use Permit and Design Review applications are approved subject to the following Conditions.

CONDITIONS OF APPROVAL:

1. All subsequent activities on either parcel including, but not limited to, approval of use permits, and approval of additions and alterations shall be subject to City review and approval according to the findings and conditions of this permit. No activity shall be approved nor undertaken unless it conforms to the findings and conditions of the use permit and design review application.

2. This permit constitutes a land use entitlement to construct two single-family residences on two newly formed lots. No part of this project shall be implemented in reliance of this permit unless the entire project is implemented.

3. No business activities shall be permitted on either lot unless a permit amendment is submitted and approved by the City prior to establishment on the premises. Any future applications to conduct commercial activities on either lot in the future will be reviewed for the proposals' impact on off-street parking, floor area ratio, coverage and the pertinent dimensional and design standards for the RC District.

4. No commercial use shall be allowed to operate from either residential unit within the project. Neither residence shall be partitioned, divided or subdivided to create more than the two units or the two lots authorized by this permit. Neither residence shall be leased, subleased occupied, rented or let for, in connection with, any timeshare or time interval ownership agreement. Neither residence shall be rented, leased, subleased or otherwise made available to any person for any period of time of 30 consecutive calendar days or less.

5. Both residential units shall be accessed by its own entry/exist door as shown on the approved project plans and shall be independently metered for water. Both residences shall be maintained on the site in good repair.

6. Trash, garbage and containers for recycling materials shall be stored on private property, screened from public view and disposed of in the manner established in Chapter 16, Title 8 of the Municipal Code.

7. The parking garage shall be used only for parking vehicles, storage and the housing of utilities, trash, garbage and recycling materials. All parking spaces shall be reserved and permanently assigned for tenants of each unit on the parcel. These spaces shall not be rented, leased or sold separately.

8. As part of the building permits to construct the project, the permittee shall be responsible for undergrounding all new and existing overhead utility lines fronting either lot without erecting any new permanent poles. Alternatively, the permittee shall pay equivalent funding to the City for undergrounding 50 linear feet of the utilities based on estimated costs provided by the utility companies, or a lesser amount to be determined by the Director of Public Works.

9. If excessive groundwater or seepage is encountered during excavation or construction, such conditions shall be mitigated in a manner approved by the Building Official of the City.

10. All new utility connections serving either residence shall be installed on private property and screened from public view. Meters shall not be installed in areas used for pedestrian circulation and shall be installed in the garages, paved areas on site or as a last resort in landscaped areas on the site. Plans illustrating such placement of utility meters shall be submitted on the building plans for approval by the City.

11. The City reserves the right to require bonding or equivalent financial security for maintenance of the landscaped areas on the project site.

12. The applicant shall submit the draft landscape plan approved by the Planning Commission for review by the City Forester prior to issuance of a building permit. The plan shall include drip irrigation systems set on timers and shall be maintained by the property owners. The landscaping and irrigation system shall also serve the public right-of-way along Eighth Avenue and be maintained by the property owners' expense.

13. The applicant shall be responsible for installing and maintaining public way improvements adjacent to the project including new sidewalks, curb and gutter, and landscaping improvements in conformance with all current City requirements for the public way. An improvement plan for the public way shall be submitted for review and approval by the Planning Director prior to issuance of a building permit. The plan shall provide an improved sidewalk surface treatment that compliments the character of the commercial district consistent with the City's policies on improvements in the public way. The plan shall also provide for a sidewalk along the south side of Eighth Avenue between Junipero and Mission Streets. The applicant shall design and install this sidewalk at their sole expense.

14. Buildings authorized by this permit shall use fire retardant materials and sprinklers that meet the requirements of the State Uniform Building and Fire Codes.

15. Prior to issuance of a building permit for grading the permittee shall submit a plan for approval by the Department of Community Planning and Building defining the excavation and disposal activity associated with the project. The plan shall define truck/hauling routes through the City, the proposed disposal site, and any street closures or traffic interruptions necessary or anticipated.

16. A soils report shall be prepared by a qualified engineer as part of the design process to define the amount of cuts and fills required and to establish a drainage plan to accommodate peak storm events and prevent erosion and damage to property. Drainage facilities shall be reviewed by the City Engineer and coordinated with the area-wide drainage plan administered by the department of Public Works. The City reserves the right to require off-site drainage improvements or equivalent funding for such improvements determined to be necessary to upgrade drainage infrastructure to meet the incremental demands generated by this project.

16. Grading and excavation activities shall be prohibited during the months of November through March unless a temporary erosion control plan is submitted and approved by the City. Hours of construction shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday.

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17. Approval of this permit is conditioned on the applicant receiving a building permit within one (1) year of Planning Commission approval of the project. The City may authorize an extension of this permit for a period of up to one (1) additional year provided that the Municipal Code regulations have not been changed related to the findings and conditions of this permit.

18. All trees on the site shall be protected during demolition by methods approved by the City Forester. No trees shall be removed by the future site development until the applicant has obtained approval by the City Forester and Forest and Beach Commission. The removal of trees from the site shall not occur until a plan has been approved by the Planning Commission to develop a new dwelling on the property.

19. If during construction any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. 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.

20. All development on the building sites shall comply with the design and zoning regulations with the City.

21. The applicant shall submit in writing any proposed changes to the project plans approved by the Planning Commission prior to incorporating changes on the site. The project will be reviewed for its compliance to the approved design study plans prior to final inspection by the Building Inspector.

22. Exterior lighting shall be limited to 25 watts or less per fixture. Landscape lighting shall be limited to 15 watts or less per fixture.

23. All water fixtures within the premises in which the use is located shall be retrofitted with water conservation hardware and shall be inspected for conformance with the standards contained in 15.28.020 of the CMC prior to establishment of the use.

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

October 9, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DR 24206 (Carmel Beach Hotel & Spa):** Consideration of a Track One Design Review Referral DS 24206 (Carmel Beach Hotel & Spa) and associated Coastal Development Permit for the construction of a second-story balcony on Building A of the Carmel Beach Hotel & Spa located at the northeast corner of San Antonio Avenue and 13th Avenue in the Single-Family Residential (R-1) District. APN 010-286-015-000.

Application: DR 24206 (Carmel Beach Hotel & Spa)

APN: 010-286-015-000

Block: Y

Lot: 7, 9, 10, 12, 14, & 16 & POR OF LOTS 8, 11, 18, & 20

Location: Northeast corner of San Antonio Avenue and 13th Avenue

Applicant: Carmel Beach Hotel & Spa, LLC

Property Owner: Esperanza Carmel Commercial, LLC

Executive Summary:

The project involves building a second-story balcony on the west elevation of Building A at the recently renovated Carmel Beach Hotel & Spa. Due to neighbor concerns over privacy, the project is being referred to the Planning Commission.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Track One Design Review, DR 24206 (Carmel Beach Hotel & Spa) and associated Coastal Development Permit for the construction of a second-story balcony on Building A of the Carmel Beach Hotel & Spa located at the northeast corner of San Antonio Avenue and 13th Avenue in the Single-Family Residential (R-1) District. APN 010-286-015-000.

Background and Project Description:

The Carmel Beach Hotel & Spa is a recently renovated hotel in the Single-Family Residential (R-1) District. The hotel was previously known as the Colonial Terrace Inn and consists of six (6), one- and two-story buildings constructed between 1930 and 1955 (inclusive of Buildings A-G). In 2005, Buildings A-E were added to the Carmel Historic Inventory. The hotel qualifies as a historic resource under the themes of Architectural Development in Carmel and Economic Development. It is significant in the area of history as an excellent example of the type and style of visitor accommodations developed in Carmel-by-the-Sea during the decade of the 1930s. The property is also significant for its traditional eastern building style. During the renovation of the hotel, it was determined that Building A is not historically significant for its architecture. It is a highly altered building that was originally constructed in the Spanish style.

On September 8, 2021, the Planning Commission adopted Resolution 2021-XX-PC approving Design Review application DR 21-170 (Carmel Beach Hotel & Spa), for an extensive interior remodel and hotel rebranding. Exterior modifications included replacing all windows and doors, minor modifications to existing window and door openings, a balcony extension on Building X, repainting, site accessibility, and landscape modifications. The approval also included the addition of new hotel amenities, including a spa, gym, and bar for hotel guests.

On September 14, 2022, the Planning Commission adopted Resolution 2022-XX-PC approving the construction of a pergola behind Building X.

On October 28, 2022, the Director approved a Track One Design Review for the addition of one balcony in Building A and two balconies in Building C at the Carmel Beach Hotel & Spa. The north neighbor filed an appeal citing privacy concerns related to the Building A balcony. The applicant submitted a revised Design Review application and removed the Building A balcony from the project. There were no objections to the Building C balconies, which have since been installed.

The applicant has submitted a new application to install the Building A balcony. Due to the privacy concerns previously expressed, the Director is referring the application to the Planning Commission for consideration.

Staff Analysis:

Applicable Regulations

Municipal Code Section 17.64.150 (R-1 District-Remodeling, Reconstruction, or Alteration of R-1 Motels) states that all structures must be compatible with the residential character of the surrounding neighborhood and that all construction must conform to the setback and height requirements applicable to the R-1 district.

A balcony is defined as, A platform that projects from the wall of a building, typically above the first level, and is surrounded by a rail, balustrade, or parapet. A balcony is considered a usable open space area.

CMC Section 17.10.010 (Purpose and Design Objectives), subsection G. Privacy states, Designs should respect the privacy of neighbors. The placement of windows, doors, balconies and decks should be sensitive to similar improvements on neighboring properties.

CMC Section 17.64.080 (Design Study Appproval), subsection A.5 includes the following finding for approval, The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.

Residential Design Guideline 5.1 states, Organize functions on a site to preserve reasonable privacy for

adjacent properties.
• Position a building to screen active areas of adjacent properties when feasible.
• Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.
• Preserve significant trees that will help to screen views into adjacent properties.
• Screen patios, terraces and service areas.

Staff Response: Building A is a two-story building that contains two, one-bedroom hotel rooms, one on the lower level and one on the upper level. The entry on the upper level is on the east elevation. The second floor balcony is proposed on the west elevation. The existing window would be converted to a pair of aluminum clad wood French doors. The proposed balcony is 5 feet deep, 11 feet-2.5 inches long, and 56 square feet in area. A redwood lattice privacy screen would be mounted on top of the balcony railing on the north side of the balcony. The top of the screen would be 1 inch below the roof eave.

The north neighbor has expressed privacy concerns and will be in attendance for the Tour of Inspection.

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 and Section 15331 (Class 31) – Historical resource Restoration/Rehabilitation. Class 1 exemptions include, minor alterations of private structures involving negligible or no expansion of existing of former use. Class 31 exemptions include the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of a historical resource in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings. The project consists of the installation of a second-floor balcony on an existing hotel building. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 – Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING DESIGN REVIEW DR 24206 (CARMEL BEACH HOTEL & SPA) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A SECOND-STORY BALCONY ON BUILDING A OF THE CARMEL BEACH HOTEL & SPA LOCATED AT THE NORTHWEST CORNER OF SAN ANTONIO AVENUE AND 13TH AVENUE
APN 010-286-015-000

WHEREAS, on August 16, 2024, Carmel Beach Hotel & Spa, LLC ("Applicant") submitted an application on behalf of Esperanza Carmel Commercial, LLC ("Owner") requesting approval of Design Review application DR 24206 (Carmel Beach Hotel & Spa) and associated Coastal Development Permit described herein as ("Application"); and

WHEREAS, the Application has been submitted for a ±34,000-square-foot lot located at the northwest corner of San Antonio Avenue and 13th Avenue in the Single-Family Residential (R-1) Zoning District (Block Y, Lot 7, 9, 10, 12, 14, & 16 & POR OF LOTS 8, 11, 18, & 20); and

WHEREAS, the Applicant is requesting to install a second-story balcony on the west elevation of Building A; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.040 (Residential Design Review), changes in windows and doors require a Track One Design Review; and

WHEREAS, in accordance with CMC Section 17.52.030 (Duties and Powers of the Director), the Director has the power and responsibility to refer any decision to an appropriate higher level, including 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, on September 27, 2024, a notice of the public hearing scheduled for October 9, 2024, 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 September 29, 2024, 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 4, 2024, 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 9, 2024, 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 finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and Section 15331 (Class 31) – Historical resource Restoration/Rehabilitation, 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 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 Track One Design Review:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each required finding listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes," depending on the issues, may or may not be discussed in the report.		
CMC 17.64.150, R-1 District-Remodeling, Reconstruction, or Alteration of R-1 Motels	YES	NO
A. That all structures are compatible with the residential character of the surrounding neighborhood;	✓	

B. That upon reconstruction, remodeling or alteration the total site coverage of all buildings shall not exceed 35 percent of the total site area;	✓	
C. That the construction will not result in an increase in floor area beyond that existing when the original use permit was issued; and	✓	
D. That the construction will conform with all setback and height requirements applicable to the R-1 district.	✓	

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 required finding listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes," depending on the issues, may or may not be discussed in the report.		
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 the Design Review application DR 24206 (Carmel Beach Hotel & Spa) for the construction of a second-story balcony on Building A of the Carmel Beach Hotel & Spa located at the northeast corner of San Antonio Avenue and 13th Avenue in the Single-Family Residential (R-1) District (APN 010-286-015-000), subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	**Authorization.** This approval of Design Review application DR 24206 (Carmel Beach Hotel & Spa) authorizes the construction of a second-story balcony on Building A of the Carmel Beach Hotel & Spa located at the northeast corner of San Antonio Avenue and 13th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by WRD Architects, LLP approved by the Planning Commission on October 9, 2024, 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 12 months from the date of action. The project must be implemented during this time, 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.	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.
5.	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.
6.	Windows & Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for windows and doors 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.
7.	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.
8.	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.
9.	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
10.	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.
11.	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.
Special Conditions	
12.	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.
13.	Building Permit Required. Prior to commencing work on-site, the applicant shall apply for and obtain a building permit from the Community Planning & Building Department.
14.	Exterior Light Fixture. If a new exterior light fixture is requested for the second-story balcony, it shall be compatible with other exterior light fixtures on the building. The fixture shall be located on the south side of the French doors. The fixture shall be shielded and direct light downwards. The maximum light emittance is 375 lumens.

Acknowledgment and acceptance of conditions of approval.

_____	_____	_____
Applicant Signature	Printed Name	Date
_____	_____	_____
Property Owner/Agent Signature	Printed Name	Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of October 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Leah Young
Planning Commission Secretary

Carmel Beach Hotel & Spa

13th Ave & San Antonio Ave.
Carmel-by-the-Sea, CA 93921

ABBREVIATIONS

&	AND	HDWR.	HARDWARE	T.B.D.	TO BE DETERMINED
∠	ANGLE	H.M.	HOLLOW METAL	T.C.	TOP OF CURB
@	AT	HORZ.	HORIZONTAL	TEL.	TELEPHONE
℄	CENTERLINE	H.S.	HEAVY SHEET	TEMP.	TEMPERED
Ø	DIAMETER OR ROUND	HT.	HEIGHT	T.E.N.	TYPICAL EDGE NAILING
⊥	PERPENDICULAR	HTG.	HEATING	T & G	TONGUE & GROOVE
℄	PROPERTY LINE	H.W.	HOT WATER	THK.	THICK(NESS)
#	POUND OR NUMBER	HWD.	HARDWOOD	THRESH.	THRESHOLD
		HVAC.	HEATING/VENTILATING/AIR CONDITIONING	T.J.I.	TRUSS JOIST INTERNATIONAL
A.B.	ANCHOR BOLT			T.O.	TOP OF
A.B.S.	ACRYLONITRILE BUTADIENE	I.C.C.	INTERNATIONAL CODE COUNCIL	T.P.H.	TOILET PAPER HOLDER
ABV.	ABOVE			T.O.	TOP OF PAVEMENT
A.A.	ASPHALTIC CONCRETE			TV	TELEVISION
A/C	AIR CONDITIONING	ID.	INSIDE DIAMETER	T.W.	TOP OF WALL
ACOUS.	ACOUSTICAL	INCL.	INCLUDE(D) (ING)	TYP.	TYPICAL
ADJ.	ADJUSTABLE	INSUL.	INSULATE(D) (ING)		
A.F.F.	ABOVE FINISH FLOOR	INT.	INTERIOR	U/L	UNDERWRITER'S LABORATORY
AGGR.	AGGREGATE	INV.	INVERT	U.N.O.	UNLESS NOTED OTHERWISE
ALUM.	ALUMINUM			U.O.N.	UNLESS OTHERWISE NOTED
ANOD.	ANODIZED	JAN.	JANITOR	UR.	URINAL
A.P.A	AMERICAN PLYWOOD ASSOCIATION	J.H.	JOIST HANGER		
		JT.	JOINT	V.I.F.	VERIFY IN FIELD
APPROX.	APPROXIMATE				
ARCH.	ARCHITECTURAL	KIT.	KITCHEN	W.	WEST/WIDTH/WIDE
A.S.	ADJUSTABLE SHELF			W/	WITH
		L.	LENGTH	W.C.	WATER CLOSET
BD.	BOARD	LAM.	LAMINATE	WD.	WOOD
BIT.	BITUMINOUS	LAV.	LAVATORY	WDW.	WINDOW
BLDG.	BUILDING	L.B.	LAG BOLT	W.H.	WATER HEATER
BLK.	BLOCK	LOC.	LOCATE(ION)	WI	WOODWORK INSTITUTE
BLKG.	BLOCKING	L.V.L.	LAMINATED VENEER LUMBER	W/O	WITHOUT
BM.	BEAM	L.W.	LIGHTWEIGHT	W.P.	WATERPROOF(ING)
B.M.	BENCH MARK			W.R.	WATER RESISTANT
BOT.	BOTTOM	MAS.	MASONRY	W.S.	WOOD SCREW
BRG.	BEARING	MAT.	MATERIAL(S)	WSCT.	WAINSCOT
BTWN.	BETWEEN	MAX.	MAXIMUM	WT.	WEIGHT
B.U.R.	BUILD-UP ROOFING	M.B.	MACHINE BOLT	W.W.M.	WELDED WIRE MESH
B.W.	BOTH WAYS	M.C.	MEDICINE CABINET		
		M.H.	MAN HOLE		
CAB.	CABINET	MECH.	MECHANICAL		
C.B.	CATCH BASIN	MEMB.	MEMBRANE		
CBC	CALIFORNIA BUILDING CODE	MEZZ.	MEZZANINE		
CEM.	CEMENT	MFR.	MANUFACTURE(ER)		
CER.	CERAMIC	MIN.	MINIMUM		
CFCI.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	MIR.	MIRROR		
		MISC.	MISCELLANEOUS		
C.F.	CUBIC FEET	MLDG.	MOLDING/MOULDING		
C.I.	CAST IRON	M.I.W.	MALLEABLE IRON WASHER		
C.J.	CONTROL JOINT	M.O.	MASONRY OPENING		
CL.	CLOSET	MTD.	MOUNTED		
CLG.	CEILING	MET.	METAL		
CLKG.	CAULKING	MULL.	MULLION		
CLR.	CLEAR(ANCE)				
C.M.U.	CONCRETE MASONRY UNIT	N.	NORTH		
COL.	COLUMN	(N)	NEW		
COMP.	COMPOSITION	NAT.	NATURAL		
CONC.	CONCRETE	N.I.C.	NOT IN CONTRACT		
CONN.	CONNECTION	NOM.	NOMINAL		
CONSTR.	CONSTRUCTION	N.T.S.	NOT TO SCALE		
CONT.	CONTINUOUS				
COR.	CORRUGATED	O/	OVER		
C.O.T.G.	CLEAN-OUT TO GRADE	OBS.	OBSCURE		
CSMT.	CASEMENT	O.C.	ON CENTER(S)		
CSWK.	CASEWORK	O.D.	OUTSIDE DIAMETER		
C.T.	CERAMIC TILE	OFF.	OFFICE		
CTR.	COUNTER	OFCI.	OWNER FURNISHED, CONTRACTOR INSTALLED		
CTSK.	COUNTERSINK				
C.Y.	CUBIC YARD	OFOI.	OWNER FURNISHED, OWNER INSTALLED		
DBL.	DOUBLE	O.H.	OVER HANG		
DEPT.	DEPARTMENT	O.H.M.S.	OVALHEAD MACHINE SCREW		
DET.	DETAIL	O.H.W.S.	OVALHEAD WOOD SCREW		
DF.	DRINKING FOUNTAIN	OPNG.	OPENING		
D.F.	DOUGLAS FIR	OPP.	OPPOSITE		
D.G.	DECOMPOSED GRANITE				
D.H.	DOUBLE HUNG	P.A.F.	POWDER ACTUATED FASTENER		
DIAG.	DIAGONAL	P.B.	PANIC BAR		
DIA.	DIAMETER	PART. TBD.	PARTICLE BOARD		
DIMEN.	DIMENSION	PCF.	POUNDS PER CUBIC FOOT		
DISP.	DISPENSER/DISPOSER	P.D.	POWDER DRIVEN		
DN.	DOWN	P.G.	PAINT GRADE		
DR.	DOOR	PERF.	PERFORATE		
DRWG.	DRAWING	PLF	POUNDS PER LINEAR FOOT		
D.S.B.	DBL. STRENGTH B GRADE (GLASS)	PLAS. LAM.	PLASTIC LAMINATE		
		PLAS.	PLASTER		
D.S.	DOWNSPOUT	PLYWD.	PLYWOOD		
DWR.	DRAWER	PR.	PAIR		
D.W.	DISH WASHER	PSF	POUNDS PER SQUARE FOOT		
		PSI	POUNDS PER SQUARE INCH		
E.	EAST	P.T.	PRESSURE TREATED		
EA.	EACH	PART.	PARTITION		
E.J.	EXPANSION JOINT	P.T. DISP.	PAPER TOWEL DISPENSER		
ELEV.	ELEVATION, ELEVATOR	P.V.C.	POLYVINYL CHLORIDE		
ELEC.	ELECTRIC(AL)				
EMER.	EMERGENCY	R.	RISER		
ENCL.	ENCLOSURE	R.A.	RETURN AIR		
EQUIP.	EQUIPMENT N.I.C. W/ WITH	RAD.	RADIUS		
EWC.	ELECTRIC WATER COOLER	R.D.	ROOF DRAIN		
(E)	EXISTING	REG.	REGISTER		
EXH.	EXHAUST	REF.	REFRIGERATOR		
EXP.	EXPOSED/EXPANSION	REINF.	REINFORCED		
EXT.	EXTERIOR	REQ'D.	REQUIRED		
		REQMT.	REQUIREMENT		
F.A.	FIRE ALARM	RESIL.	RESILIENT		
FAST.	FASTEN(ER)	REV.	REVERSED		
F.A.	FLAT BAR	R.H.M.S.	ROUNDHEAD MACHINE SCREW		
F.D.	FLOOR DRAIN	R.H.W.S.	ROUNDHEAD WOOD SCREW		
FEC.	FIRE EXTINGUISHER CABINET	RM.	ROOM		
F.F.	FINISH FLOOR	R.O.	ROUGH OPENING		
F.G.	FINISH GRADE	R.O.W.	RIGHT OF WAY		
FND.	FOUNDATION	R.S.	RESAWN		
F.E.	FIRE EXTINGUISHER	RUB.	RUBBER		
F.	FIBERGLASS	RWD.	REDWOOD		
FIN.	FINISH(ED)	R.W.L.	RAIN WATER LEADER		
F.H.M.S.	FLATHEAD MECHANICAL SCREW				
		S.	SOUTH		
F.H.W.S.	FLATHEAD WOOD SCREW	S.B.	SOLID BLOCKING		
FLASH.	FLASHING	S.C.	SOLID CORE		
FLR.	FLOOR(ING)	SCHED.	SCHEDULE		
FLUOR.	FLUORESCENT	S.A.	STORM DRAIN		
F.O.	FACE OF	SECT.	SECTION		
F.O.B.	FACE OF BLOCK	SERV.	SERVICE		
F.O.C.	FACE OF CONCRETE	S.F.	SQUARE FOOT		
F.O.F.	FACE OF FINISH	S.G.	STAIN GRADE		
F.O.M.	FACE OF MASONRY	SH.	SHELF/SHELVING		
F.O.S.	FACE OF STUD	SHWR.	SHOWER		
F.P.	FIREPLACE	SHT.	SHEET		
F.R.P.	FIBERGLASS REINF. PANEL	SHT'G.	SHEATHING		
F.S.	FULL SIZE	SIM.	SIMILAR		
FT.	FOOT/FEET	S.S.	STAINLESS STEEL SERVICE SINK		
FTG.	FOOTING				
FURR.	FURREDING)	S.S.D.	SEE STRUCTURAL DRAWINGS		
FUT.	FUTURE	S.M.	SHEET METAL		
		S.M.S.	SHEET METAL SCREW		
GA.	GAUGE/GAGE	SPEC.	SPECIFICATION		
GALV.	GALVANIZED	SQ.	SQUARE		
G.B.	GRAB BAR	STL.	STEEL		
G.I.	GALVANIZED IRON	STD.	STANDARD		
GL.	GLASS/GLAZING	STAG.	STAGGERED		
G.L.B.	GLUE-LAM BEAM	STOR.	STORAGE		
GR.	GRADE(ING)	STRUCT.	STRUCTURAL		
G.W.B.	GYPSUM WALLBOARD	SUSP.	SUSPENDED		
		SYM.	SYMMETRY(ICAL)		
H.B.	HOSE BIB	SYS.	SYSTEM		
HBD.	HARDBOARD				
H.A.	HOLLOW CORE	T.	TREAD		
HDR.	HEADER	T.B.	TOWEL BAR		

Attachment 2

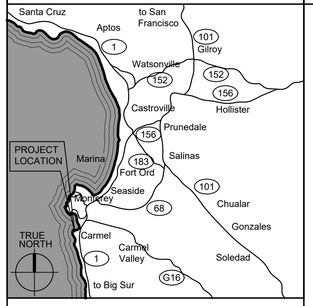
LEGEND

- EARTH
- ROCK
- SAND, MORTAR, PLASTER
- CONCRETE BLOCK
- CAST-IN-PLACE (C.I.P.) CONCRETE
- (E) STUD WALL
- (N) STUD WALL
- (E) STUD WALL TO BE REMOVED
- SOUND INSULATED STUD WALL
- METAL
- WOOD FINISH
- WOOD FRAMING CONTINUOUS MEMBER
- WOOD BLOCKING
- PLYWOOD
- GYPSUM WALLBOARD
- A.C. PAVING

SYMBOLS

- DOOR SYMBOL (XXX)
- WINDOW SYMBOL (XX)
- KEY TAG (X)
- DEMOLITION TAG (XX)
- MATCH LINE
- WORK POINT, DATUM POINT OR CONTROL
- VERTICAL OR HORIZONTAL DIAPHRAGM KEY (XX)
- SECTION (X / AX.X): SECTION IDENTIFICATION, SHEET WHERE SECTION IS DRAWN
- DETAIL (X / AX.X): DETAIL IDENTIFICATION, SHEET WHERE DETAIL IS DRAWN
- FINISH GRADE (SPOT) (+XXX.X / +XXX.X): ELEVATION, SURFACE
- EXISTING GRADE (SPOT) (+XXX.X / +XXX.X): ELEVATION, SURFACE
- PROPERTY LINE

LOCATION MAP



GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS, AND SHALL CORRELATE AT THE JOB SITE ALL SUCH ITEMS. GENERAL CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION AND CORRECTION PRIOR TO BEGINNING ANY WORK.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK AND THE COORDINATION OF ALL TRADES AND GOVERNING AGENCIES, AND SHALL PROVIDE ALL MATERIALS AND LABOR (SHOWN OR INFERRED) ON THESE PLANS TO RENDER THE WORK COMPLETE.
3. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY FOR THE SUPERVISION OF THE WORK.
4. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF THE WORK OR THE PROPER EXECUTION OF THE SAME.
5. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY, PRIOR TO COMMENCEMENT OF WORK.
6. THESE DRAWINGS SHALL BE CONSIDERED SUBSTANTIALLY COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RENDER THE WORK COMPLETE, AS IS THE INTENT OF THESE DRAWINGS, EITHER SHOWN OR INFERRED HEREIN, THROUGH PROPER AND ESTABLISHED CONSTRUCTION PRACTICES.
7. EXISTING CONSTRUCTION DETAILS SHOWN HEREIN ARE ASSUMED TO BE SUBSTANTIALLY CORRECT AND MAY NOT DEPICT THE ACTUAL CONDITION. THE GENERAL CONTRACTOR SHALL VERIFY (E) CONDITIONS AND NOTIFY THE ARCHITECT ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
8. ANY PROPOSED SHUT DOWN OF UTILITIES SHALL BE REGISTERED IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
9. ANY PROPOSED WORK THAT TAKES PLACE AFTER NORMAL BUSINESS HOURS SHALL BE MADE IN WRITING AT LEAST SEVEN (7) WORKING DAYS IN ADVANCE. REQUESTS SHALL BE DIRECTED TO THE ARCHITECT.
10. PROVIDE ALL REQUIRED FIRE BLOCKING IN ACCORDANCE WITH SECTION 718.2 OF THE 2019 C.B.C.

PROJECT INFORMATION

PROJECT: CARMEL BEACH HOTEL & SPA: NEW BALCONY AND WOOD SCREENING ELEMENT ON BUILDING A

LOCATION: 13th & SAN ANTONIO AVE CARMEL-BY-THE-SEA, CA 93921

APN: 010-286-015

ZONING: R-1 SINGLE-FAMILY RESIDENTIAL (HOTEL IS OPERATED UNDER AN EXISTING CONDITIONAL USE PERMIT)

LOT SIZE: 33,355 S.F. (0.76 ACRE)

(E) BUILDING AREA: (BUILDING A) 1,002 S.F.

OCCUPANCY: R-1 GROUP

CONSTRUCTION: TYPE V-B

APPLICABLE BUILDING CODES & STANDARDS

CALIFORNIA CODE OF REGULATIONS (CCR):

2022 CALIFORNIA ADMINISTRATIVE CODE (CAC), CCR TITLE 24, PART 1

2022 CALIFORNIA BUILDING CODE (CBC), CCR TITLE 24, PART 2, *VOLUMES 1 AND 2*

2022 CALIFORNIA ELECTRICAL CODE (CEC), CCR TITLE 24, PART 3

2022 CALIFORNIA MECHANICAL CODE (CMC), CCR TITLE 24, PART 4

2022 CALIFORNIA PLUMBING CODE (CPC), CCR TITLE 24, PART 5

2022 CALIFORNIA ENERGY CODE (CEC), CCR TITLE 24, PART 6

PART 7 VACANT

2022 CALIFORNIA FIRE CODE (CFC), CCR TITLE 24, PART 9

2022 CALIFORNIA EXISTING BUILDING CODE (CEBC), CCR TITLE 24, PART 10

2022 CALIF. GREEN BUILDING STANDARDS CODE (CALGreen), CCR TITLE 24, PART 11

2022 CALIFORNIA REFERENCED STANDARDS CODE, CCR TITLE 24, PART 12

CCR TITLE 19, PUBLIC SAFETY, DIVISION 1, STATE FIRE MARSHAL

PARTIAL LIST OF APPLICABLE STATE STANDARDS

2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALLING CODE (CA AMENDED)

EXITING:
NOTE: THIS BUILDING OR SPACE SHALL PROVIDE A READILY DISTINGUISHABLE MEANS OF EGRESS COMPLYING WITH CHAPTER 10 AND CHAPTER 11 (WHERE APPLICABLE FOR ACCESSIBILITY PURPOSE) OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE. THE EXIT SYSTEM SHALL MAINTAIN A CONTINUOUS, UNOBSTRUCTED AND UNDIMINISHED PATH OF EXIT TRAVEL FROM ANY OCCUPIED POINT WITHIN THE BUILDING TO A PUBLIC WAY.

PROJECT TEAM

OWNER

MIRABEL HOTEL & RESTAURANT GROUP
CORNER OF MISSION & 7TH STREETS, PO BOX 7228
CARMEL-BY-THE-SEA, CALIFORNIA, 93921
ph: (831) 622-5902
Email: dfink@mirabelgroup.com
Contact: David Fink

ESPERANZA CARMEL
7TH AVE 2 NW OF LINCOLN
CARMEL-BY-THE-SEA, CALIFORNIA, 93923
ph: (831) 250-7669
Email: christopher.mitchell@pastor-realestate.com
Contact: CHRISTOPHER MITCHELL

ARCHITECT

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STRUCTURAL

KAREN WIINIKKA
2715 PORTER ST.
SOQUEL, CA
ph: (831) 476-3681
Email: karenw@dcurfer.com

SCOPE OF WORK

NEW BALCONY AND WOOD SCREENING ELEMENT ON BUILDING A.

SHEET INDEX

TITLE
A001 COVER SHEET
A002 OVERALL EXISTING SITE PLAN (FOR REFERENCE)

ARCHITECTURAL
A201 FLOORPLAN - BUILDING A
A300 DOOR SCHEDULE
A401 EXTERIOR ELEVATIONS - BUILDING A
A802 EXTERIOR DETAILS

STRUCTURAL
S3.1 BUILDING A BALCONY FRAMING PLAN
S4.0 STRUCTURAL DETAILS

WR&D
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WWW.WRDARCH.COM

THE USE OF THE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

LICENSED ARCHITECT JEFFREY PETER HEIDEL No. C-31288 REN. 4/30/23 STATE OF CALIFORNIA

CARMEL BEACH HOTEL & SPA
CARMEL-BY-THE SEA - 13th & SAN ANTONIO

A.P.N.: 010-286-015

JOB NO.: 20019

PRINT DATE:

PLOT DATE: 6.11.2024

DRAWN BY:

CHECKED BY:

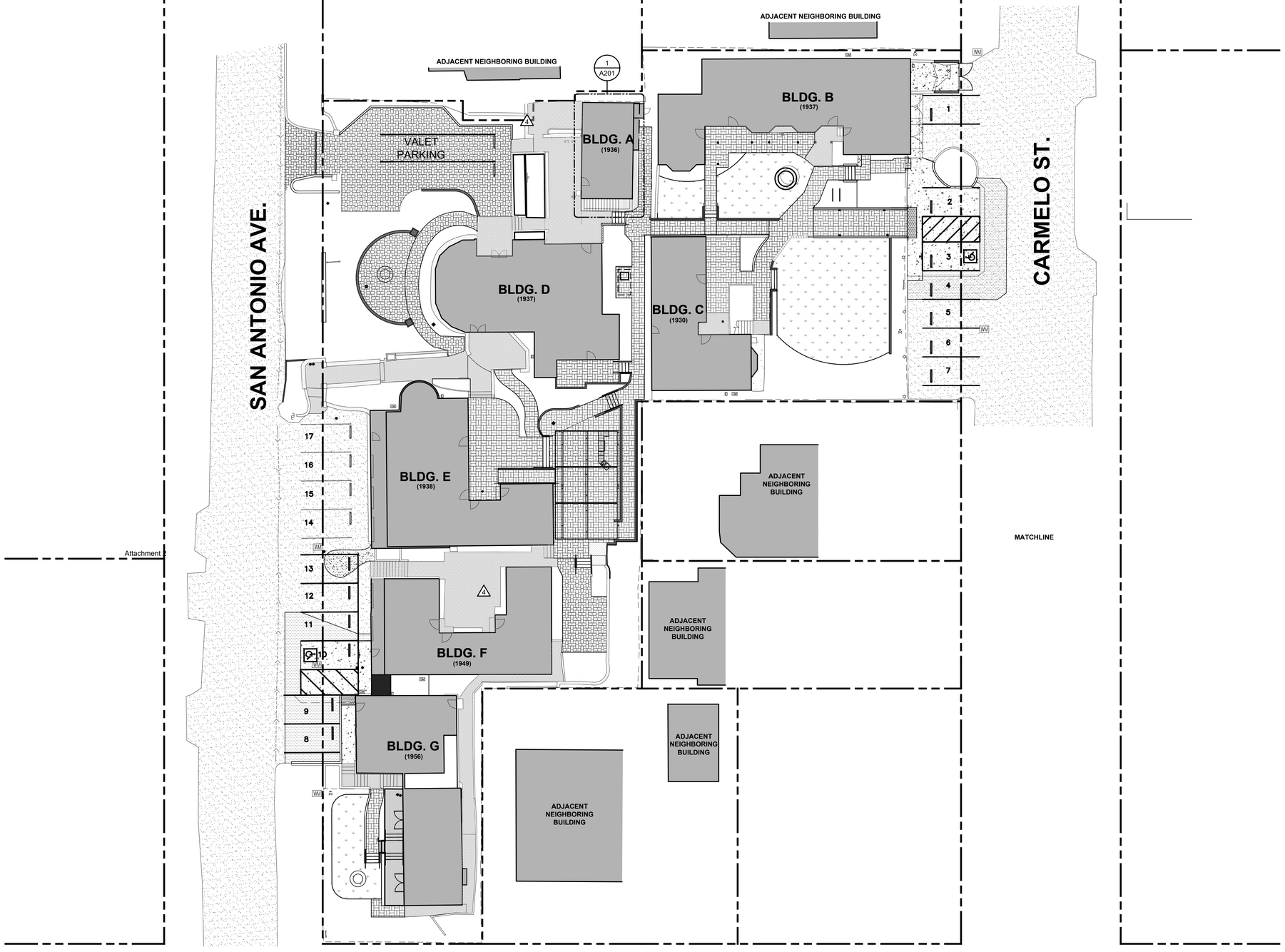
SET ISSUED:

BALCONY - BLDG. A 6/6/2024

SHEET NAME: COVER SHEET

SHEET NO.: A001

FILE NAME:



PLAN NORTH

OVERALL EXISTING SITE PLAN (FOR REFERENCE)

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

WR&D
WALD RUHNKE & DOST ARCHITECTS LLP

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LICENSED ARCHITECT JEREMY PETER RUHNKE No. C-31288 REN. 4/30/23 STATE OF CALIFORNIA

CARMEL BEACH HOTEL & SPA
CARMEL-BY-THE SEA - 13th & SAN ANTONIO

A.P.N.: 010-286-015

JOB NO.: 20019

PRINT DATE:

PLOT DATE: 6.11.2024

DRAWN BY:

CHECKED BY:

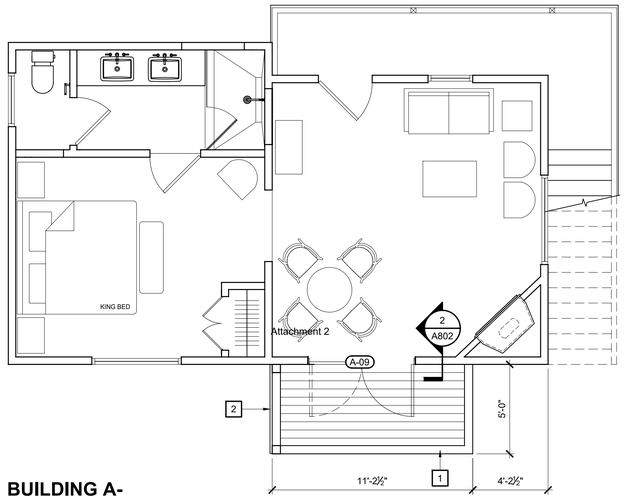
SET ISSUED:

BALCONY - BLDG. A 6/6/2024

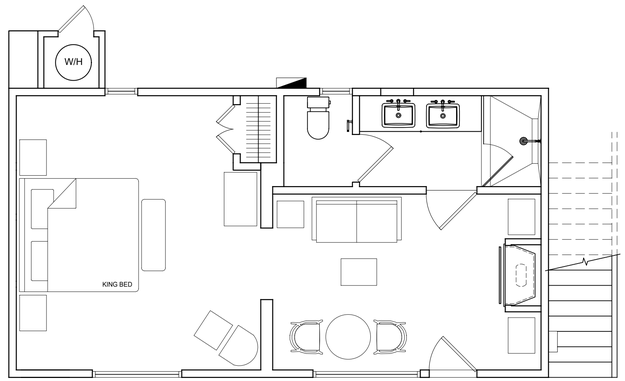
SHEET NAME: OVERALL EXISTING SITE PLAN

SHEET NO.: A002

FILE NAME: 20019-A200



**BUILDING A-
UPPER LEVEL**



**BUILDING A -
LOWER LEVEL**

NORTH

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

KEY NOTES

THE KEY NOTES THAT FOLLOW APPLY TO THE DRAWING(S) ON THIS SHEET ONLY. REFER TO FOLLOWING SHEETS FOR NOTES THAT ARE APPLICABLE TO THOSE DRAWINGS.

1. NEW EXTERIOR BALCONY, SEE EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS.
2. NEW WOOD SCREENING ELEMENT PER DETAIL 11/A802.

GENERAL NOTES

1. ALL ITEMS ARE EXISTING UNLESS NOTED OTHERWISE.

LEGEND

EXISTING WALL TO REMAIN

EXISTING DOOR TO REMAIN

100 NEW DOOR, SEE DOOR SCHEDULE A300

55

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LICENSED ARCHITECT
HENRY PETER RUHNKE
No. C-11288
REN. 4/30/23
STATE OF CALIFORNIA

CARMEL BEACH HOTEL & SPA
CARMEL-BY-THE SEA - 13th & SAN ANTONIO

A.P.N.: 010-286-015

JOB NO.: 20019

PRINT DATE:
PLOT DATE: 6.11.2024
DRAWN BY:
CHECKED BY: MH

SET ISSUED:
BALCONY - BLDG. A 6/6/2024

SHEET NAME:
FLOOR PLANS
BUILDING A

SHEET NO.:
A201

FILE NAME: 2019-A201

DOOR SCHEDULE

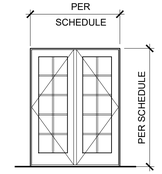
DOOR					SIZE			DETAIL REFERENCE								
		FINISH														
DOOR TAG	DOOR TYPE	PAINT	STAIN	ANOD.	WIDTH	HEIGHT	THK.	HEAD	JAMB	THRESH.	FRAME ASSEMBLY	FIRE RATING	GLASS TYPE	HARDWARE GROUP	ACCESS CONTROL	NOTES
A-09	EXT-2	●			5'-8"	6'-8"	1-3/4"					-	-	H		

DOOR HARDWARE

HARDWARE GROUP NO. H

6	EA	HINGE	5PB1 NRP	613	IVE
2	EA	MANUAL FLUSH BOLT	FB358	613	IVE
1	EA	DUST PROOF STRIKE	DP1	613	IVE
1	EA	PASSAGE SET	F10 LAT	716	SCH
1	EA	ONE-SIDED DEADBOLT	B80	613	SCH
2	EA	OH STOP	450S	613	GLY
1	EA	GASKETING	488SBR PSA	BR	ZER
1	EA	MEETING STILE	44STST (OR BY DOOR MFR)	STST	ZER
1	EA	THRESHOLD	PER DETAIL		

DOOR TYPES



TYPE (EXT-2)

PAIR EXTERIOR ALUMINUM CLAD WOOD FRENCH DOOR

55

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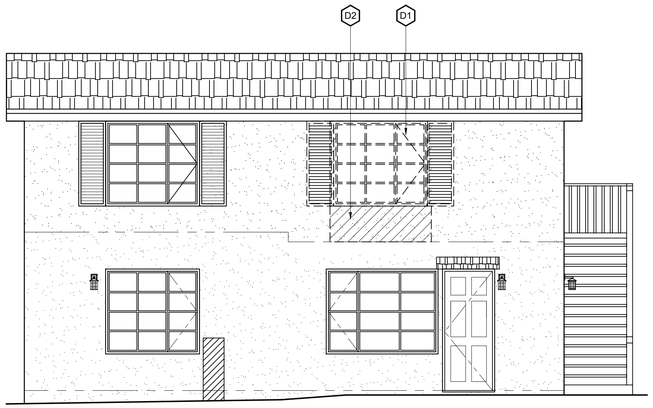
SHEET NAME:
DOOR SCHEDULE

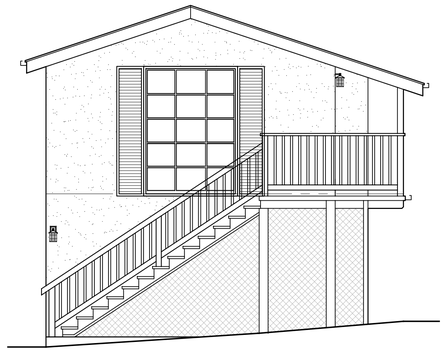
SHEET NO.:
A300

FILE NAME: 20019-A200



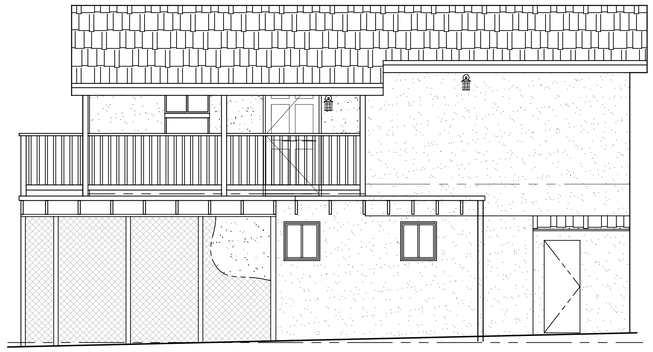
WEST ELEVATION

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



SOUTH ELEVATION

2 EXTERIOR ELEVATION - EXISTING FOR REFERENCE
SCALE: 1/4" = 1'-0"



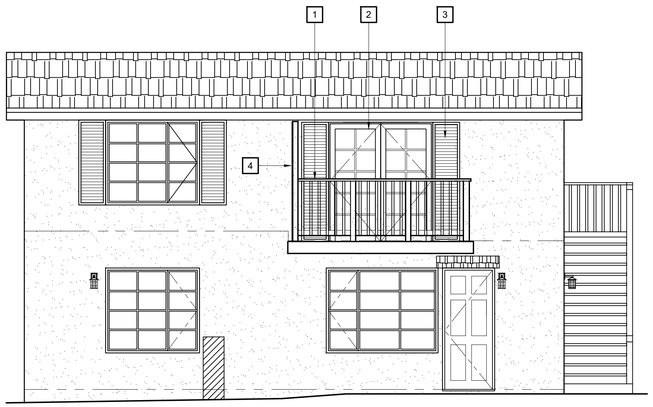
EAST ELEVATION

3 EXTERIOR ELEVATION - EXISTING FOR REFERENCE
SCALE: 1/4" = 1'-0"

EXISTING

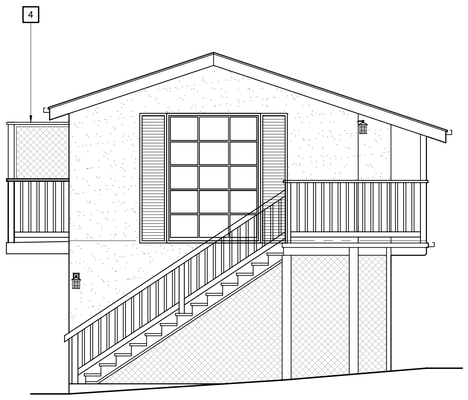
PROPOSED

Attachment 2



WEST ELEVATION

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



SOUTH ELEVATION

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

DEMOLITION KEY NOTES

D1 REMOVE EXISTING WINDOW AND FRAME AT OPENING TO RECEIVE NEW DOOR. PROTECT FINISHES AND PATCH AND REPAIR AS REQUIRED. PREPARE ROUGH OPENING FOR NEW WINDOW/DOOR.

D2 PROVIDE NEW ROUGH OPENING FOR NEW DOOR. COORDINATE WITH PROPOSED FLOOR PLANS AND ELEVATIONS AND PATCH AND REPAIR ADJACENT FINISH SURFACES AS REQUIRED.

KEY NOTES

1. NEW BALCONY AND RAILING PER 10/A802, SEE STRUCTURAL DRWS.
2. NEW ALUM-CLAD WOOD FRENCH DOOR (TO MATCH OTHER RECENTLY INSTALLED EXTERIOR DOORS), SEE DOOR SCHEDULE A300.
3. NEW PAINTED FALSE WINDOW SHUTTERS TO MATCH EXISTING.
4. NEW WOOD SCREENING ELEMENT PER DETAIL 11/A802.

GENERAL NOTES

1. ALL ITEMS ARE EXISTING UNLESS NOTED OTHERWISE.

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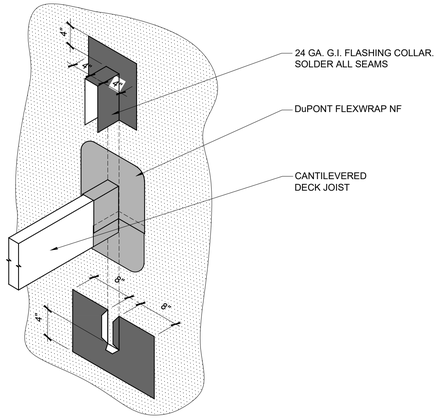
SHEET NAME: EXTERIOR ELEVATIONS BUILDING A

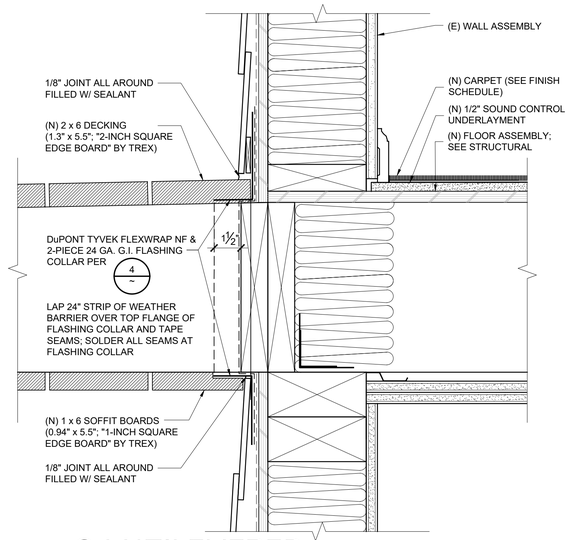
SHEET NO.: A401

FILE NAME: 20019-A401

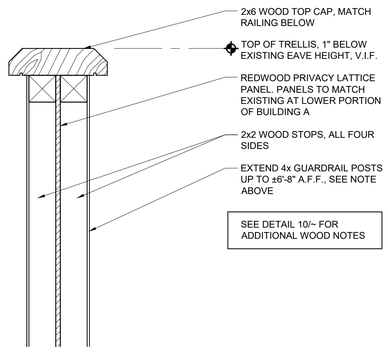
Attachment 2



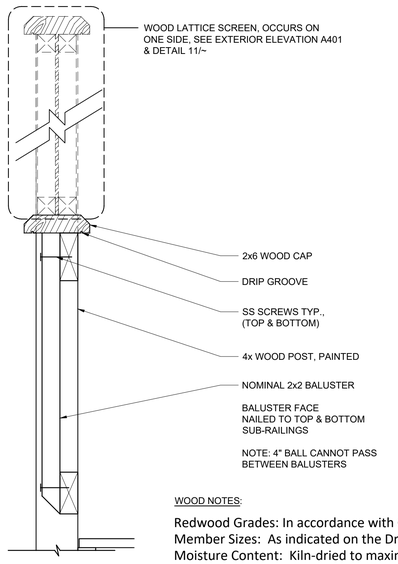
4 JOIST FLASHING
SCALE: 1'-0" = 1'-0"



2 CANTILEVERED DECK CONNECTION
SCALE: 3" = 1'-0"



11 BALCONY SCREEN DETAIL
SCALE: 3" = 1'-0"



WOOD NOTES:

Redwood Grades: In accordance with Grades established by the Redwood Inspection Service (RIS).
Member Sizes: As indicated on the Drawings.
Moisture Content: Kiln-dried to maximum 15 percent. If 15 percent is not available, substitute 19 percent.
Finish: Lumber shall be radius-edged S4S boards.
Grade: Clear Heart, Vertical Grain in accordance with "Standard Specification for Grades of California Redwood Lumber" of the Redwood Inspection Service (RIS). If Clear Heart is not available, substitute Heart B or Select Heart.

10 WOOD DECK RAILING
SCALE: 6: = 1'-0"

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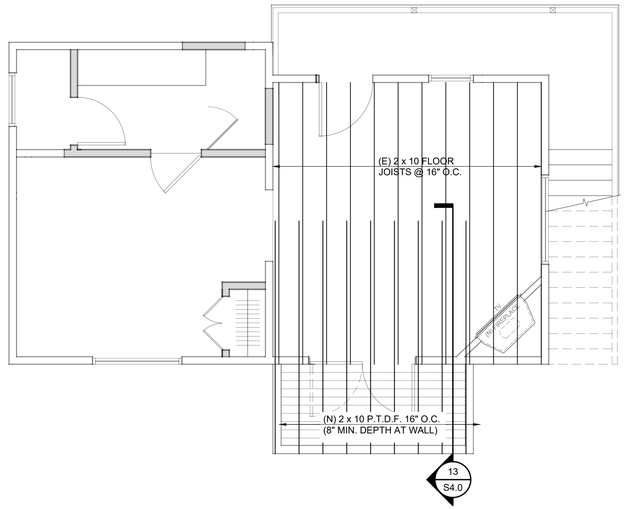
CHECKED BY: -
SET ISSUED:
BALCONY - BLDG. A 6/6/2024

SHEET NAME: EXTERIOR DETAILS
SHEET NO.: A802
FILE NAME: 20019-A802



BALCONY FRAMING PLAN. BLDG - A

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

Attachment 2

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LICENSED ARCHITECT
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REN. 4/30/23
STATE OF CALIFORNIA

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CARMEL-BY-THE SEA - 13th & SAN ANTONIO

A.P.N.: 010-286-015

JOB NO.: 20019

PRINT DATE:

PLOT DATE: 10.6.2022

DRAWN BY:

CHECKED BY: -

SET ISSUED:

BALCONY - BLDG. A 6/6/2024

REGISTERED PROFESSIONAL ENGINEER
KAREN WIINIKKA
No. S5056
EXPIRATION: JUNE 30, 2024
STRUCTURAL
STATE OF CALIFORNIA

SHEET NAME:

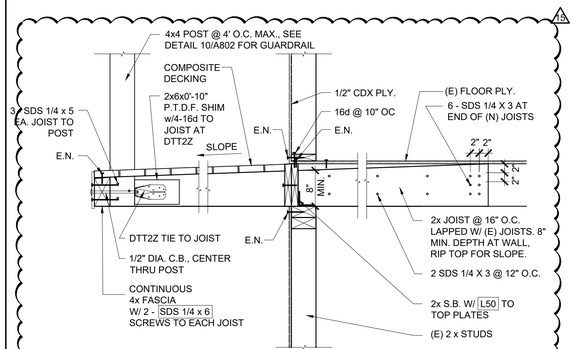
BUILDING A
BALCONY
FRAMING PLAN

SHEET NO.:

S3.1

FILE NAME: 20019-S3.1

Attachment 2



13 SECTION AT (N) FRAMING AT FRONT OF BUILDING A

SCALE: 3/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
KAREN WIINIKKA
No. S5056
EXPIRATION: JUNE 30, 2023
STRUCTURAL
STATE OF CALIFORNIA

LICENSED ARCHITECT
HENRY PETER RUHNKE
No. C21266
REN. 4/30/23
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SHEET NAME:

STRUCTURAL DETAILS

SHEET NO.:

S4.0

FILE NAME: 20019-S4.0

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

October 9, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DS 23-124 (Rieken-Yoo):** Consideration of a revised Concept Design Study for the demolition of an existing 1,028-square-foot two-story, single-family residence and the construction of a new 1,694-square-foot two-story, single-family residence and 206-square-foot attached garage located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-028-015-000.

Application: DS 23-124 (Rieken-Yoo)
APN: 010-028-015-000
Block:24
Lot:10
Location: Santa Fe Street 4 southeast of 2nd Avenue
Applicant: Adam Jeselnick, Architect
Property Owner: RIEKEN KEITH GRAHAM & JEE EUN YOO TRS

Executive Summary:

The project involves demolishing an existing two-story residence and building a new two-story residence. On September 20, 2022, the property was found ineligible for the Carmel Historic Inventory. Three Monterey pine trees were in decline, deemed hazardous, and approved for removal. The Planning Commission considered a concept design on February 14, 2024, and a revised concept on June 11, 2024. The Commission continued the application on both dates with direction to the applicant to make design changes.

Recommendation:

Adopt a Resolution (Attachment 1) accepting the revised Concept Design Study for the demolition of an existing 1,028-square-foot two-story, single-family residence and construction of a new 1,694-square-foot two-story, single-family residence, a 206-square-foot attached garage, and associated site improvements located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-028-015-000

Background and Project Description:

The existing residence was constructed in 1925. The 1,028-square-foot two-story residence is located on a 4,000-square-foot lot. An additional 200 square feet of floor area is reserved for required parking although there is no garage or carport on-site. The property was reviewed for historical significance in 2022 and found ineligible for the Carmel Historic Resources Inventory. This determination remains in effect for five years.

The applicant proposes demolishing the existing 1,028-square-foot two-story residence and constructing a 1,694-square-foot two-story residence with a 206-square-foot tuck-under garage.

The Planning Commission reviewed a concept design on February 14, 2024, and June 11, 2024. The following is a summary of the direction provided to the applicant followed by a brief response.

1. Significant Impacts to the North Neighbor. The proposed design creates a significant impact to the northern neighbor. Redesign to mitigate impacts.
a. The building footprint is located too close to the north property line.
b. The minimal side yard setback is insensitive to the north neighbor.
c. The front entry and porch are located too close to the north neighbors living room and bedroom windows. Relocate the front entry door.
d. The square footage proposed at the front of the lot is at the expense of the neighbor's current south facing views. Shift the building back.

Staff Response: The applicant shifted the building footprint to the south and east, increased the north side yard setback, and created additional separation between the front entry porch and the north neighbor's living room and bedroom windows. Additionally, the front entry door was changed from glass to solid wood.

At the June 11, 2024, hearing, the north neighbor expressed concerns that the privacy issue related to the porch's location shifted the impact from the living room to the bedroom. The Commission found that the changes were not sufficient to mitigate the impacts on the north neighbor and directed the applicant to move the front porch to the south side of the lot.

The applicant submitted revised concept plans on August 9, 2024, with the front porch on the south side of the lot. The north side yard setback increased from 8'-6" to 13'-6" across from the neighbor's living room window and two-thirds of the projecting bedroom window. The north neighbor reviewed the revised plans and has no further objections to the project.

Additionally, the applicant changed the porch railing from a horizontal cable rail to a vertical wood railing with a decorative wood inset.

2. Driveway Ramp and Retaining Walls. The driveway ramp and retaining walls are inconsistent with design standards.
a. The sunken driveway creates a two-story appearance from Santa Fe.
b. The sunken driveway creates a ramp effect.

Staff Response: The driveway retaining walls were reduced by 18" from 6'-9" to 5'-3". The applicant explored a further reduction to a maximum of 4 feet and provided additional information at the hearing.

With the front porch shifted to the south side of the lot, the applicant shifted the garage to the south and created a stepped landscape planter to minimize the height of the northern driveway retaining wall. The

lower wall is 3 feet tall, and the upper wall is 4 feet tall. The upper wall will be softened with landscaping. A preliminary landscape plan will be provided at the final details review.

3. Human Scale Windows & Doors. The windows and doors are not human-scaled.
a. Too much glass. Break up large expanses of glass and add divisions.
b. Huge windows and doors. Size windows to be at human scale.
c. Not broken up or in keeping with design standards.

Staff Response: The applicant reduced the size of windows and exterior doors and added divisions.

A side-by-side comparison of the three concept design elevations is included in Attachment 2.

Below is an updated concept review analysis of the project's consistency with the residential design guidelines. The primary purpose of a concept review is to consider the site planning, privacy and views, and mass and scale related to the project. However, the Commission may provide input on other aspects of the design. Staff will use direction from the concept review to work with the applicant on a final design that will be brought back to the Planning Commission for a final review.

Staff Analysis:

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.

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. Table 17.48-A: Recommended Tree Densities establishes a ratio of three upper canopy and one lower canopy tree for lots up to 4,000 square feet in size.

Staff Response: In September 2022, the City Forester identified eight trees on or immediately adjacent to the property, including three Coast Live Oaks and five Monterey pines. At that time, all trees were rated significant except for three Monterey pine trees (no. 2, 3, & 4), rated moderately significant but have since declined and have been deemed hazardous. On April 23, 2024, the City Forester approved Tree Permit application TR 24077 (Rieken-Yoo) for the removal of trees no. 2, 3, & 4 with the condition that three 15-gallon upper canopy trees be planted (Condition No. 2).

CMC Section 17.48.110.A (Protection of Existing Trees) says All compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees.

Staff Response: During the preliminary site assessment conducted in September 2022, the City Forester identified a structural root zone of 10 feet in diameter for tree no. 5 and 8 feet in diameter for tree no. 6. Both zones are more than the minimum of 6 feet due to the size of the existing trees. The structural root zone is an area where no soil disturbance is permitted.

The primary suite is located at the southeast portion of the proposed residence and encroaches into the recommended 10-foot root protection zone for tree no. 5 and 8-foot root protection zone for tree no. 6.

Additional encroachments into the root protection zone for tree no. 5 include a wall, the south patio, and a door landing (Attachment 3, Sheet A3). The footprint of the residence and the location of site improvements must also consider the amount of over-excavation needed to install foundations if the trees that contribute to the urban forest are to be protected.

Encroaching into the structural root zone of significant trees negatively impacts them and increases the likelihood of their premature removal. Condition No. 3 requires the applicant to shift all improvements outside of the recommended root protection zones, taking into consideration areas for over-excavation. At the final details review, a condition of approval will be included requiring tree protection to be placed at the recommended structural root zone distance and prohibiting any soil disturbance within this area.

Privacy, Views, Light, & Air: Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties; maintain view opportunities to natural features that lie outside the property; locate buildings so they will not substantially block views enjoyed by others; and, maintain views through a property to natural features when feasible.

General Plan Policy P1-51 states, Consider the effect of proposed residential construction on the privacy, solar access, and private views of neighbors when evaluating design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.

The Residential Design Guidelines implement General Plan Policy P1-51 by recommending that buildings are located so they will not substantially block views enjoyed by others [emphasis added]; that major building masses be located to maintain some views through the site from other properties [emphasis added]; and, the building mass is kept low in order to maintain views over the structure [emphasis added]. The Planning Commission is tasked with determining what an equitable balance is among properties and what constitutes a “substantial” view blockage.

Privacy, Views, & Light. The northern neighbor’s living room and bedroom face the project site. The projecting bay window in the bedroom is 2’-2” from the side property line and the remainder of the house is approximately 4’ from the side property line. At the February concept hearing, the Planning Commission directed the applicant to reevaluate the project’s north side yard setback, shift the building mass back on the lot, and relocate the front entry.

At the June 11, 2024, concept hearing, the north side yard setback was increased 3’ from 5’-6” to 8’-6” at the west end of the north elevation, where the project overlaps the north neighbor’s living room and bedroom windows. The proposed residence was also shifted 1’ to the east. Additionally, the front door was changed from glass to a solid door, the sidelight was eliminated, and the height of the door was reduced from 9’ to 8’. The Commission found the changes to be a slight improvement but was not sufficient to mitigate the impacts to the northern neighbor. The applicant was directed to move the front porch to the south side of the lot.

Shifting the front porch to the south side of the lot increased the setback of the north side yard from 8’-6” to 13’-6”. The northern neighbor no longer has any objections to the project (Attachment 4).

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

Specifically, Residential Design Guideline 6.6 says to Locate a garage to minimize its visual impacts. Three options should be considered: 1. Detached at the rear of the lot. 2. Detached in front within the front setback is acceptable when other design traditions objectives are met. This option should not be repeated to excess within a block. 3) Under the house, when the other design tradition objectives are met.

Guideline 6.7 says, In limited circumstances, a garage may be located under a structure when the visual impacts will be minimized. The garage door should not dominate the front of the house. A door perpendicular to the street is best in this condition. The driveway may not dominate the front garden and may not create a "ramp" effect or introduce tall or massive retaining walls. A sense of a front yard must be maintained.

Staff Response: The applicant proposes locating the garage under the residence, with the garage door parallel to 2nd Avenue. The front porch has been shifted to the south side of the lot, and the driveway has been shifted to the south as well. This shift allows for a larger open space area in the front yard on the north side of the driveway. It also allowed for a stepped landscape planter to minimize the height of the northern driveway retaining wall. The lower wall is 3 feet tall, and the upper wall is 4 feet tall. The upper wall will be softened with landscaping. Additionally, the size of the garage has been reduced from 251 square feet to 206 square feet. The width of the garage is modest, at just over 10 feet. The interior plate height is 7 feet. The garage door is simple and does not dominate the design of the house. 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 applicant proposes a single main level (1,432 square feet in size), with a garage (206 square feet) and a bedroom (262 square feet) located under the residence. The design approach on this lot minimizes the mass of the building compared to a two-story residence. However, it also results in an expansive building footprint that is 73'-10" long. The reduction in massing is at the expense of more open space on the lot and causes the development to encroach into the root zones of nearby trees. Condition No. 3 addresses the protection of root zones. 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 existing roof pitch is a steep 12:12 with intersecting gables. The proposed roof form consists of front and side-facing gables pitched at 6:12. The eaves range from 6" to 18" and are set back at least 3 feet from the side lot lines. The residence is setback 10 feet from the rear property line; the building height within the 15-foot rear yard setback is approximately 14 feet. The project meets the objectives of building and roof form.

Other Project Components:

Staff recommends that pursuant to Section 15378 of the CEQA Guidelines, the Application is "not a project." 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. 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 - Concept Elevation Comparisons
Attachment 3 – Project Plans
Attachment 4 - Neighbor Correspondence

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-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 A 1,028-SQUARE-FOOT TWO-STORY RESIDENCE AND CONSTRUCTION OF A 1,694-SQUARE-FOOT TWO-STORY RESIDENCE, A 206-SQUARE-FOOT ATTACHED GARAGE, AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON SANTA FE STREET 4 SOUTHEAST OF 2ND AVENUE
APN 010-028-015-000

WHEREAS, on May 5, 2023, Adam E. Jeselnick, AIA, Architect ("Applicant") submitted an application on behalf of Keith Graham Rieken & Jee Eun Yoo TRS ("Owners") requesting approval of Track 2 Design Study application DS 23-124 (Rieken-Yoo) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Santa Fe Street 4 southeast of 2nd Avenue in the Single-Family Residential (R-1) District (Block 24, Lot 10); and

WHEREAS, the Applicant proposes to demolish an existing 1,028-square-foot two-story residence and construct a 1,694-square-foot two-story residence, a 206-square-foot attached garage, 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, the Planning Commission considered an initial design concept on February 14, 2024, and a revised concept on June 11, 2024, and continued the application on both dates with direction to the applicant to make design changes; 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 September 27, 2024, a notice of public hearing was published in the Carmel Pine Cone for the October 9, 2024, 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 September 29, 2024, 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 4, 2024, 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 9, 2024, 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 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, 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. 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 Concept Design Study (DS 23-124, Rieken-Yoo) for the demolition of an existing 1,028-square-foot two-story residence and construction of a 1,694-square-foot two-story residence, a 206-square-foot attached garage, and associated site improvements located on Santa Fe Street 4 southeast of 2nd Avenue (APN 010-028-015-000), subject to the following conditions:

Conditions for Concept Acceptance	
No.	
1.	**Volume Study.** Prior to the final details review, the required Volumetric Study shall be successfully completed. The applicant shall provide one full-size printed set of plans following

	the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.
2.	Required Tree Plantings. Prior to the final details review, the applicant shall identify the type and location of three 15-gallon upper canopy trees on the preliminary landscape plan.
3.	Structural Root Zones of Significant Trees. Prior to the final details review, the applicant shall eliminate all improvements within the 10-foot structural root zone of Monterey pine tree no. 5 and the 8-foot structural root zone of Monterey pine tree no. 6. Improvements include, but are not limited to, the southeast section of the residence, the proposed L-shaped wall, the door landing, and the paver patio. The site modifications shall account for areas of over-excavation to ensure the protection of the tree's root structure.
5.	Window/Light Well. Prior to the final details review, the applicant shall reduce the depth of the window/light well to achieve a minimum 3' setback from the south property line.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of October 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

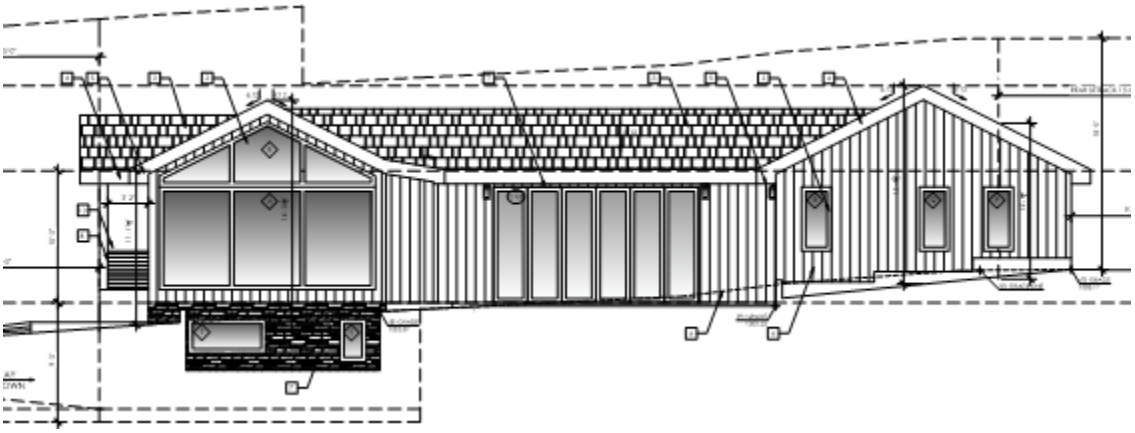
ATTEST:

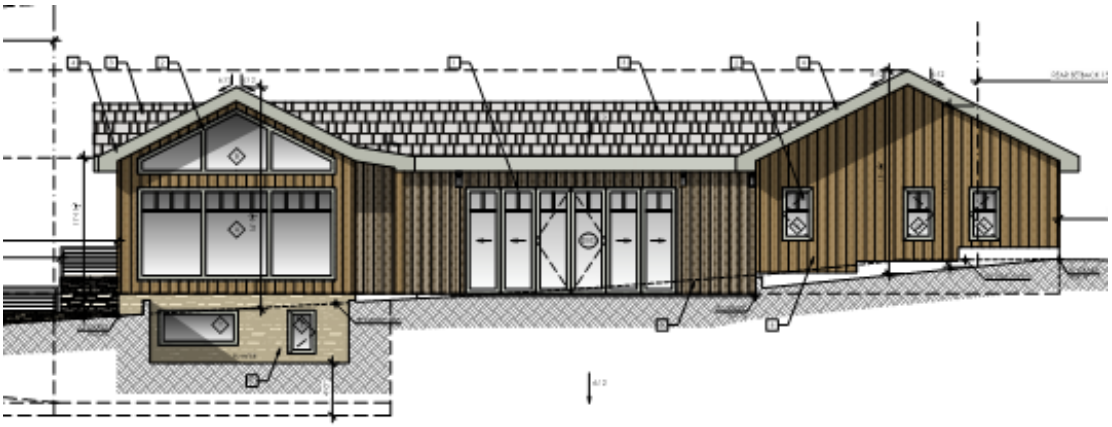
_____
Michael LePage
Chair

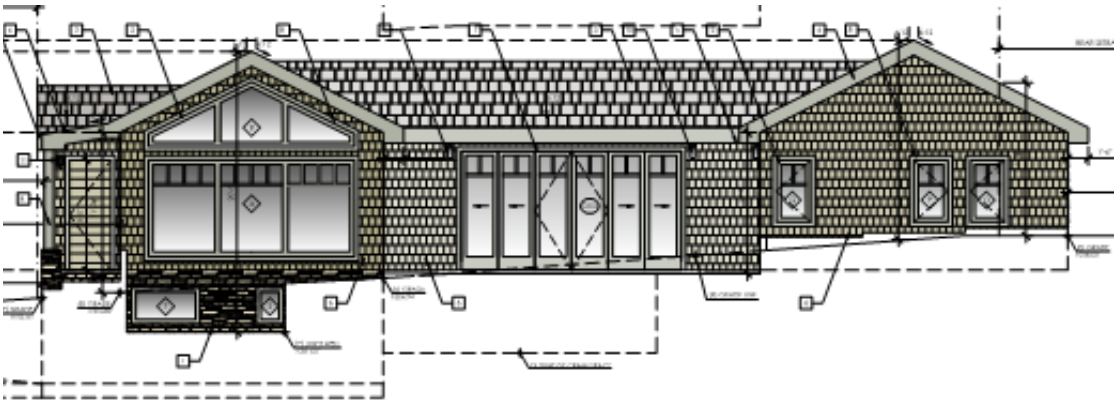
_____
Leah Young
Planning Commission Secretary

DS 23-124 (Rieken-Yoo)
Concept Review Elevation Comparisons
October 9, 2024

SOUTH ELEVATION





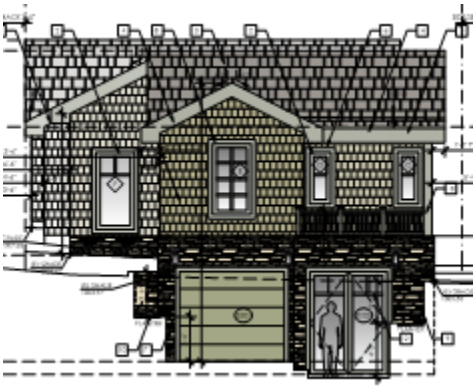


DS 23-124 (Rieken-Yoo)
Concept Review Elevation Comparisons
October 9, 2024

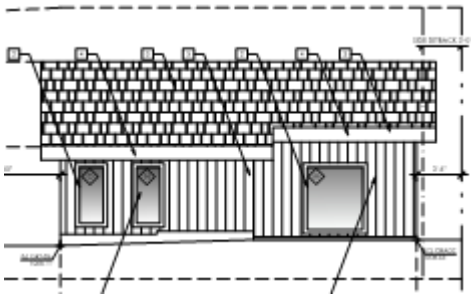
WEST ELEVATION

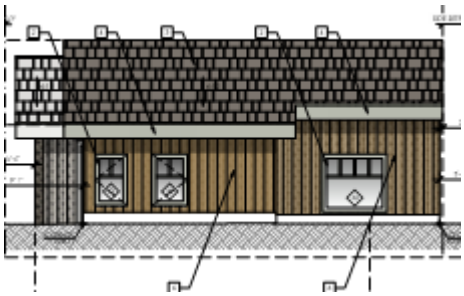


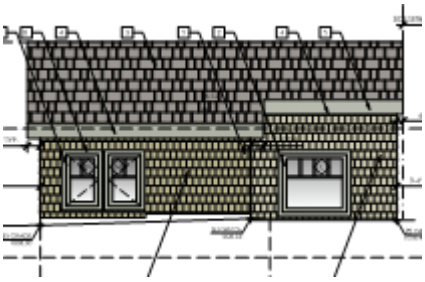




EAST ELEVATION

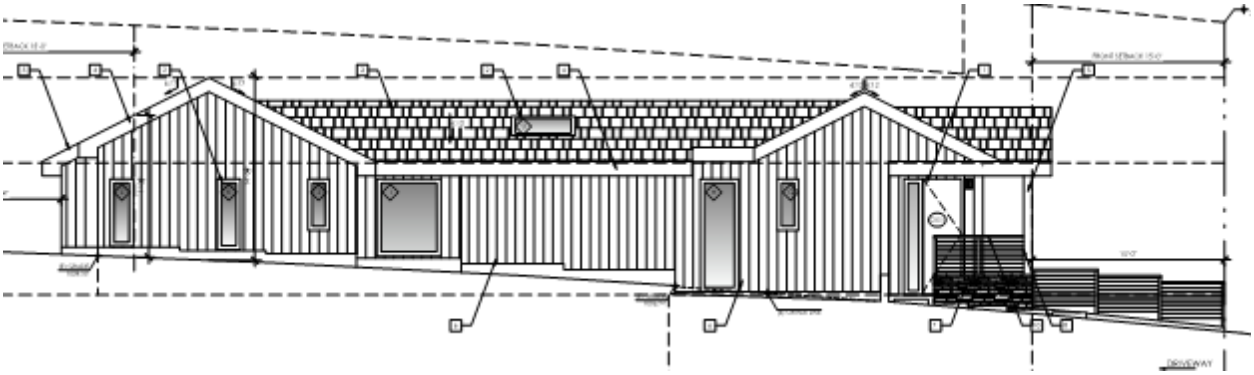


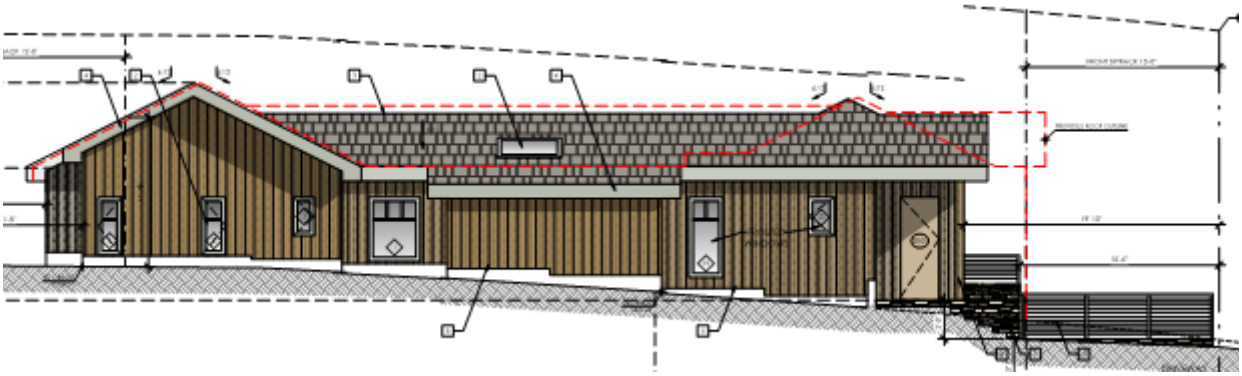


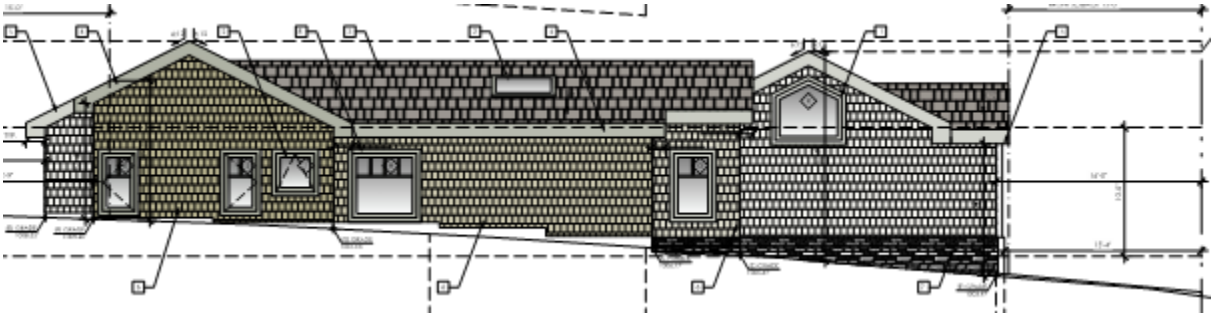


DS 23-124 (Rieken-Yoo)
Concept Review Elevation Comparisons
October 9, 2024

NORTH ELEVATION







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 IMMIEDIATELY 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.

SHEET INDEX

Attachment 3

ARCHITECTURAL

A0	TITLE (PROJECT DATA & SITE LOCATION)	A13	PROPOSED STREETSCAPE ELEVATIONS
A1	SURVEY AND TREE PROTECTION	A14	PROPOSED WDW & DOOR SCHEDULES
A2	EXISTING SITE PLAN	A15	PROPOSED MATERIALS
A3	PROPOSED SITE PLAN	A16	RENDERINGS
A4	EXISTING FLOOR PLANS	A17	RENDERINGS
A5	PROPOSED UPPER LEVEL FLOOR PLAN	A18	RENDERINGS
A6	PROPOSED LOWER LEVEL FLOOR PLAN	A19	RENDERINGS
A7	EXISTING ROOF PLAN		
A8	PROPOSED ROOF PLAN	**CIVIL**	
A9	EXISTING ELEVATIONS	C1	COVER SHEET
A10	PROPOSED ELEVATIONS	C2	GRADING AND DRAINAGE PLAN
A11	PROPOSED ELEVATIONS	C3	GRADING SECTIONS & DETAILS
A12	PROPOSED SECTIONS	C4	UTILITY PLAN

EXISTING SITE PHOTOGRAPHS



EXISTING FRONT ELEVATION

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:	---
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT

TREE REMOVAL:	3 PINE TREES REMOVED UNDER PERMIT #24077
GRADING:	5 CUBIC YARDS CUT / 5 CUBIC YARDS FILL

SITE COVERAGE CALCULATIONS:

LOT SIZE		**4,000 SF**
MAX. ALLOWABLE FLOOR AREA	=	1,800 SF
BASEMENT BONUS	=	100 SF
TOTAL	**=**	**1,900 SF**
MAX. ALLOWABLE SITE COVERAGE	=	396 SF / 556 SF

FLOOR AREA CALCULATIONS:

EXISTING	
(E) FIRST FLOOR	903 SF
(E) SECOND FLOOR	125 SF
TOTAL, (E)	**1,028 SF**
(25.67% OUT OF TOTAL LOT AREA)	
EXISTING HOUSE TO BE DEMOLISHED	
PROPOSED	
(P) HOUSE - UPPER FLOOR	1,432 SF
(P) HOUSE - LOWER FLOOR	262 SF
(P) GARAGE	206 SF
TOTAL, (P)	**1,900 SF**
(47.50% OUT OF TOTAL LOT AREA)	
(INCLUDES 100 SF BASEMENT BONUS)	

SITE COVERAGE CALCULATIONS:

EXISTING		
(E) CONCRETE PAVERS PATIO	380 SF	IMPERMEABLE
(E) STEPS	15 SF	IMPERMEABLE
TOTAL, (E)	**395 SF**	
ALL EXISTING SITE COVERAGE TO BE DEMOLISHED		
PROPOSED		
(P) STONE TILE TERRACE	46 SF	IMPERMEABLE
(P) STONE TILE STEPS AND LANDING	21 SF	IMPERMEABLE
(P) AGGREGATE CONCRETE DRIVEWAY	80 SF	PERMEABLE
(P) CONC. PAVERS STRIPS PATIO	192 SF	PERMEABLE
(P) STONE TILE LANDINGS	104 SF	IMPERMEABLE
(P) CONCRETE LIGHT WELL	27 SF	IMPERMEABLE
TOTAL, (P)	**470 SF**	(57.8% PERMEABLE)

PROJECT DATA

ADDRESS:	SANTA FE 4 S/E OF 2ND AVENUE CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-028-015
ZONING:	**R-1**
OWNER:	**KEITH RIEKEN AND JEE EUN YOO** **SANTA FE STREET 4 S/E 2ND AVE** **CARMEL, CA 93921**
ARCHITECT:	**ADAM JESELNICK ARCHITECT** 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
SURVEYOR:	POLARIS LAND SURVEYING P.O. BOX 1378 CARMEL VALLEY , CA 93924 PHONE: 831-659-9654

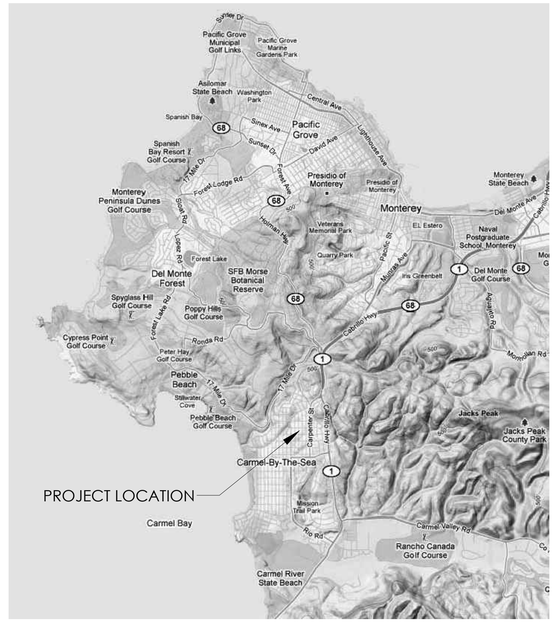
SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - WEST	45'-7 1/2"	15'-4"	15'-0"
SIDE - NORTH	3'-5 1/2"	3'-6 3/4"	3'-0"
BACK- EAST	3'-1 3/4"	10'-0 3/4"	15'-0" / 3'-0"
SIDE - SOUTH	5'-6"	5'-4 3/4"	3'-0"

REAR STRUCTURE IS LESS THAN 15 FEET IN HEIGHT
MIN. COMPOSITE SETBACK: 11'-11 1/2" (29.9% OF 40'-0")

HEIGHTS

LEVEL	EXISTING	PROPOSED	REQUIRED
PLATE	12'-7 3/4"	11'-7 1/2"	18'-0"
RIDGE	20'-9"	21'-8"	24'-0"



1 VICINITY MAP
SCALE: N.T.S

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

TITLE SHEET

8/9/2024

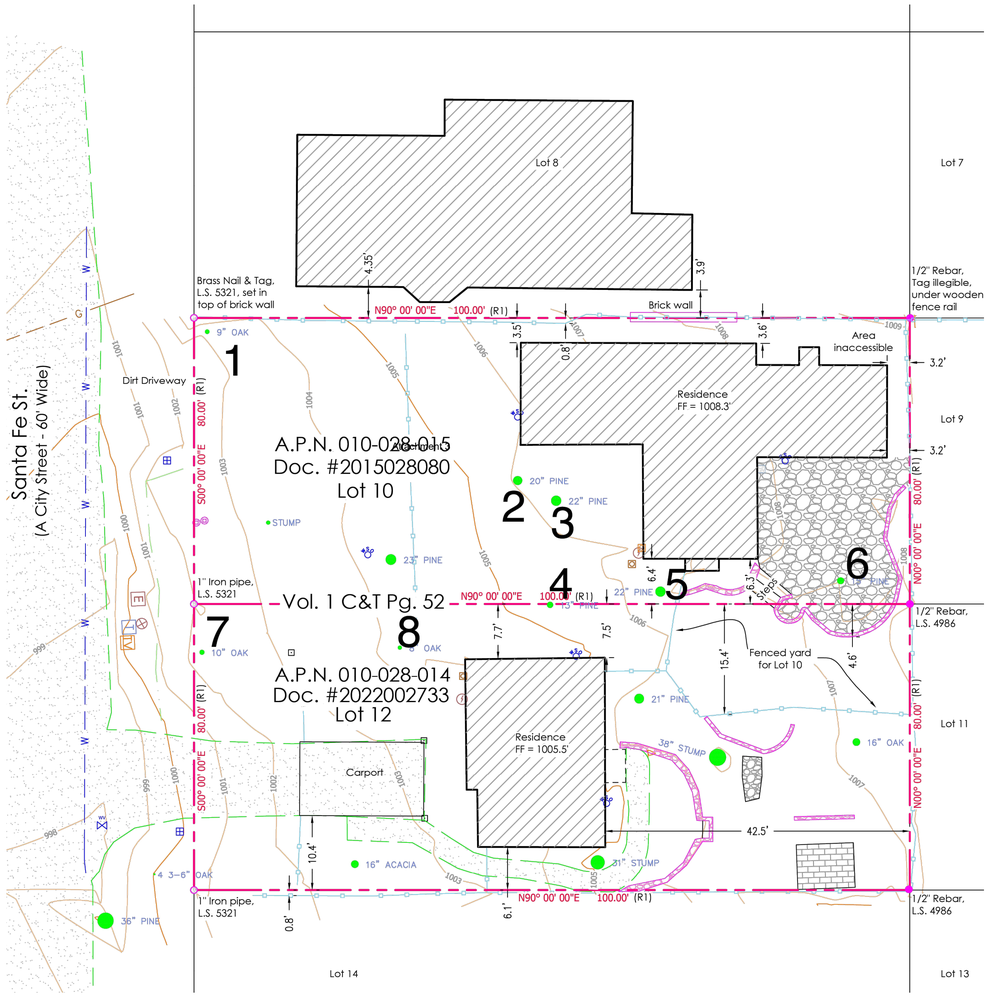
N.T.S.

A0

LEGEND

- FOUND MONUMENT, AS NOTED
- SET MONUMENT, AS NOTED
- SEWER CLEANOUT
- DRAIN INLET
- WATER VALVE
- WATER METER
- HOSE BIB
- ELECTRIC METER
- ELECTRIC VAULT
- UTILITY POLE
- GAS METER
- TELEPHONE VAULT
- COMMUNICATION SERVICE
- CABLE TV VAULT
- POST
- TREE, TYPE AND DIAMETER SPECIFIED
- BENCHMARK

- PROPERTY LINE
- LOT LINE
- WOOD FENCE LINE
- EDGE OF PAVEMENT
- TOP OF BANK
- GAS LINE MARKINGS
- SANITARY SEWER MARKINGS
- WATER LINE MARKINGS
- ASPHALT
- BUILDING
- STONE
- STONE WALL
- R1 RECORD DATA PER VOL. 1 -CITIES & TOWNS- PG. 52



1 TOPOGRAPHICAL SITE SURVEY
SCALE: N.T.S.

N

Significant Tree Evaluation Worksheet

APN: 010-028-015-000
Street Location: Santa Fe 4 SE of 2nd
Planner: S. Nathan
City Forester: Justin Ono
Property Owner: Reiken
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							

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

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

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

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

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

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

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

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

Part Two: Assessment For Tree Significance

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

· Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

· Excavation within 6 feet of a tree trunk is not permitted.

· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

· Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

· Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

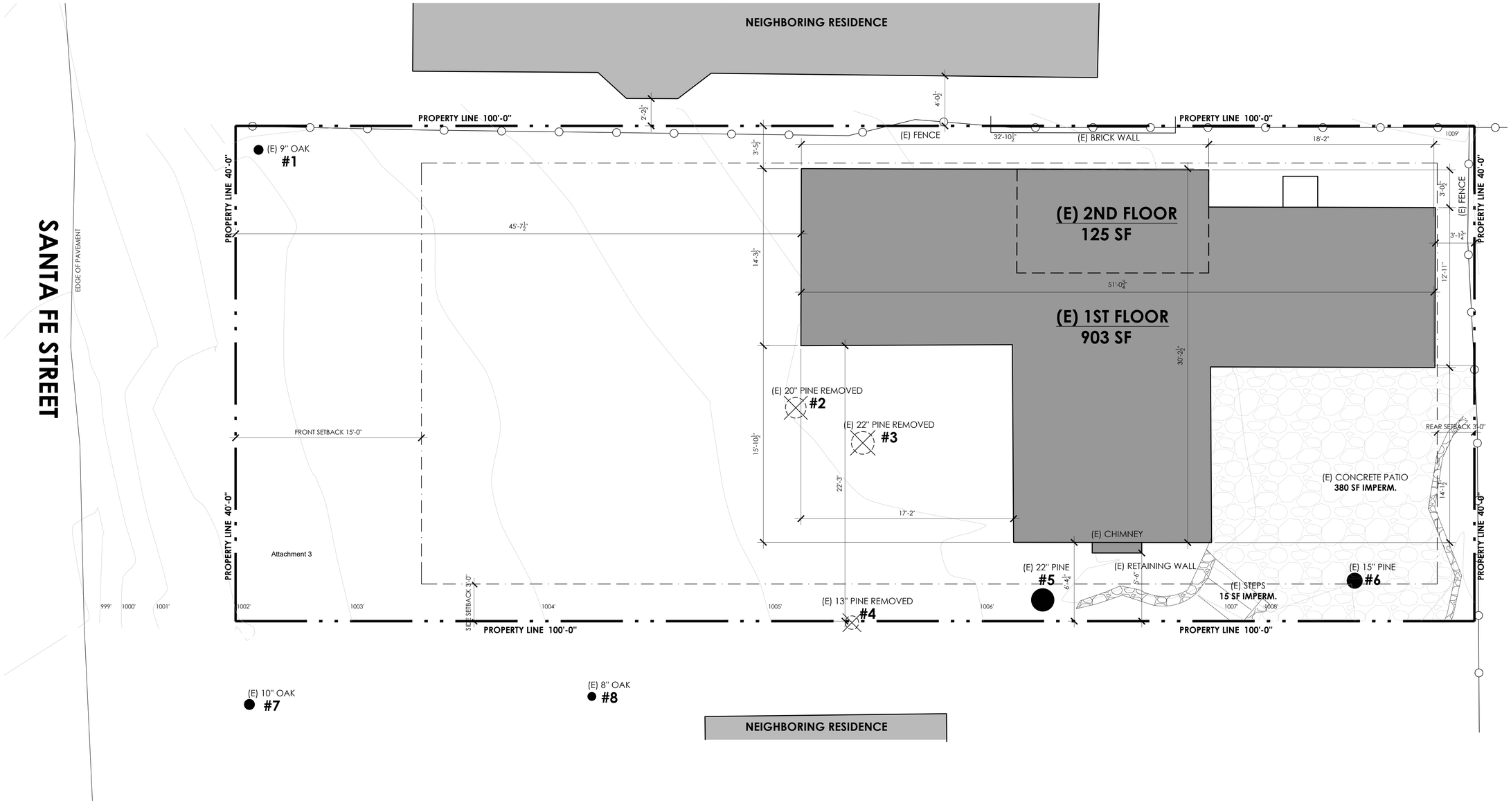
RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

SURVEY AND TREE REPORT

8/9/2024

1" = 10' - 0"

A1



NOTE: PINE TREES **#2**, **#3**, **#4** REMOVED UNDER PERMIT #24077.

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

1' 2' 4' 8'

N

ADAM JESELNICK
ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

EXISTING SITE PLAN

8/9/2024

1/4" = 1'-0"

A2

SANTA FE STREET

EDGE OF PAVEMENT

NEIGHBORING RESIDENCE

PROPERTY LINE 100'-0"

(P) FENCE

PLANTER

(E) 9" OAK
#1

FRONT SETBACK 15'-0"

SIDE SETBACK 3'-0"

PROPERTY LINE 40'-0"

21 DEC. SUNSET LINE

T.W. 1002.75

T.W. 1000.25

AGGREGATE CONCRETE DRIVEWAY
80 SF

(P) UPPER LEVEL
1,432 SF

(P) LOWER LEVEL
368 SF

STONE TILE LANDINGS
104 SF

CONCRETE PAVERS STRIPS PATIO
192 SF

T.W. 1003.50

TERRACE - TILE
46 SF

PORCH

T.W. 1000.25

PLANTER

T.W. 1003.50

STONE TILE STEPS AND LANDING
21 SF

CONCRETE LIGHT WELL
27 SF

T.W. 1005.00

T.W. 1007.25

REAR SETBACK 3'-0"

(E) 22" PINE
#5

(E) 15" PINE
#6

(E) 10" OAK
#7

(E) 8" OAK
#8

EXTERIOR DOORS

OUTLINE OF PREVIOUS VERSION - PC JUNE

OUTLINE OF LOWER LEVEL

OUTLINE OF EXISTING HOUSE

Attachment 3

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

N

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

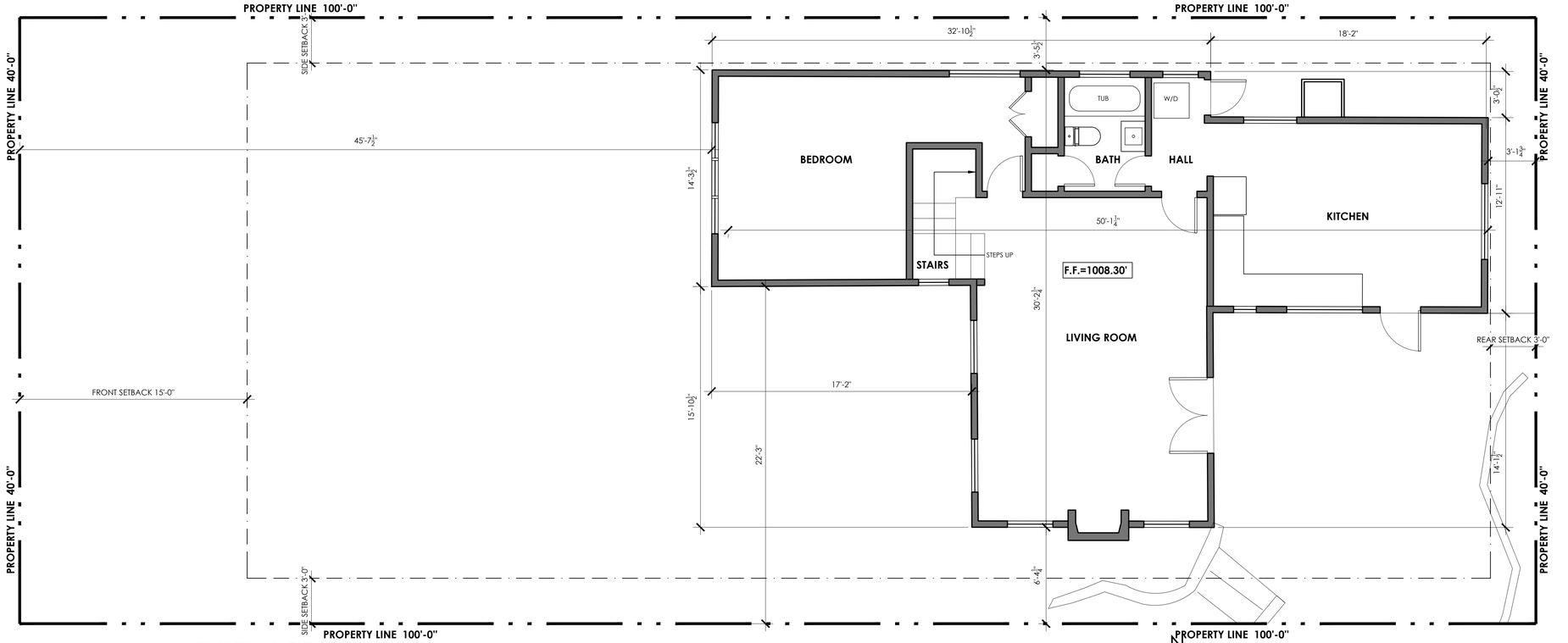
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED SITE PLAN

8/9/2024

1/4" = 1'-0"

A3

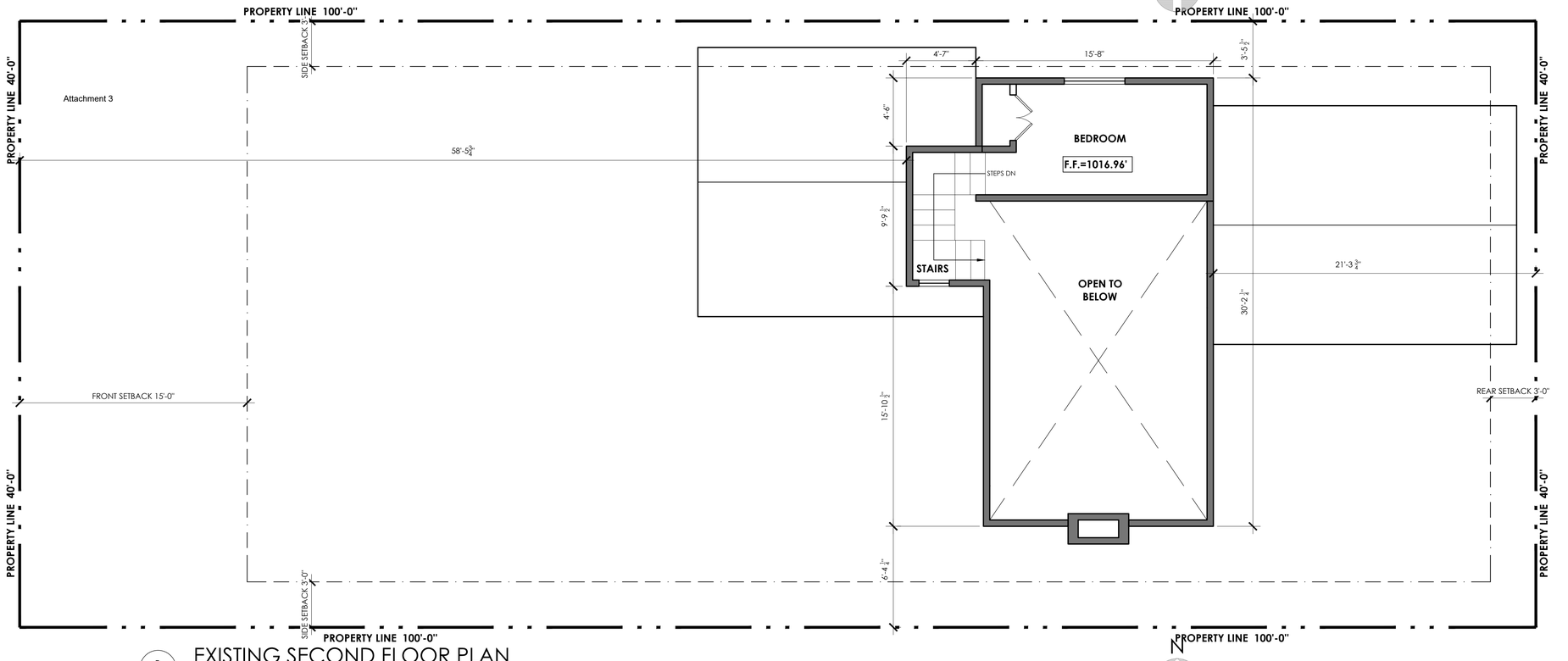


1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" =1'-0"

1' 2' 4' 8'

N

NOTE: HOUSE TO BE DEMOLISHED



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

1' 2' 4' 8'

N

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

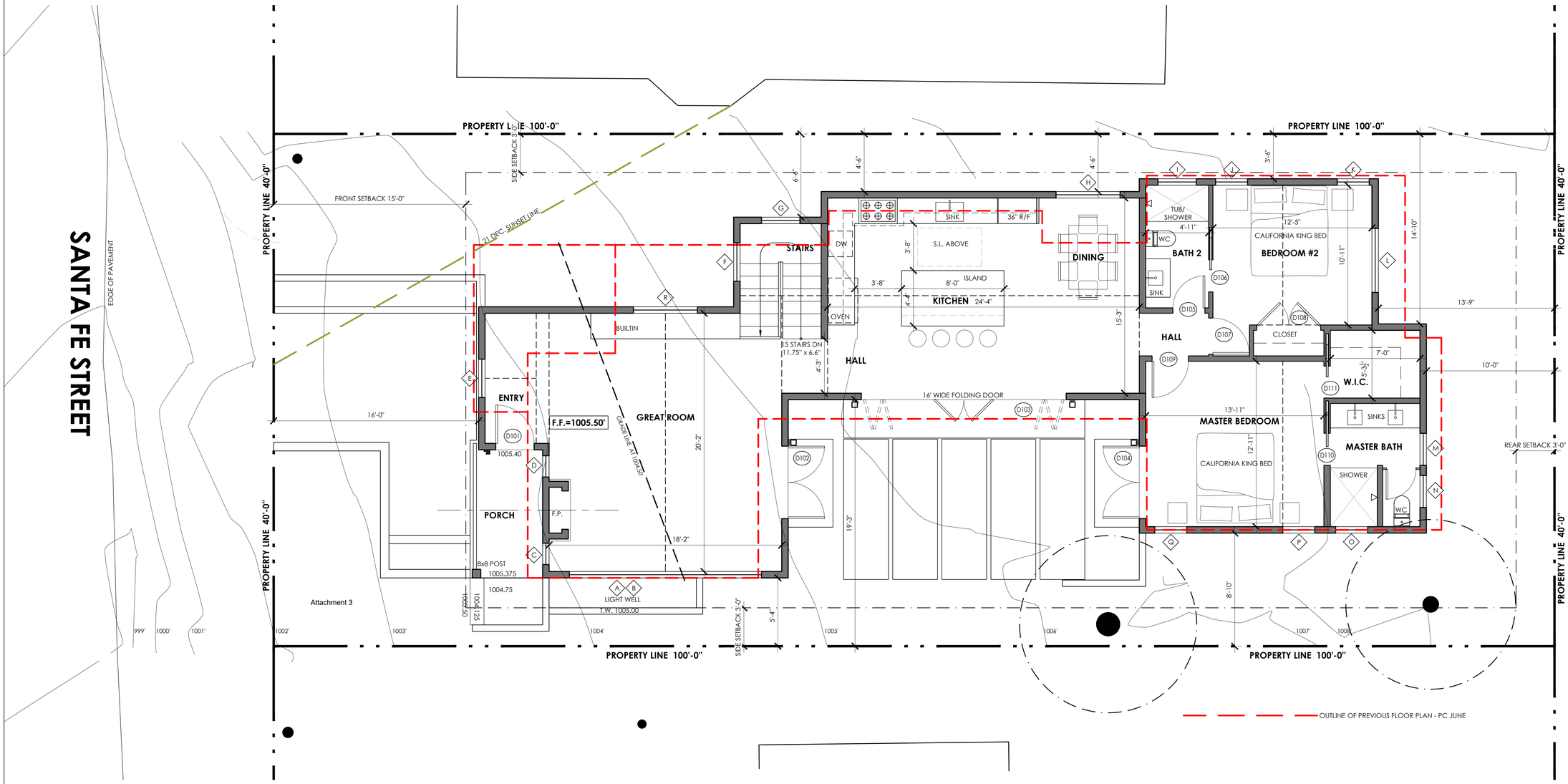
RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

EXISTING
FLOOR PLANS

8/9/2024

1/4" = 1'-0"

A4

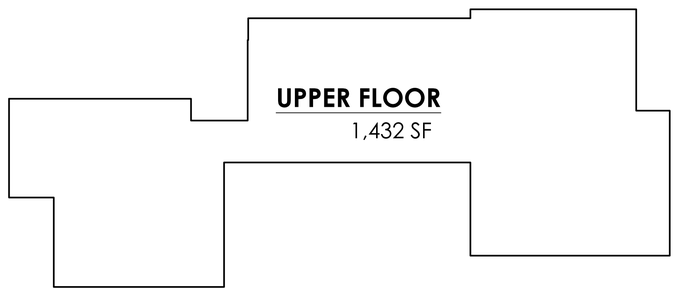


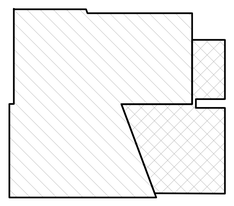
1 PROPOSED UPPER LEVEL FLOOR PLAN

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

N

1' 2' 4' 8'





LOWER FLOOR
GARAGE + BEDROOM 357 SF
(STAIRS EXCLUDED)

BASEMENT
10 SF
(INCLUDES 100 SF BONUS)

TOTAL
368 SF

2 SQUARE FOOTAGE DIAGRAMS

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

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

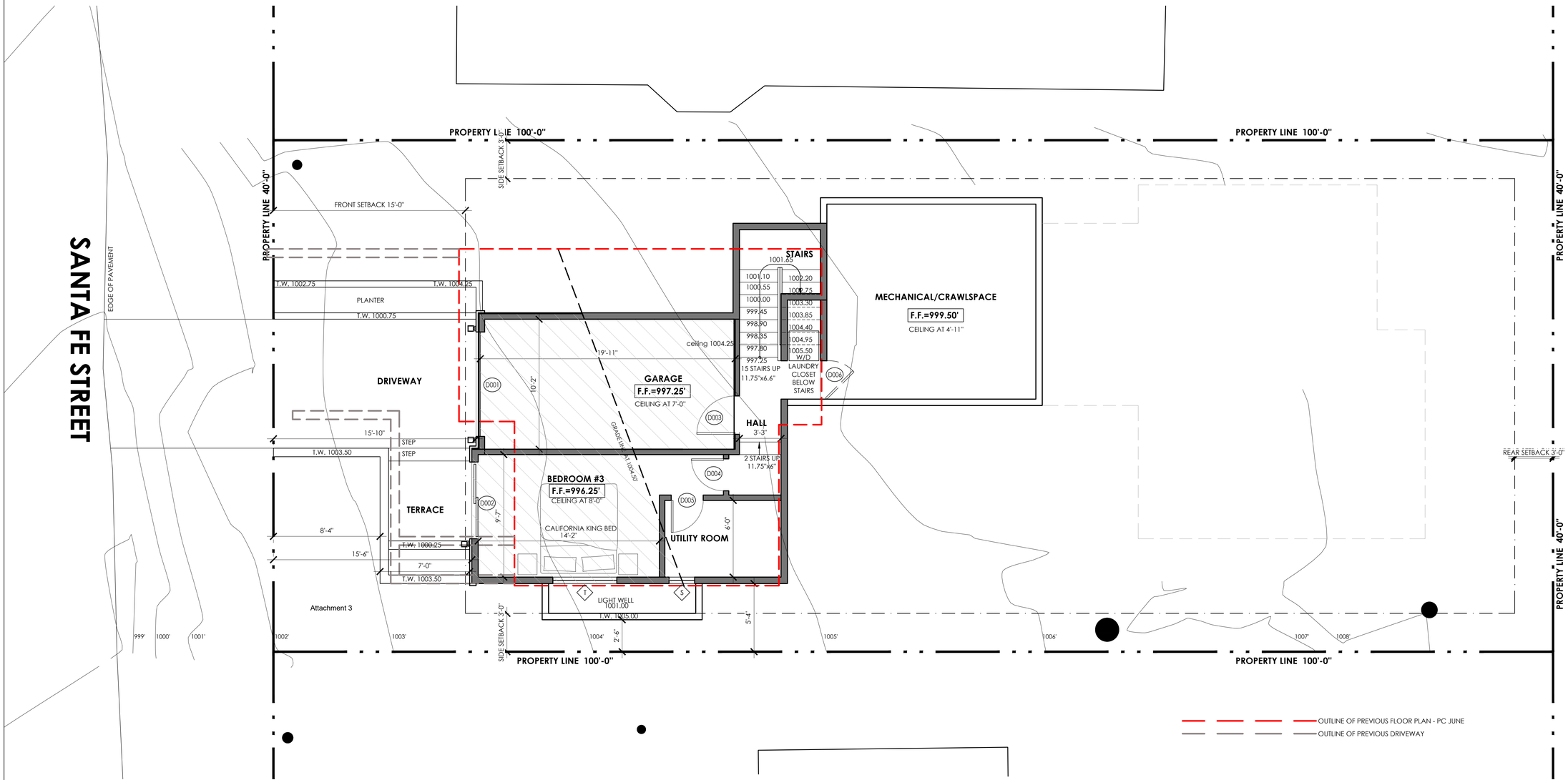
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

UPPER LEVEL FLOOR PLAN

8/9/2024

1/4" = 1'-0"

A5

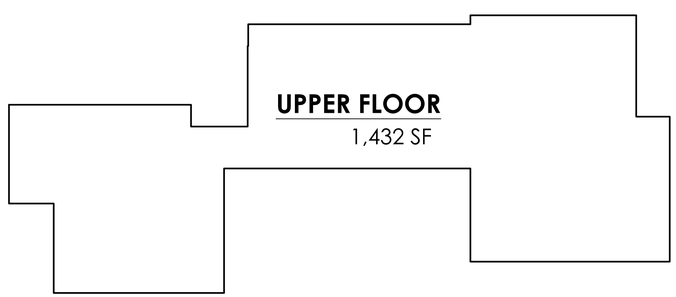


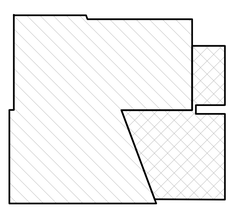
1 PROPOSED LOWER LEVEL FLOOR PLAN

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

N

1' 2' 4' 8'





LOWER FLOOR
GARAGE + BEDROOM 357 SF
(STAIRS EXCLUDED)

BASEMENT
10 SF
(INCLUDES 100 SF BONUS)

TOTAL
368 SF

2 SQUARE FOOTAGE DIAGRAMS

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

TRACK 2 DESIGN APPROVAL SET

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE

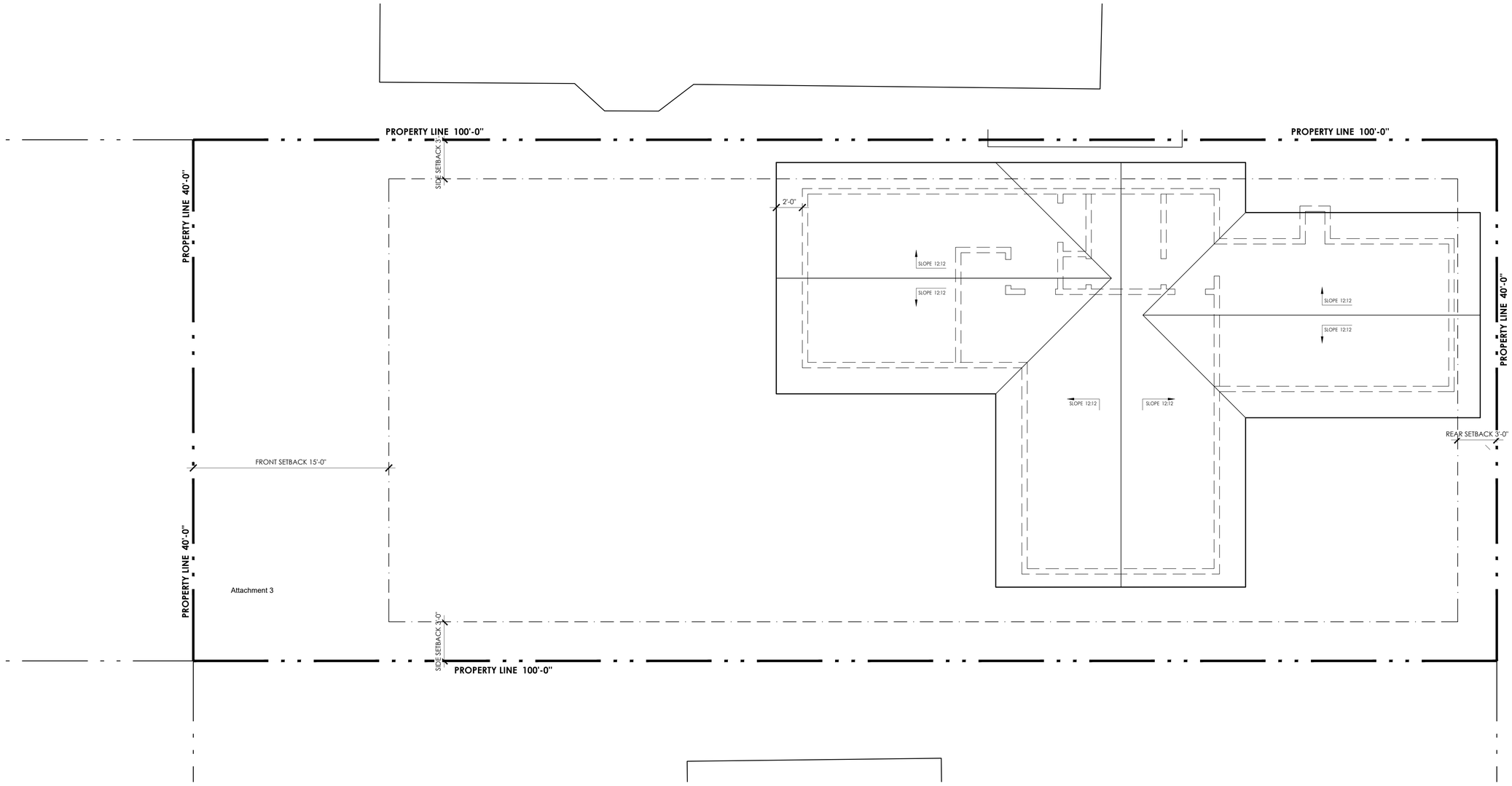
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

LOWER LEVEL FLOOR PLAN

8/9/2024

1/4" = 1'-0"

A6



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

1' 2' 4' 8'

N

TRACK 2 DESIGN APPROVAL SET

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

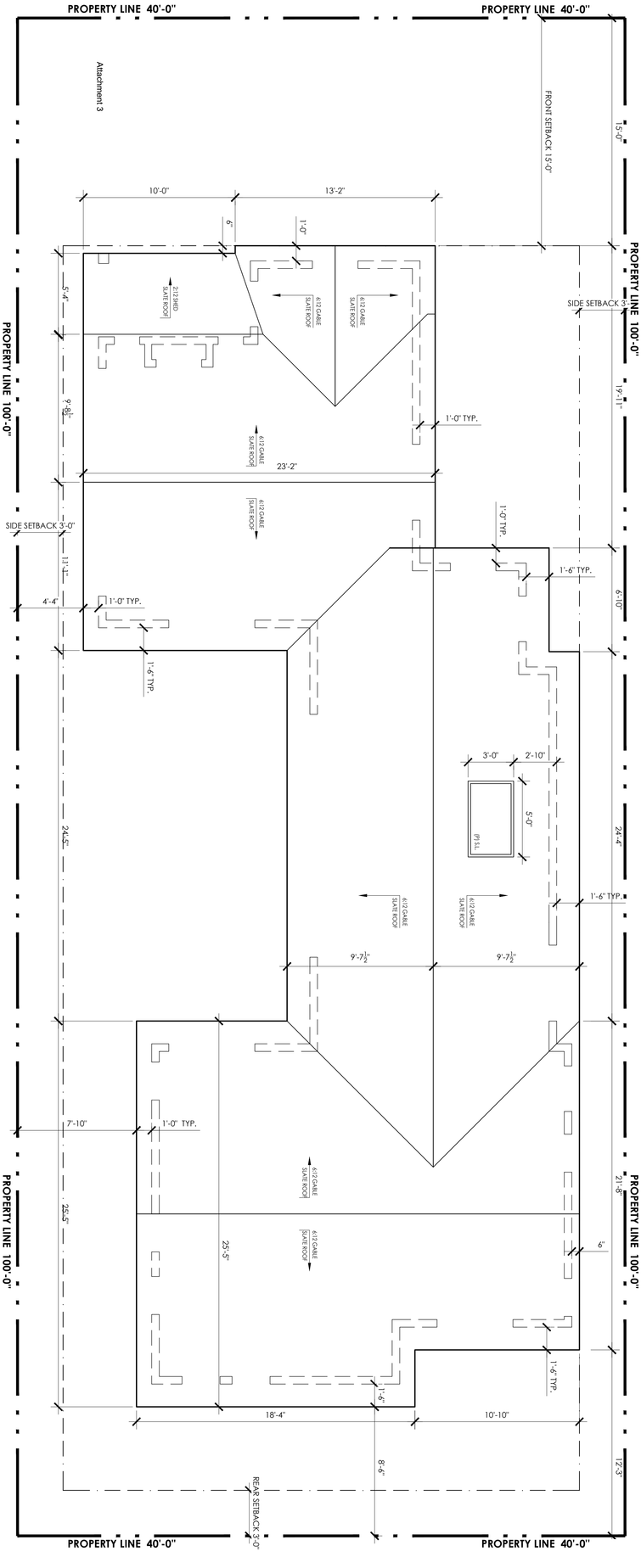
EXISTING ROOF PLAN

8/9/2024

1/4" = 1'-0"

A7

SANTA FE STREET



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

1' 2' 4' 8'

N

A8	1/4" = 1'-0"	8/9/2024	PROPOSED ROOF PLAN

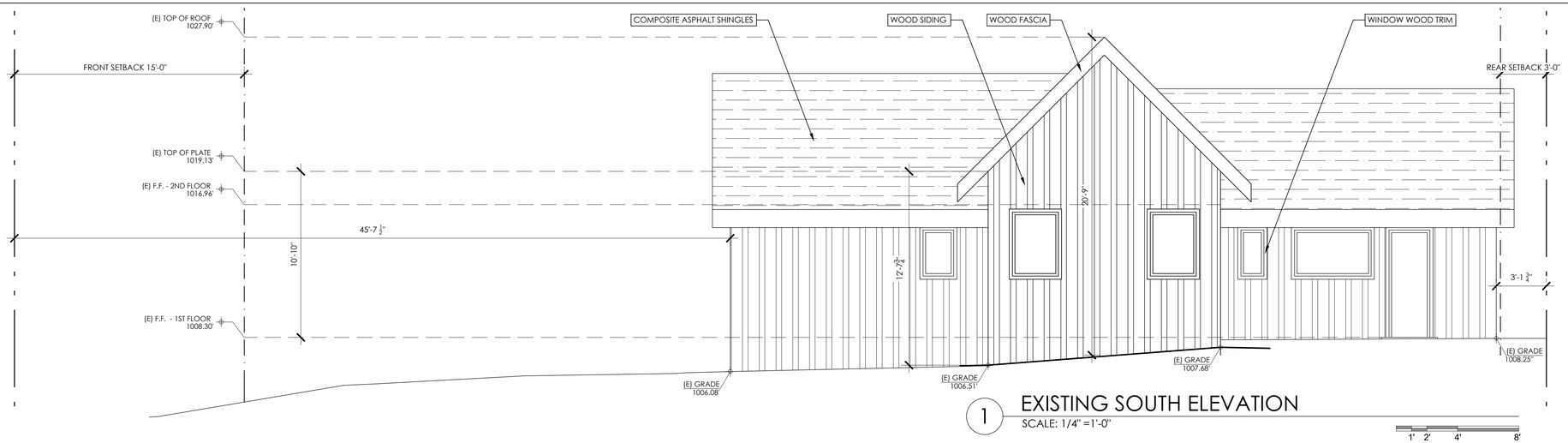
RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

LICENSED ARCHITECT ADAM JESELNICK No. C33909 STATE OF CALIFORNIA

ADAM JESELNICK
ARCHITECT

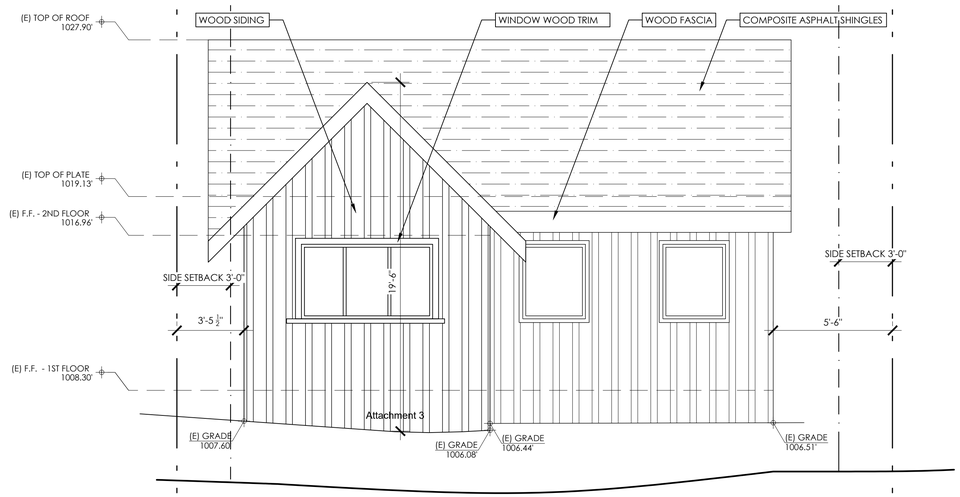
TRACK 2 DESIGN APPROVAL SET



1 EXISTING SOUTH ELEVATION

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

1' 2' 4' 8'



2 EXISTING WEST ELEVATION

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

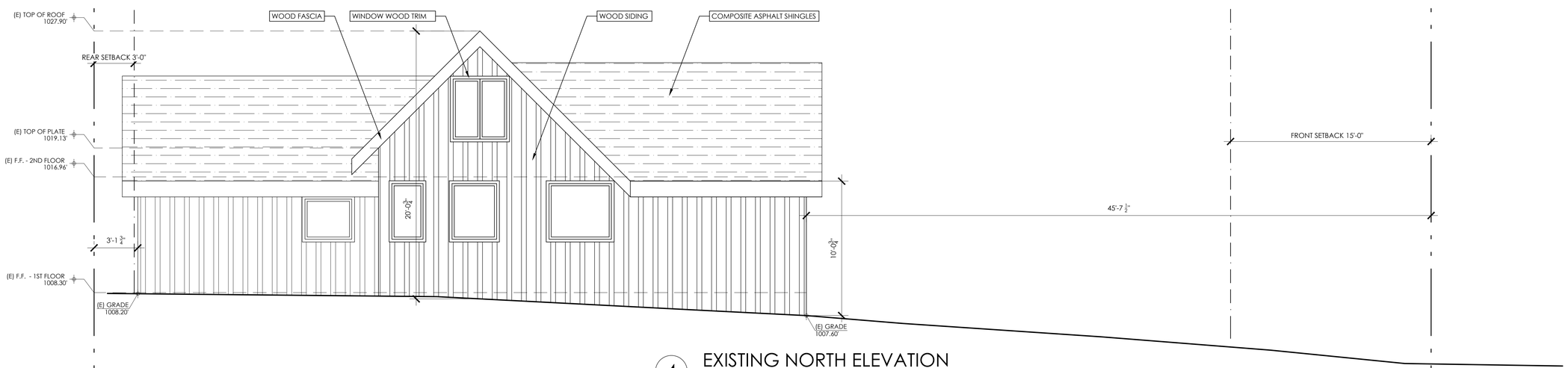
1' 2' 4' 8'



3 EXISTING EAST ELEVATION

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

1' 2' 4' 8'



4 EXISTING NORTH ELEVATION

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

1' 2' 4' 8'

NOTE: HOUSE TO BE DEMOLISHED

Attachment 3

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

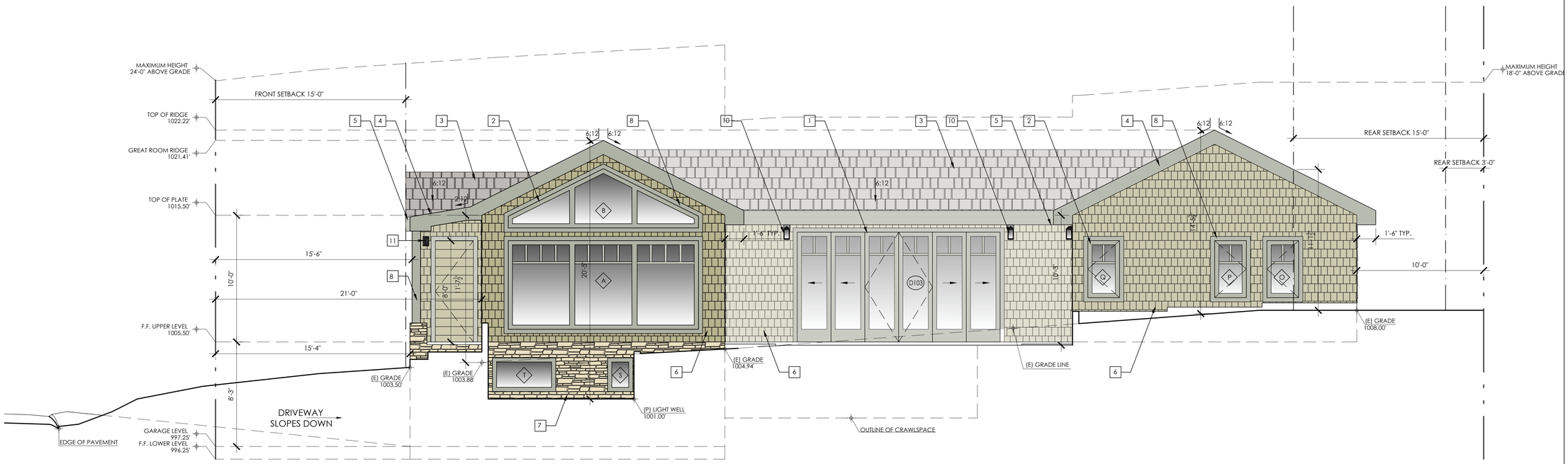
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

EXISTING ELEVATIONS

8/9/2024

1/4" = 1'-0"

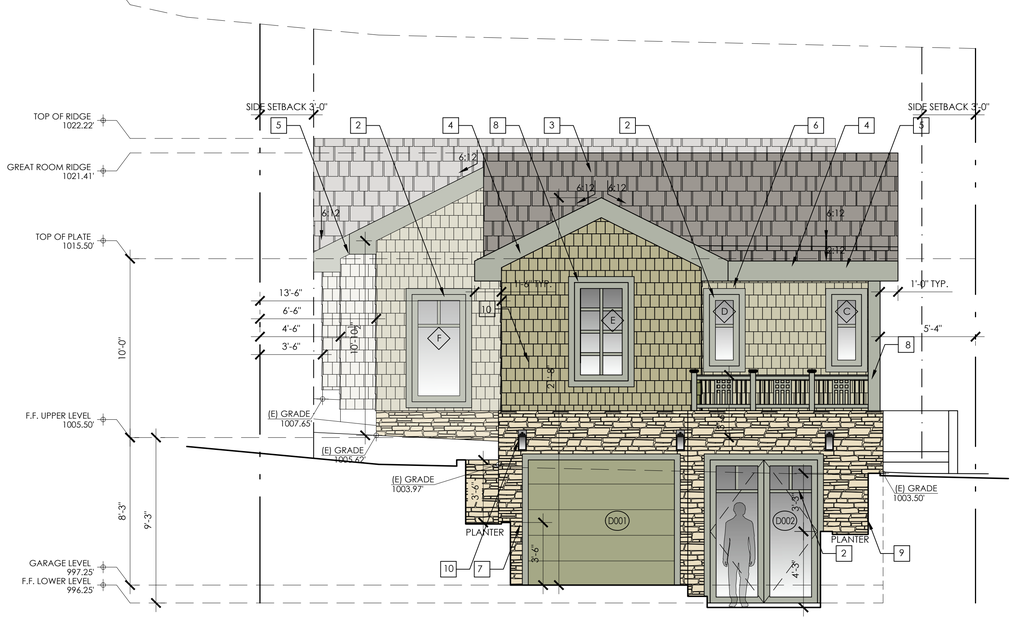
A9



1 PROPOSED SOUTH ELEVATION

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

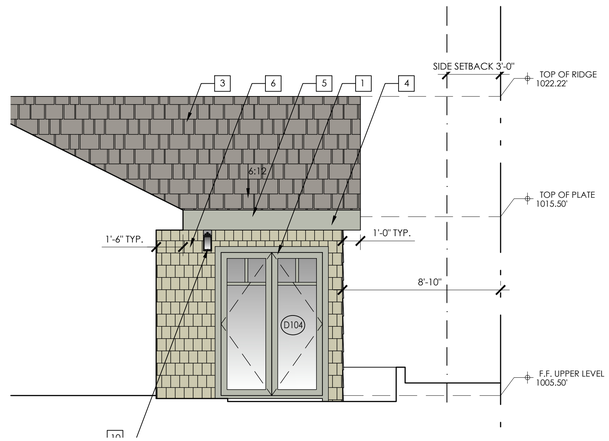
1' 2' 4' 8'



2 PROPOSED WEST ELEVATION

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

1' 2' 4' 8'



3 PROPOSED COURTYARD WEST ELEVATION

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

1' 2' 4' 8'

KEYNOTES

1	ALUMINUM-CLAD WOOD DOORS. KOLBE. COLOR: BASIL
2	ALUMINUM-CLAD WOOD WINDOWS. KOLBE. COLOR: BASIL
3	SLATE ROOF. CALIFORNIA SLATE COMPANY - BURGUNDY SLATE
4	PAINTED WOOD FASCIA COLOR: PAINTED TO MATCH WINDOWS FRAME.
5	METAL GUTTERS AND DOWNSPOUTS. ALUMINUM - PAINT TO MATCH TRIM.
6	CEDAR SHINGLES. CERDAR VALLEY. SOLID COLOR SW3036 ORCHARD.
7	THIN VENEER NATURAL STONE. SBI MATERIALS - BUFF LUEDERS LEDGESTONE.
8	WOOD TRIM COLOR: PAINTED TO MATCH WINDOWS FRAME.
9	BOARD-FORMED CONCRETE
10	OUTDOOR WALL SCONCE WAC LIGHTING - AMHERST 14" COLOR BLACK
11	OUTDOOR WALL SCONCE VISUAL COMFORT MODERN - NATE 9.1 COLOR GRAPHITE

Attachment 3

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

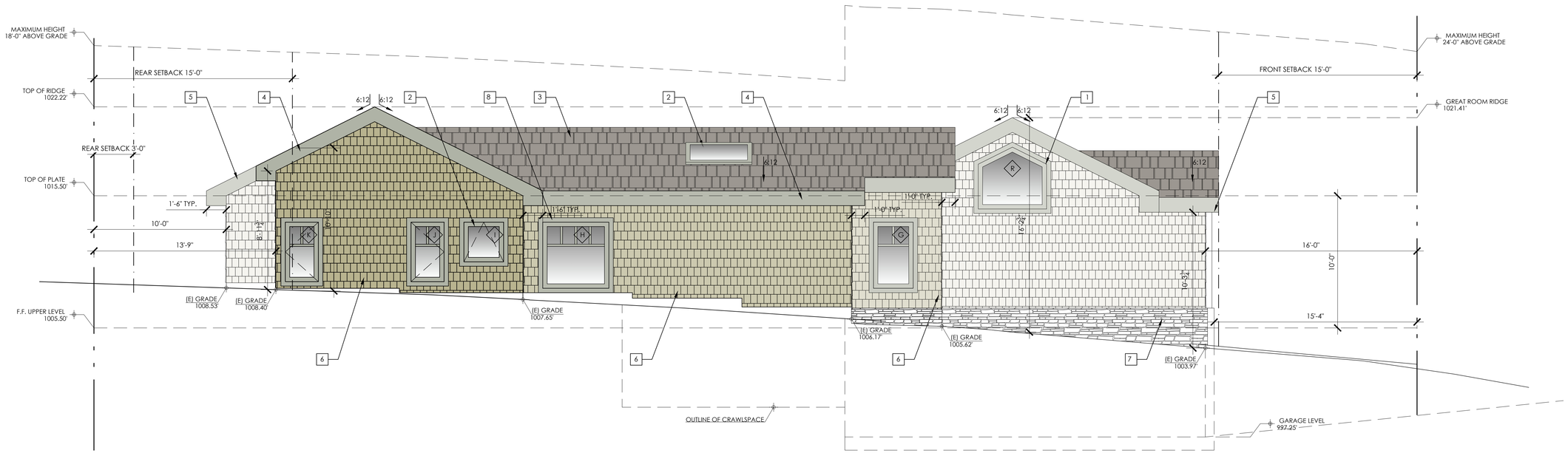
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED ELEVATIONS

8/9/2024

1/4" = 1'-0"

A10



1 PROPOSED NORTH ELEVATION

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

1' 2' 4' 8'

KEYNOTES

1	ALUMINUM-CLAD WOOD DOORS. KOLBE. COLOR: BASIL
2	ALUMINUM-CLAD WOOD WINDOWS. KOLBE. COLOR: BASIL
3	SLATE ROOF. CALIFORNIA SLATE COMPANY - BURGUNDY SLATE
4	PAINTED WOOD FASCIA COLOR: PAINTED TO MATCH WINDOWS FRAME.
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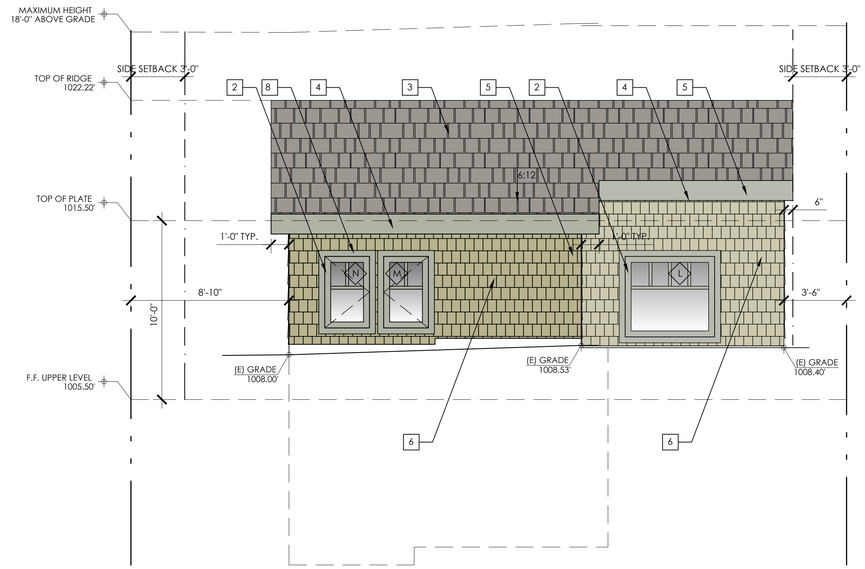
9	BOARD-FORMED CONCRETE
10	OUTDOOR WALL SCONCE WAC LIGHTING - AMHERST 14" COLOR BLACK
11	OUTDOOR WALL SCONCE VISUAL COMFORT MODERN - NATE 9.1 COLOR GRAPHITE

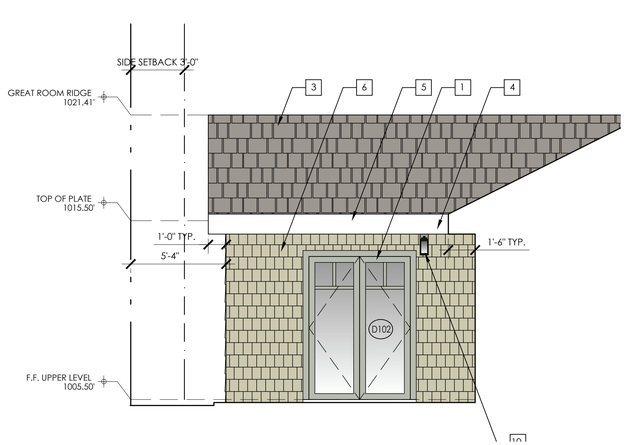
Attachment 3



2 PROPOSED EAST ELEVATION

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

1' 2' 4' 8'



3 PROPOSED COURTYARD EAST ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT ADAM JESELNICK No. C33090 Renew 3/31/25 STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE

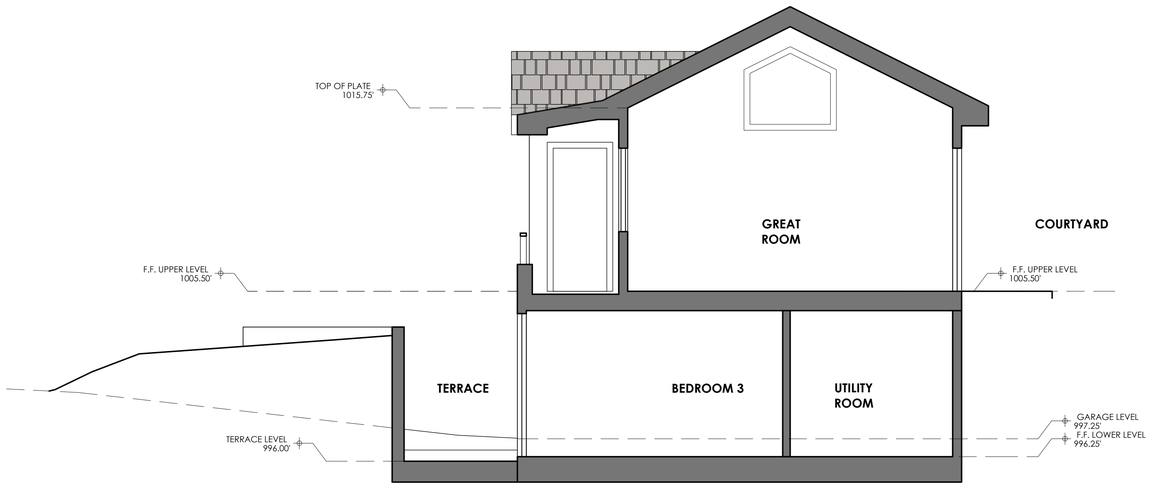
CARMEL, CALIFORNIA 93921

PROPOSED ELEVATIONS

8/9/2024

1/4" = 1'-0"

A11

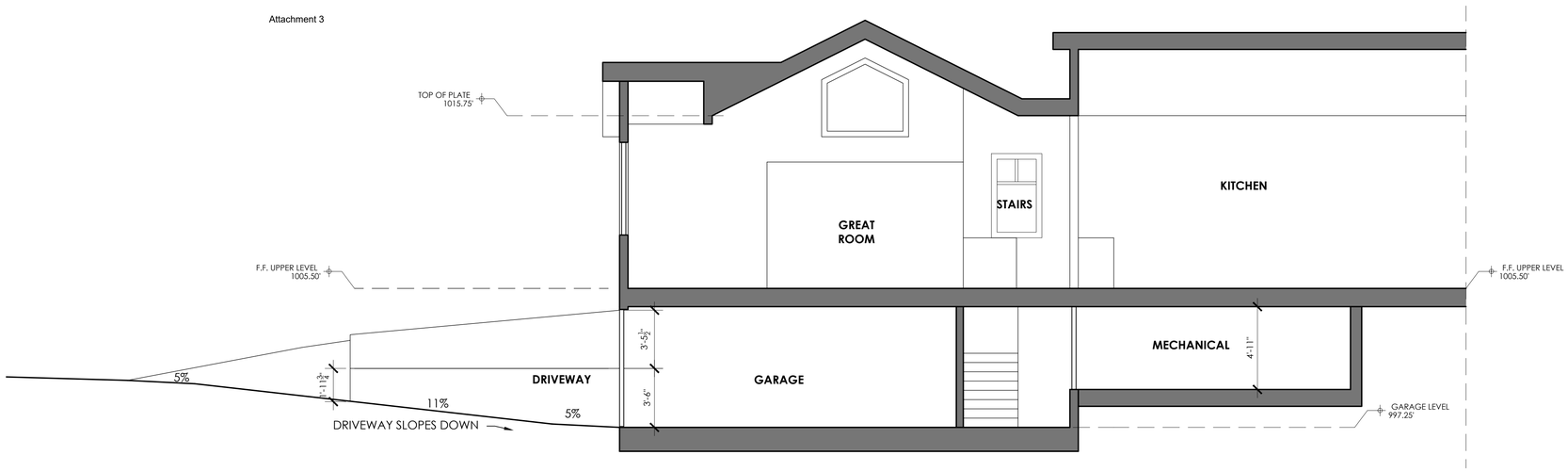


1 SECTION THROUGH BEDROOM 3 LOOKING NORTH

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

1' 2' 4' 8'

Attachment 3



2 SECTION THROUGH GARAGE LOOKING NORTH

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

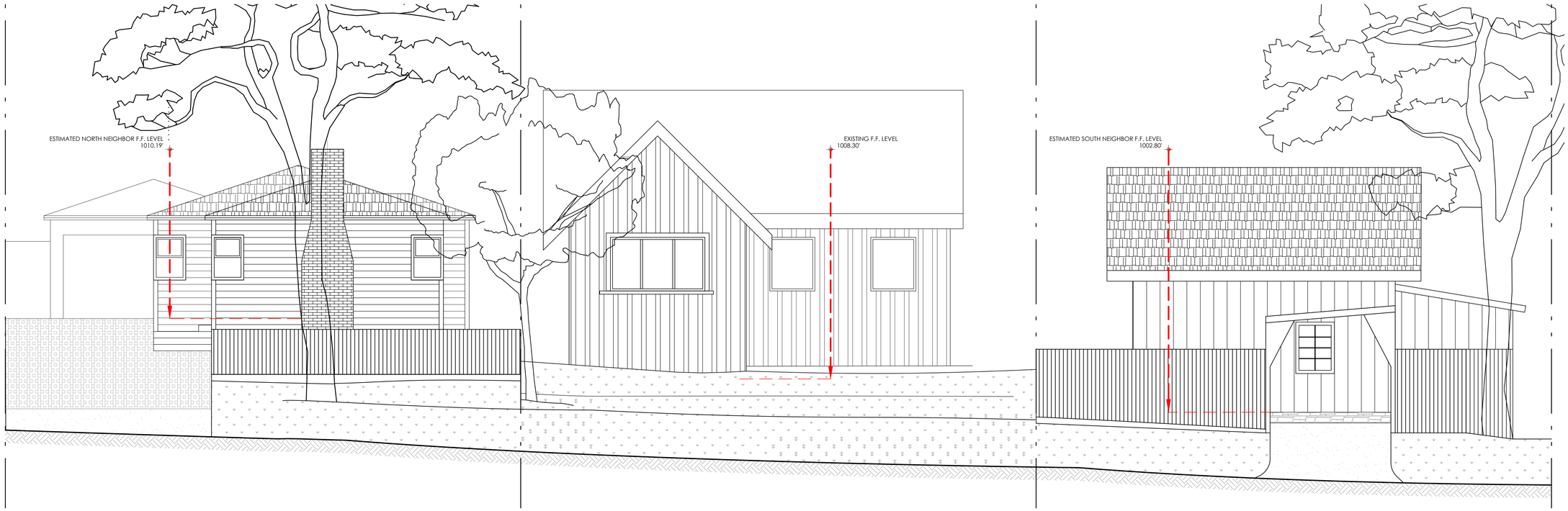
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

SECTIONS

8/9/2024

3/16" = 1'-0"

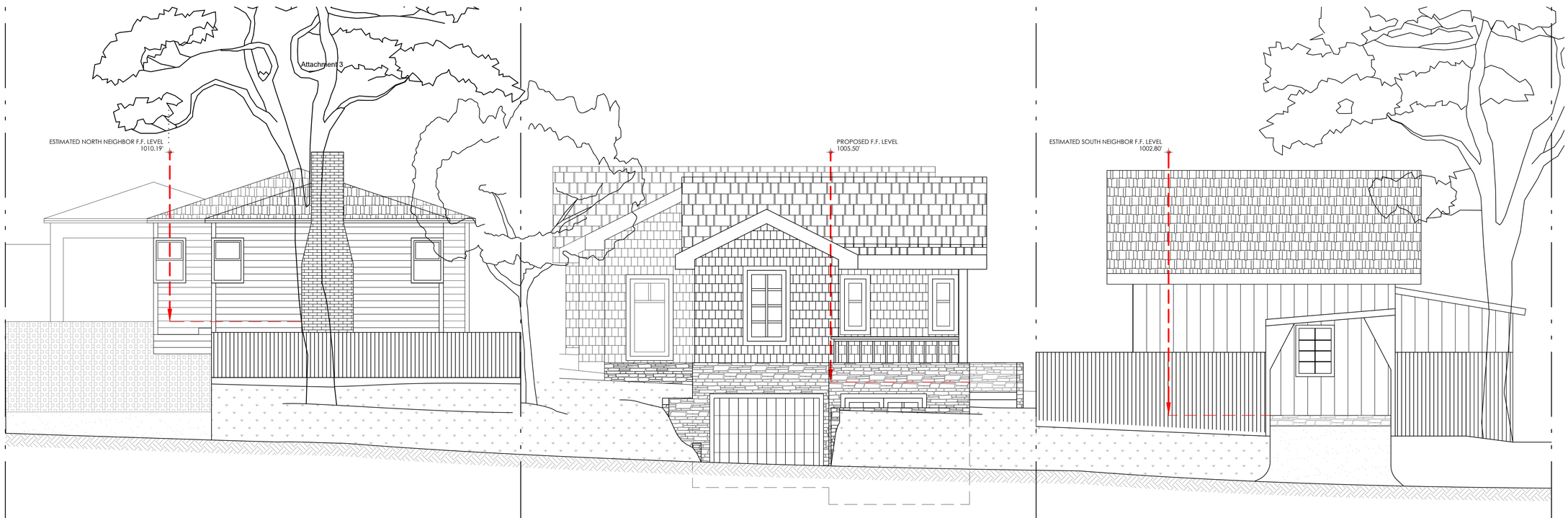
A12



1 EXISTING STREETSCAPE ELEVATION

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

1' 2' 4' 8'



2 PROPOSED STREETSCAPE ELEVATION

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

1' 2' 4' 8'

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C30090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE

SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

STREETSCAPE ELEVATIONS

8/9/2024

3/16" = 1'-0"

A13

RIEKEN RESIDENCE DOOR SCHEDULE

		DOOR TYPE	THICKNESS	HAND	H.W. TYPE	
LOWER LEVEL / BASEMENT						
001	8'-2" X 7'-0"'	10	2"	LHRH		ROLL UP GARAGE DOOR
002	6'-0" X 8'-0" (DOUBLE; 3'-0" EACH)	5	2"	LHRH		EXTERIOR FRENCH DOORS
003	3'-0" X 7'-0"	6	1 3/4"	LH		INTERIOR W OOD DOOR
004	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR W OOD DOOR
005	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR W OOD DOOR
006	3'-0" X 4'-11"	6	1 3/4"	RH		CLOSET W OOD DOOR
UPPER LEVEL						
101	3'-0" X 8'-0"	1	2"	LH		ENTRY DOOR. W OOD.
102	5'-8" X 8'-0" (DOUBLE; 2'-10" EACH)	5	2"	LHRH		EXTERIOR FRENCH DOORS. ALUMINUM CLAD W OOD
103	16'-0" X 8'-8" (6 DOORS; 2'-8" EACH	3	2"	LHRH		FOLDING DOORS. ALUMINUM CLAD W OOD
104	5'-8" X 8'-0" (DOUBLE; 2'-10" EACH)	5	2"	LHRH		EXTERIOR FRENCH DOORS. ALUMINUM CLAD W OOD
105	2'-6" X 7'-0"	6	1 3/4"	RH		INTERIOR W OOD DOOR
106	2'-6" X 7'-0"	7	1 3/4"	LHRH		POCKET DOOR
107	2'-10" X 7'-0"	6	1 3/4"	RH		INTERIOR W OOD DOOR
108	5'-0" X 7'-0" (DOUBLE; 2'-6" EACH)	6	1 3/4"	LHRH		CLOSET W OOD DOORS
109	2'-10" X 7'-0"	6	1 3/4"	RH		INTERIOR W OOD DOOR
110	2'-6" X 7'-0"	7	1 3/4"	LHRH		POCKET DOOR
111	2'-6" X 7'-0"	7	1 3/4"	LHRH		POCKET DOOR

DOOR TYPE LEGEND		**HARDWARE TYPE LEGEND**
TYPE 1	ENTRY DOOR, W OOD	TYPE 1: --.
TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE W OOD	
TYPE 3	EXTERIOR FOLDING DOORS. ALUMINUM CLAD W OOD.	TYPE 2: --.
TYPE 4	FRENCH DOORS. FULL LITE GLASS W / SIDE LITES. ALUMINUM CLAD W OO	TYPE 3: --.
TYPE 5	FRENCH DOORS. FULL LITE GLASS. ALUMINUM CLAD W OOD.	
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 10	GARAGE DOOR	

Attachment 3

1 PROPOSED DOOR SCHEDULE

RIEKEN RESIDENCE - WINDOW SCHEDULE

REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
		UPPER LEVEL				
	A	15'-0" x 7'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED
	B	15'-0" x RAKED 11" TO 4'-8"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED
	C	1'-8" x 4'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	D	1'-8" x 4'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	E	3'-0" x 5'-6"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	F	3'-0" x 6'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	G	3'-0" x 5'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED - FROSTED
	H	5'-0" x 5'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED - FROSTED
	I	3'-0" x 3'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED
	J	2'-6" x 4'-6"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	K	2'-6" x 4'-6"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	L	5'-0" x 4'-6"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	M	2'-6" x 4'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED
	N	2'-6" x 4'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	O	2'-6" x 4'-6"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	P	2'-6" x 4'-6"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	Q	2'-6" x 4'-6"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	R	5'-2" x RAKED 3'-4 1/2 " TO 4'-8"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
		LOWER LEVEL / BASEMENT				
	S	2'-0" x 2'-8"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED
	T	5'-0" x 2'-8"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED

2 PROPOSED WINDOW SCHEDULE

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

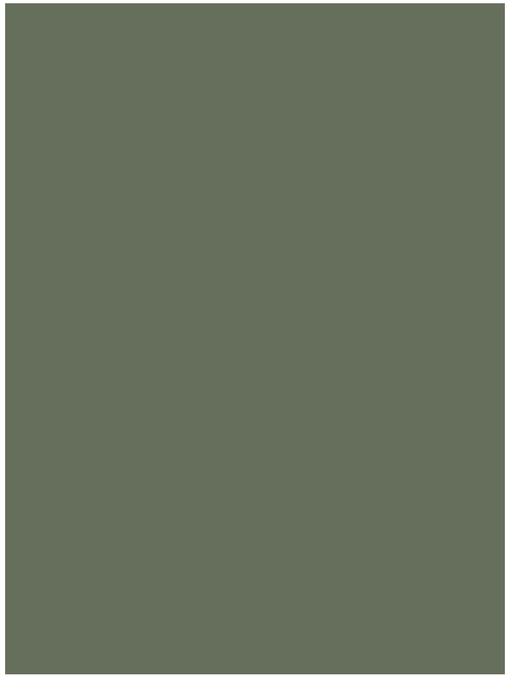
PROPOSED SCHEDULES

8/9/2024

N.T.S.

A14

TRACK 2 DESIGN APPROVAL SET



1 DOORS AND WINDOWS
KOLBE - ALUMINUM-CLAD WOOD VISTA LUXE COLLECTION COLOR BASIL



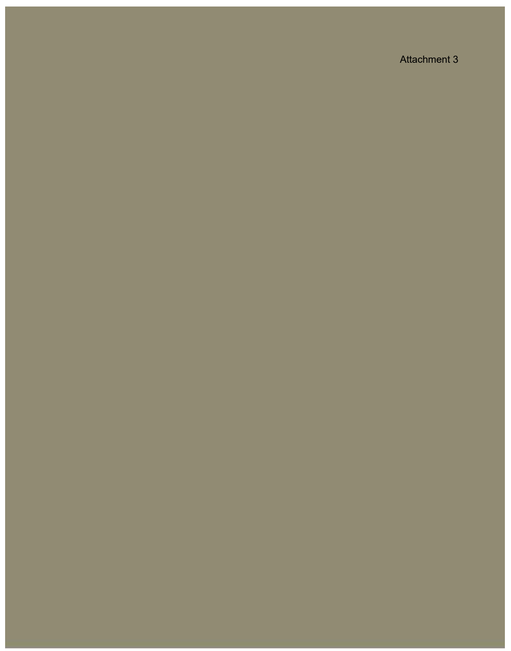
2 ROOF
CALIFORNIA SLATE COMPANY - BURGUNDY SLATE



3 DRIVEWAY AND PATIOS
AGGREGATE CONCRETE



4 OUTDOOR WALL SCONCE
WAC LIGHTING - AMHERST 14". COLOR: BLACK.



5 CEDAR SHINGLE
CEDAR VALLEY - STAIN COLOR SW3036 ORCHARD



6 STONE
SBI MATERIALS - BUFF LUEDERS LEDGESTONE



7 SOFFIT
DELTA WOODWORKS - MOJAVE THERMAL DOUGLAS FIR VG SMOOTH MATAGORDA



8 OUTDOOR WALL LIGHT
VISUAL COMFORT MODERN - NATE 9.1". COLOR: GRAPHITE

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

TRACK 2 DESIGN APPROVAL SET

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

PROPOSED MATERIALS

8/9/2024

N.T.S.

A15



1 STREET VIEW
PROPOSED VIEW LOOKING NORTH

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

RENDERINGS

8/9/2024

N.T.S.

A16

TRACK 2 DESIGN APPROVAL SET



Attachment 3

1 STREET VIEW
PROPOSED VIEW LOOKING SOUTH

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

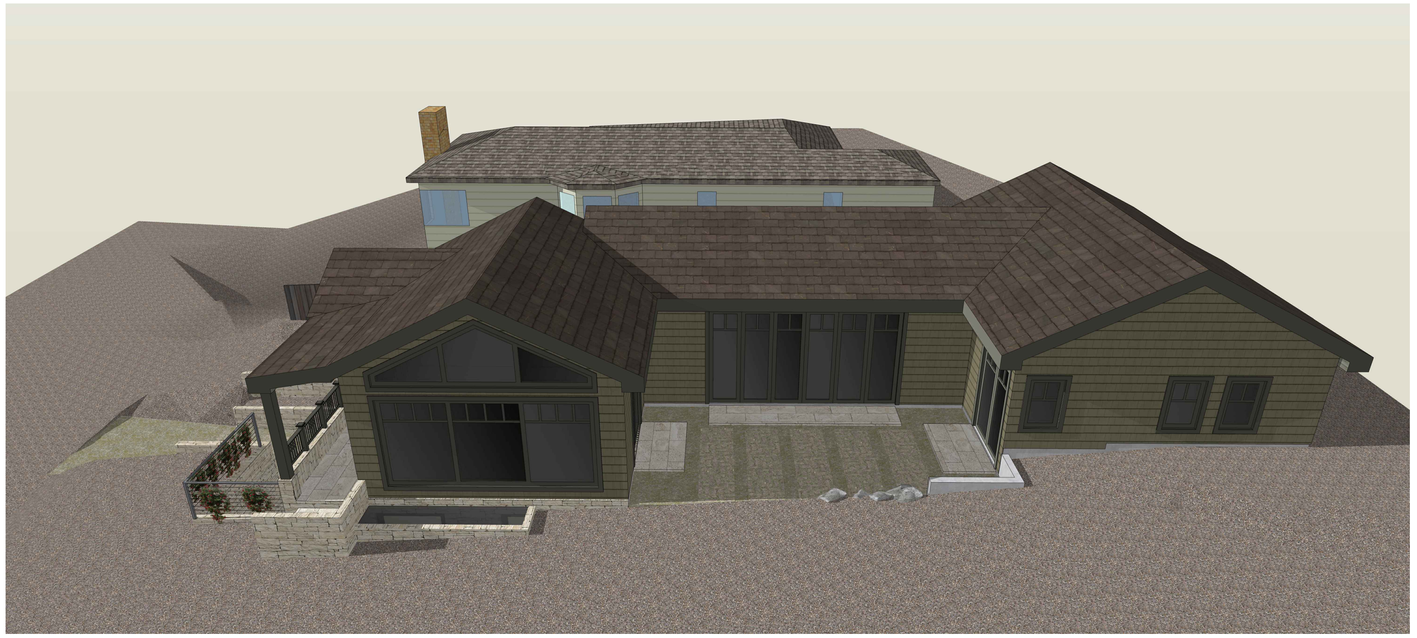
RENDERINGS

8/9/2024

N.T.S.

A17

TRACK 2 DESIGN APPROVAL SET



1 AERIAL VIEW
SOUTH WALL

Attachment 3



2 REAR VIEW - SOUTH EAST CORNER
PROPOSED VIEW LOOKING NORTH

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

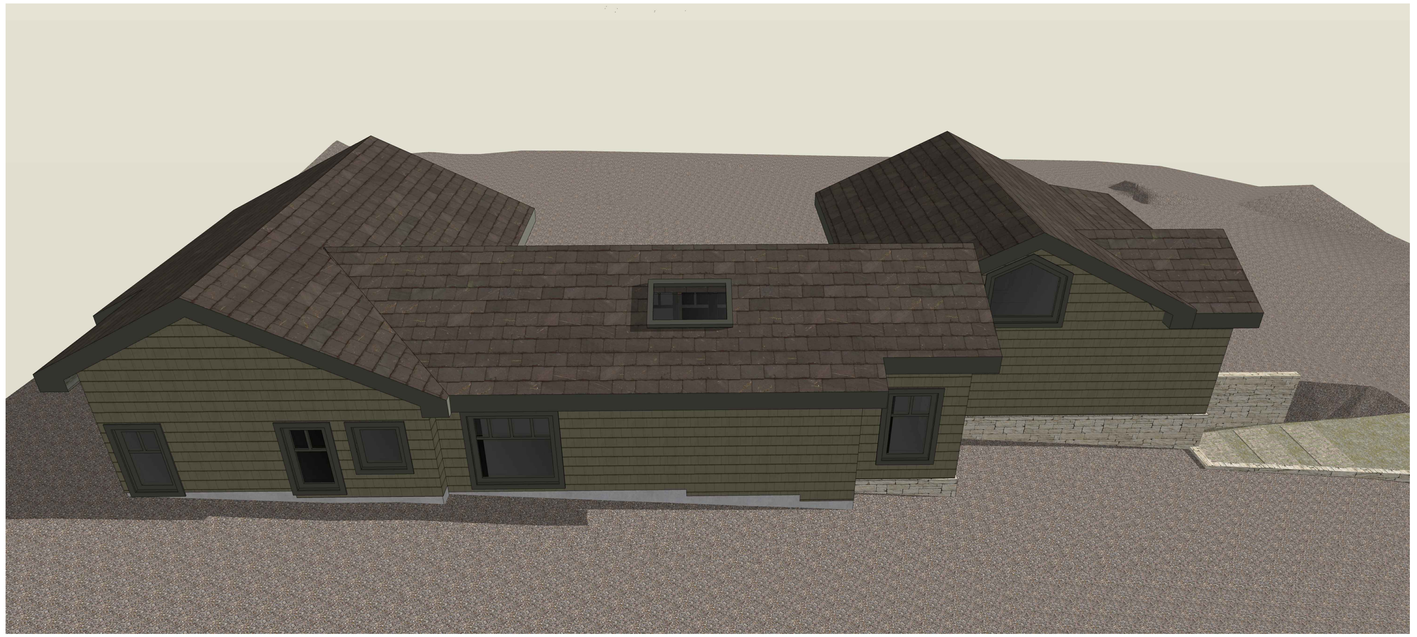
RENDERINGS

8/9/2024

N.T.S.

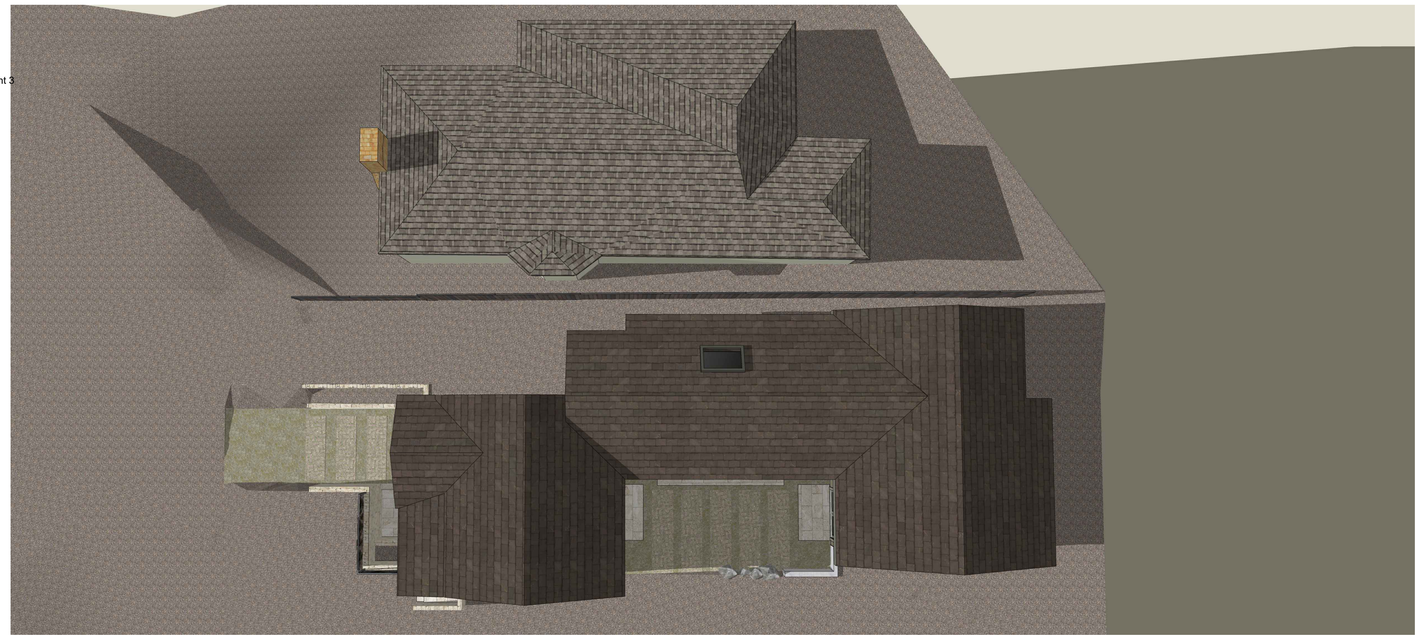
A18

TRACK 2 DESIGN APPROVAL SET



1 AERIAL VIEW
NORTH WALL

Attachment 3



2 AERIAL VIEW
FOOTPRINT

ADAM JESELNICK ARCHITECT

LICENSED ARCHITECT
ADAM JESELNICK
No. C33090
Renew 3/31/25
STATE OF CALIFORNIA

RIEKEN RESIDENCE
SANTA FE STREET 4 S/E 2ND AVENUE
CARMEL, CALIFORNIA 93921

RENDERINGS

8/9/2024

N.T.S.

A19

TRACK 2 DESIGN APPROVAL SET

Rieken/Yoo Revised Plans

Marnie R. Waffle <mwaffle@ci.carmel.ca.us> Fri, Oct 4, 2024 at 12:56 PM
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

---------- Forwarded message ---------
From: <REDACTED>
Date: Tue, Sep 17, 2024 at 3:03 PM
Subject: Rieken/Yoo Revised Plans
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>
Cc: Adam Jeselnick <aejarch@gmail.com>

Hi Marnie, we have decided to not object to the revised Rieken plans. Accordingly, you will not need to arrange for a visit nor will I be talking at the meeting. It's been a pleasure working with you.

Randy Turley

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

October 9, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Community Planning & Building Director
SUBJECT:	**DS 24199 (Mandernach):** Consideration of a Concept Design Study for the construction of a 750-square-foot second-story addition to an existing 1,310-square-foot, one-story single-family residence, retention of an existing 400-square-foot detached garage, and associated site improvements located on Guadalupe Street 2 northeast of 1st Avenue in the Single-Family Residential (R-1) District. APN: 009-145-011-000.

Application: DS 24199 (Mandernach)
APN: 009-145-011-000
Block:3
Lot:4 & 6
Location: Guadalupe Street 2 northeast of 1st Avenue
Applicant: Claudio Ortiz Design Group Inc.
Property Owner: MANDERNACH ANNA & NATHAN

Executive Summary:

N/A

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for the construction of a 750-square-foot second-story addition to an existing 1,310-square-foot, one-story single-family residence retention of an existing 400-square-foot detached garage, and associated site improvements located on Guadalupe Street 2 northeast of 1st Avenue in the Single-Family Residential (R-1) District and Very High Fire Severity Zone. APN: 009-145-011-000.

Background and Project Description:

The applicant is requesting approval of a Concept Design Study for the remodel of an existing 1,310-square-foot, one-story, single-family residence on a 6,000-square-foot lot. The proposed 750-square-foot second-story addition and retention of the existing 400-square-foot two-car garage would result in the

maximum allowed floor area for a 6,000-square-foot lot: 2,460 square feet.

The property was reviewed for historical significance and deemed ineligible for the Historic Inventory on May 22, 2024. The applicant is proposing to remodel the existing residence and add a second-story addition within the existing building footprint. The existing detached garage is proposed to be retained. The total combined square footage of the enlarged house and existing garage would be 2,460 square feet, which is the maximum allowed base floor area for a 6,000 square-foot site. The renovated residence is proposed to be finished with wood shiplap siding to match the existing and will feature wood windows (fixed and hung) to match the existing. The existing tar and gravel roof will be replaced with Certainteed Presidential TL composite shingle roofing.

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. 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 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 site.

The subject property presently contains 9 trees, some of which are located in the right of way. There are 3 existing significant trees (a Monterey Cypress, a Coast Live Oak, and a Catalina Cherry) and 6 non-significant trees. The City Forester has recommended planting one additional upper canopy tree, and the Applicant has proposed a new Pine in response. No trees are proposed to be removed as part of this project.

Staff Response: The proposed project is consistent with Finding #7 for Concept Design Study Approval, which states that "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." No trees will be removed, and the proposed development does not expand the footprint of the existing residence.

Solar, Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourage 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."

Staff Response: At the time of writing this report, staff had not received any correspondence from neighbors regarding solar, privacy or view concerns. The greatest potential for solar access impact occurs to the north of the subject property; however, the second-story addition is 11'8" set back from the north property line and does not create a "canyon" effect. The greatest potential for privacy impact occurs to the south of the subject property; however, the second-story addition is set back 19'11" from the south property line. The proposed second-story Juliet balcony at the subject property does not offer a walking surface and thus does not create a new outdoor living space that could potentially introduce a privacy impact. Additionally, a new pine is proposed to be planted in the south side yard. The subject property does not

feature ocean views or other significant views, and no correspondence from neighbors has been received.

As designed, the proposed project does not appear to create a significant solar, privacy or view impact.

Massing, Bulk and Height: Residential Design Guidelines 7.1 through 7.7 encourage (1) a building's mass to relate to the context of other homes nearby, (2) minimizing the mass of a building as seen from the public way or adjacent properties, (3) avoiding placement of a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites, and (4) designing a building to relate to a human scale in its basic forms.

Staff Response: The existing residence is a one-story building with a plate height of 10' and ridge height of 13'1". The plate height for the first story will remain 10' and the ridge height for the first story will increase to 14'4". The second-story addition will feature an 18' plate height (the maximum allowed) and a 22'7" ridge height, shy of the maximum 24' ridge allowed. The second-story addition will be set back 26'7" from the front property line.

The character of the subject block is primarily single-story residential, however, there are a couple two-story homes west of the subject property. The proposed two-story building mass is significantly set back from all four property lines to minimize the visible mass as seen from the public way and adjacent properties. Tall, uninterrupted walls are not located near property lines. Lastly, the proposed design features human scale fenestration and proportions throughout.

As designed, the proposed project complies with massing, bulk and height guidelines and requirements.

Building and Roof Form: Residential Design Guidelines 8.1 through 8.5 encourage using traditional building forms, including 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, avoiding forms that are complex, monumental, formal, or out of scale with the neighborhood context; using simple roof forms, including forms that are proportionate to the scale of the building, and shallow to moderately pitched roofs on one-story buildings; and using roof eave lines that are low in scale.

Staff Response: The building footprint and form is generally rectilinear, with a rear (east) projecting volume. The rear projecting volume is narrow and set back from the primary building planes, which offers relief from otherwise long and uninterrupted exterior walls. The proposed second-story addition will be situated directly atop the existing first story; the addition will extend to the existing north and south building edges, but will be set back from the west (front) and east (rear) building edges. The project plans do not provide dimensions for the west and east addition setbacks. The proposed second story at the south elevation features a partial 1'8" setback, west of the Juliet balcony. The existing and proposed roof forms are both hipped, maintaining a 4:12 pitch. The existing building has overhanging eaves with smooth soffits, while the proposed project features new exposed wood rafters in the overhanging eaves at both the first and the second story. No skylights are proposed.

As designed, the proposed project complies with building and roof form guidelines.

Site Coverage: Carmel Municipal Code (CMC) 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, 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.

Staff Response: Existing site coverage (2,112.8 sq. ft.) exceeds the maximum allowable site coverage of 781.2 sq. ft. on a 6,000-square-foot lot. The applicant proposes to reduce the total site coverage to 781.2 sq. ft., to bring the property into full compliance. Proposed site coverage will consist of a 446.6 sf pervious paver driveway, a 22.8 sf brick stepping-stone entry walkway, a 244.2 sf pervious wood deck, 40.5 sf entry landing, 14.6 sf of stoops, and a 12.5 sf firepit.

As designed, the proposed project complies with site coverage requirements.

Setbacks: CMC Section 17.10.030.A requires a property in the R-1 zone to adhere to a 15' front setback, 3' side and rear setbacks, and 15' rear setback. For portions of structures less than 15' in height, the rear setback is only 3'. Additionally, the municipal code requires a minimum composite side yard setback of 25%, meaning the combined side yards must meet or exceed 25% of the total lot width.

Staff Response: The proposed project does not alter any existing setbacks. The only non-conforming setback is the north elevation of the garage, set 2'10" from the north property line, rather than the required 3'. The garage is proposed to be maintained in place. The subject property is a 60-foot wide lot, meaning a composite side yard setback of 15 feet is required. The composite setback is 22'9" and will remain unchanged.

As designed, the proposed project complies with minimum setbacks.

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; minimize the amount of paved surface for a driveway; position garages to maximize open space, views and privacy; and, minimize visual impacts.

Residential Design Guideline 9.16 states that a garage door should be designed either to provide visual interest or to blend with the background materials of the building. Residential Design Guideline 9.2 and 9.5 speak to consistency of materials, and use of "natural" building materials.

Staff Response: The applicant is proposing to retain the existing 400-square-foot detached garage, with no change to footprint, materials, or color. The garage currently features wood siding, a vinyl roll-up door, and a tar and gravel roof. The existing vinyl garage door does not match the wood doors of the main house, and the existing tar and gravel roof does not match the proposed composite shingle roof of the main house. However, despite this, the mismatched materials do not result in "visual complexity" or a "busy appearance" as discouraged by the design guidelines. From the street the material of the garage door is not so evident. If proposed to be replaced in the future, staff would support a wood garage door over the existing vinyl door.

The paver driveway will be significantly reduced in length (approximately half) in order to comply with site coverage restrictions. The driveway will extend from the street edge along the north property line, just past the north side entry door into the house. The existing pavers (noted on plans as sand set pervious pavers) will be retained, and the removed pavers will be replaced with mulch.

As designed, the proposed project complies with parking and access requirements.

***Fencing*:** 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. CMC Section 17.10.030.E.1 (Height) limits a fence in the front setback to no

more than 4 feet. These limits are not permitted to be altered through design review by the Planning Commission.

Staff Response: The plans indicate an existing 2' stone garden wall along the front (west) property line, topped with an existing 3' wood grape stake fence. Both the stone wall and the fence are to be retained in place. An existing solid wood fence along the north, east (rear), and south property lines will also be maintained in place.

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."*

Staff Response: The Applicant proposes to retain existing landscaping. The City Forester has determined one upper canopy tree is required; the Applicant has proposed one pine in the south rear yard. The Applicant has also proposed new plantings along the north side of the driveway. The City Forester has approved the proposed new Pine tree and the minor plantings.

Finishes: The renovated building is proposed to be finished with wood shiplap siding to match the existing and will feature wood windows (fixed and casement) to match existing. The existing tar and gravel roof will be replaced with Certainteed Presidential TL composite shingle roofing.

As designed, the proposed finishes comply with the design guidelines.

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 has proposed a Hinkley light fixture, with a 310 lumen bulb that is shielded and downlit. The exterior light fixtures are proposed to be located at the front door, the south sliding door onto the deck, the south rear door, and the north door onto the driveway. No new lights are proposed for the existing detached garage, and no landscape lights are proposed.

As designed, the proposed project complies with exterior lighting standards.

Public Correspondence: At the time this report was published, staff had not received correspondence regarding this project.

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
Attachment 4 - Site Photos

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE CONSTRUCTION OF A 750-SQUARE-FOOT SECOND-STORY ADDITION TO AN EXISTING 1,310-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE, RETENTION OF AN EXISTING 400-SQUARE-FOOT DETACHED GARAGE, AND ASSOCIATED SITE IMPROVEMENTS LOCATED ON GUADALUPE STREET 2 NORTHEAST OF 1ST AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT AND VERY HIGH FIRE SEVERITY ZONE. APN: 009-145-011-000.

WHEREAS, on July 1, 2024, Franshisca Delgado, Design & Construction Coordinator for Claudio Ortiz Design Group, Inc. ("Applicant") submitted an application on behalf Nathan and Anna Mandernach ("Owners") requesting approval of Track 2 Design Study application DS 24199 (Mandernach) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 6,000-square-foot lot located at Guadalupe Street 2 northeast of 1st in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of a Concept Design Study for the construction of a 750-square-foot second-story addition to an existing 1,310-square-foot, one-story single-family residence, retention of an existing 400-square-foot garage, and associated site improvements; 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 approval of a Final Design Study following acceptance of a Design Concept Review; and

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

WHEREAS, on September 27, 2024, a notice of public hearing was published in the Carmel Pine Cone for the October 9, 2024, 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 September 29, 2024, 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 4, 2024, 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 9, 2024, 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 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, 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, 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, as proposed or 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 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 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 (DS 24199, Mandernach) for the construction of a 750-square-foot second-story addition to an existing 1,310-square-foot, one-story single-family residence, retention of an existing 400-square-foot detached garage, and associated site improvements located on Guadalupe Street 2 northeast of 1st Avenue in the Single-Family Residential (R-1) District and Very High Fire Severity Zone, APN: 009-145-011-000, subject to the following Conditions of Approval:

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, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of October, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR 6,000 SQUARE-FOOT SUBJECT SITE			
Site Considerations	**Allowed/Req**	**Existing**	**Proposed**
Floor Area	2,460 SF	1,709.7	2,459.3
Site Coverage	781.2 SF (w/ bonus)	2,112.8	781.2
Trees (Upper/Lower)	1 additional upper*	2	1
Ridge Height	18’/24’	13’1”	14’4”/22’7”
Plate Height	12’/18’	10’	10’/18’
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	14’7”	14’7”
Composite Side Yard	15’ (25%)	22’9”	22’9”
South Side Yard	3’	19’11”	19’11”
North Side Yard	3’	11’8”	11’8”
Rear**	15’/3’	27’2”	27’2”

*Per City Forester determination

**The rear setback is three feet for those portions of structures less than 15 feet in height; the existing garage 12’ from rear property line is 10’3”.

***Note the existing garage, located at the northeast corner of the property, is set 2’10” from the north property line and 3’1” from the east property line.

Mandernach Residence

New Second Story Addition
Carmel, California
APN: 009-145-011



NORTHWEST ELEVATION



FRONT ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

SHEET INDEX

GENERAL

T1.0 COVER SHEET & GENERAL NOTES

CIVIL

C1.0 DRAINAGE AND EROSION CONTROL PLAN
C1.1 DRAINAGE AND EROSION CONTROL TYPICAL DETAILS

ARCHITECTRAL

A1.0 TOPOGRAPHIC SURVEY (WITH ARBORIST NOTES)
A1.1 TREE ASSESSMENT
A2.0 SITE PLAN (EXISTING)
A2.1 SITE PLAN (PROPOSED)
A3.0 FLOOR PLAN (EXISTING)
A4.0 PROPOSED MAIN FLOOR PLAN
A4.1 PROPOSED UPPER FLOOR PLAN
A5.0 ROOF PLAN: EXISTING AND PROPOSED
A6.0 ELEVATIONS: EXISTING AND PROPOSED
A6.1 ELEVATIONS: EXISTING AND PROPOSED
A6.2 ELEVATIONS: EXISTING AND PROPOSED
A7.0 STREET SCAPE
A8.0 WINDOW AND DOOR SCHEDULES
A9.0 AVERAGE NATURAL GRADE & VOLUME ANALYSIS
A10.0 MATERIALS
A10.1 MATERIALS: EXISTING LANDSCAPING
L1.0 LANDSCAPE PLAN (PROPOSED)

HEIGHT LIMITS AND SETBACKS

HEIGHT MAIN DWELLING	MAX. ALLOWED	EXISTING	PROPOSED
ONE STORY RIDGE HEIGHT	18'	13'-1"	14'-4"
TWO STORY RIDGE HEIGHT	24'	N/A	22'-7"
ONE STORY PLATES	12'	10'-0"	10'-0"
TWO STORY PLATES	18'	N/A	18'-0"
GARAGE			
ONE STORY RIDGE HEIGHT	18'	10'-5"	N/A
ONE STORY PLATES	12'	7'-8"	N/A

SETBACKS MAIN DWELLING	MIN. ALLOWED	EXISTING	PROPOSED
NORTH SIDE	3'	11'-8"	11'-8"
SOUTH SIDE	3'	19'-11"	19'-11"
WEST SIDE	15'	14'-7"	14'-7"
EAST SIDE	3'/15'	27'-2"	27'-2"
GARAGE			
NORTH SIDE	3'	2'-10"	2'-10"
SOUTH SIDE	3'	36'-9"	36'-9"
WEST SIDE	15'	76'-6"	76'-6"
EAST SIDE	3'	3'-1"	3'-1"

PROJECT DATA

FLOOR AREA

FAR ALLOWED	2,460.0 SQ.FT.		41.0%
	EXISTING	PROPOSED	
PROPOSED			
MAIN LEVEL	1,309.7 SQ.FT.	1,309.7 SQ.FT.	
UPPER LEVEL	0.0 SQ.FT.	749.6 SQ.FT.	
GARAGE (DETACHED)	400.0 SQ.FT.	400.0 SQ.FT.	
TOTAL GROSS FLOOR AREA:	1,709.7 SQ.FT.	2,459.3 SQ.FT.	40.9%

SITE COVERAGE

LAND COVERAGE ALLOWED		541.2 SQ.FT.	22.0% of F.A.R.
BONUS SITE COVERAGE		240.0 SQ.FT.	4.0% of SITE
TOTAL COVERAGE ALLOWED		781.2 SQ.FT.	13.0 %
PERVIOUS COVERAGE	EXISTING	PROPOSED	
DRIVEWAY	920.2 SQ.FT.	446.6 SQ.FT.	
ENTRY WALKWAY	79.4 SQ.FT.	22.8 SQ.FT.	
SOUTH DECK	244.2 SQ.FT.	244.2 SQ.FT.	
SOUTH WALKWAY	51.0 SQ.FT.	0.0 SQ.FT.	
MAIN PATIO-WALKWAY	750.4 SQ.FT.	0.0 Q.FT.	
TOTAL PERVIOUS COVERAGE	2,045.2 SQ.FT.	713.6 SQ.FT.	11.9 %
IMPERVIOUS COVERAGE	EXISTING	PROPOSED	
ENTRY LANDING	40.5 SQ.FT.	40.5 SQ.FT.	
STOOPS	14.6 SQ.FT.	14.6 SQ.FT.	
FIRE PIT	12.5 SQ.FT.	12.5 Q.FT.	
TOTAL IMPERVIOUS COVERAGE	67.6 SQ.FT.	67.6 SQ.FT.	1.1 %
TOTAL GROSS COVERAGE	2,112.8 SQ.FT.	781.2 SQ.FT.	13.0 %

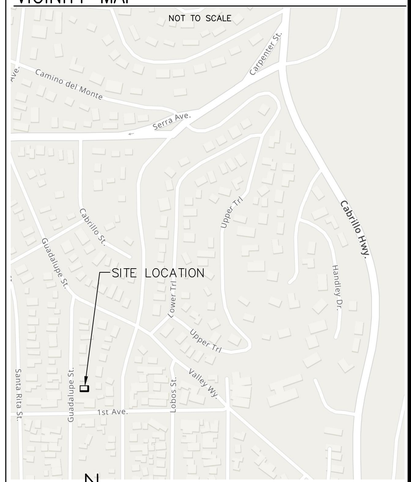
PROJECT INFORMATION

LOT SIZE	(0.14 Acres) 6,000.0 S.F.
A.P.N.	009-145-011-000
LEGAL DESCRIPTION	Block: 3, Lot: 4 & NORTH HALF OF 6
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT: 15FT, SIDE 3FT. REAR 3FT./15FT.
BLDNG. OCCUPANCY	R-3/U
CONST. TYPE	V-B
STORIES: 1	PLATE HT. 12FT. - RIDGE HT. 18FT.
STORIES: 2	PLATE HT. 18FT. - RIDGE HT. 24FT.

SCOPE OF WORK

1. NEW SECOND STORY ADDITION & NEW ROOF OVER THE EXISTING LEVEL TO AN EXISTING ONE-STORY SFD
2. NO TREE REMOVAL & GRADING
3. NO CHANGES ARE PROPOSED TO THE EXISTING ONE-CAR DETACHED GARAGE

VICINITY MAP



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
26615 CARMEL CENTER PLACE, STE 102
Carmel, CA 93923
OFFICE: 831.624.4446
CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVISIONS:

PROJECT: MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO. 24-01

ISSUE: 04-01-24, 09-27-24, 10-04-24

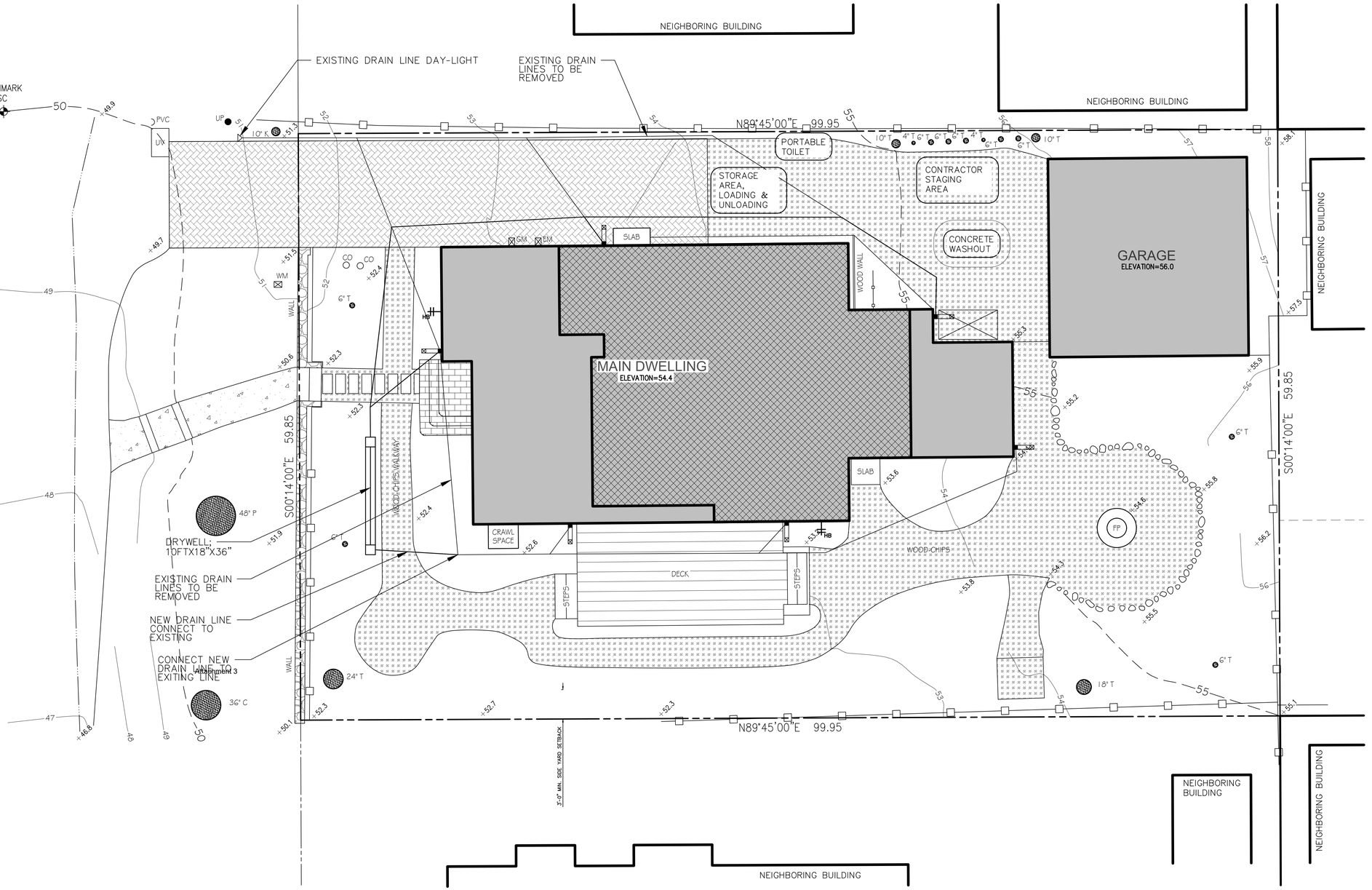
DRAWN BY: C.O.

COVER SHEET

SCALE: 1/4" = 1'

T1.0

ALL PHYSICAL PROPERTY OF CLAUDIO ORTIZ, ARCHITECT. ANY UNAUTHORIZED USE OF THIS DRAWING, RESEMBLANCE OF THIS CONCEPT, OR THE PURPOSE OF CLAUDIO ORTIZ DESIGN GROUP, INC. AND/OR CLAUDIO ORTIZ ARE EXPRESSLY PROHIBITED. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO SCALE. IT IS INTENDED TO BE PRINTED AT 24"X36" ONLY. ANY OTHER PRINTED SIZE IS NOT THE RESPONSIBILITY OF CLAUDIO ORTIZ DESIGN GROUP, INC.



LEGEND

- EXISTING STRUCTURE
- NEW SECOND STORY ADDITION
- WOOD-CHIPS
- EXISTING WOOD DECK
- EXISTING PAVERS; SET ON SAND
- PROPERTY LINE
- EXISTING DRAIN LINES
- NEW DRAIN LINES
- WOOD FENCES
- EXISTING TRASH AREA
- WATER DISPERSION OOULET, SEE DET A1.1/5
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- EXISTING TREE
- UTILITIES: GAS, ELECTRIC, WATER
- DOWN SPOUTS
- FIBER ROLL

CUT & FILL

CUT: 0.0 CU.FT.
FILL: 0.0 CU.FT.

NO EXPORT, NO IMPORT

STORM WATER MANAGEMENT NOTE

THE FOLLOWING STANDARD BMP'S SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE MONTEREY COUNTY STORM WATER MANAGEMENT PROGRAM:

PAINTING:

1. MINIMAL USE OF OIL-BASED PAINTS
2. STORE SOLVENTS AND PAINT IN ORIGINAL CONTAINER OR OTHER FIRE MARSHAL APPROVED CONTAINER.
3. SPENT SOLVENT RE HAZARDOUS WASTE. STORE SPENT SOLVENTS IN APPROVED CONTAINER. REUSE SOLVENT AS MUCH AS POSSIBLE AND USE PAINT AS MUCH S POSSIBLE RATHER THAN DISPOSING OF THEM. DISPOSE OF SPENT SOLVENTS AND UNUSABLE PAINTS AS MUCH AS HAZARDOUS WASTE.
4. NEVER CLEAN PAINT EQUIPMENT WHERE, SOLVENTS, PAINT OR CONTAMINATED RISE WATER CAN ENTER HE STORM DRAIN SYSTEM.

PLASTERING/STUCCO/SITE-MIXED CONCRETE:

1. STORE PLASTER ND CEMENT IN COVERED AREAS ND KEEP THEM OUT OF THE WIND.
2. CONSERVE MATERIALS. DON'T MIX MORE PRODUCT THAN CAN BE USED BEFORE IT HARDENS.
3. IF HERE IS LEFT OVER PRODUCT, PLACE THE EXCESS IN AN EARTHEN DEPRESSION. LET HE PRODUCT CURE AND DISPOSE OF AS REGULAR REUSE.
4. ALL RINSE WATER IS TO E PLACE IN AN EARTHEN DEPRESSION CAPABLE OF HOLDING THE RINSE S WELL S ANY RAIN WATER THAT WOULD FALL/RUN INTO THE DEPRESSION.

NOTES:

1. CONTRACTORS STAGING AREA DESIGNATED OR FOLLOWING STORM WATER BEST MANAGEMENT PRACTICES: SCHEDULING, WATER CONSERVATION PRACTICES, VEHICLE & EQUIPMENT CLEANING, SOLID WASTE MANAGEMENT, HAZARDOUS WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, SANITARY WASTE MANAGEMENT.
2. REFER TO THE CASQA BMP HANDBOOK FOR BMP FACT SHEETS.

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THESE PLANS. IN ADDITION ALL WORK SHALL ALSO CONFORM WITH THE LATEST REVISION OF THE MONTEREY COUNTY DESIGN STANDARDS AND SPECIFICATIONS, THE LATEST REVISION CALIFORNIA BUILDING CODE (CBC), AND THE PROJECT GEOTECHNICAL INVESTIGATION.
2. THE LOCATIONS AND SIZE OF UNDERGROUND UTILITIES AND OR OTHER STRUCTURES SHOWN HEREON WERE OBTAINED FROM A FIELD SURVEY AND OR FROM RECORD INFORMATION AS PROVIDED BY OTHERS. THE ENGINEER MAKES NO REPRESENTATION TO THE ACCURACY OF SIZE AND OR LOCATION OF ANY OF THE UTILITIES OR STRUCTURES SHOWN ON THESE PLANS NOR FOR THE EXISTENCE OF ANY OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED THAT ARE NOT SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE AND LOCATION OF EXISTING UNDERGROUND UTILITIES, SURFACE IMPROVEMENTS, AND OTHER STRUCTURES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THEM FROM DAMAGE DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
4. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ANY CURRENTLY APPLICABLE SAFETY LAW OF ANY JURISDICTIONAL BODY. FOR INFORMATION REGARDING THIS PROVISION, THE CONTRACTOR IS DIRECTED TO CONTACT THE STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND THE CONTROL OF TRAFFIC WITHIN THE CONSTRUCTION AREA. FOR ALL TRENCH EXCAVATION FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL OBTAIN A PERMIT FROM THE DIVISION OF OCCUPATIONAL SAFETY AND HEALTH. PRIOR TO BEGINNING ANY EXCAVATION. A COPY OF THIS PERMIT SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE OWNER, THE ENGINEER, AND ALL DESIGN CONSULTANTS FROM ANY AND ALL LIABILITY, CLAIMS, LOSSES OR DAMAGES ARISING FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN EXCEPT THOSE ARISING FROM THE SOLE NEGLIGENCE OF ANY OF THE PREVIOUSLY MENTIONED PEOPLE OR ENTITIES. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. IN THE EVENT THAT THE CONTRACTOR FINDS ANY DISCREPANCIES, OMISSIONS, OR DEFICIENCIES IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY.
7. ALL REVISIONS TO THESE PLANS MUST BE APPROVED BY THE OWNER AND ENGINEER PRIOR TO THEIR CONSTRUCTION, AND SHALL BE ACCURATELY SHOWN ON RECORD DRAWINGS PRIOR TO THE ACCEPTANCE OF THE WORK AS COMPLETE. ANY CHANGES TO OR DEVIATIONS FROM THE PLANS MADE WITHOUT AUTHORIZATION SHALL BE AT THE CONTRACTOR'S SOLE RISK AND SHALL ABSOLVE THE ENGINEER OF ANY AND ALL RESPONSIBILITY ASSOCIATED WITH THE THE CHANGE OR DEVIATION.
8. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO KEEP PUBLIC AND PRIVATE STREETS AND DRIVEWAYS FREE FROM DIRT AND DEBRIS. SHOULD ANY DIRT OR DEBRIS BE DEPOSITED IN THE PUBLIC RIGHT-OF-WAY OR ONTO PRIVATE DRIVEWAYS, THE CONTRACTOR SHALL REMOVE IT IMMEDIATELY.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT AIRBORNE DUST FROM BECOMING A NUISANCE TO NEIGHBORING PROPERTIES. DUST CONTROL MEASURES TO BE IMPLEMENTED INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   A) PROVIDE EQUIPMENT AND MANPOWER REQUIRED FOR WATERING ALL EXPOSED OR DISTURBED EARTH
   B) COVER STOCKPILES OF DEBRIS, SOIL, OR OTHER MATERIALS WHICH MAY CONTRIBUTE TO AIRBORNE DUST.
   C) KEEP CONSTRUCTION AREAS AND ADJACENT STREET FREE OF MUD AND DUST.
   D) LANDSCAPE, SEED, OR COVER PORTIONS OF THE SITE AS SOON AS CONSTRUCTION IS COMPLETE.

EROSION CONTROL NOTES

AT ALL TIMES THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MINIMIZE SOIL EROSION AND PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM. ACCEPTABLE MEASURES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: INSTALLATION OF BERMS, SWALES, SILTING BASINS, GRAVEL BAG BARRIERS, FIBER ROLLS, STABILIZED CONSTRUCTION ENTRANCES AND OR STABILIZING EXPOSED SLOPES.

GRAVEL BAG BARRIERS

1. GRAVEL BAG BARRIERS SHALL BE INSTALLED AROUND EXISTING AND NEW STORM DRAIN INLETS AS REQUIRED TO PREVENT ANY SEDIMENT LADEN RUN-OFF FROM ENTERING THE STORM DRAINAGE SYSTEM.
2. GRAVEL BAG BARRIERS SHALL BE INSPECTED MONTHLY DURING DRY PERIODS, WEEKLY DURING THE RAINY SEASON AND IMMEDIATELY BEFORE AND AFTER EACH RAINFALL. REPAIRS SHALL BE MADE IMMEDIATELY TO ANY DAMAGED PORTION OF THE BARRIER. SEDIMENT AND DEBRIS SHOULD BE REMOVED FROM THE PERIMETER OF THE BARRIER.
3. GRAVEL BAGS SHALL BE INSTALLED ON ALL ONSITE INLETS AND ALL INLETS IN THE PUBLIC RIGHT OF WAY WHICH ARE IMPACTED BY THE PROJECT.

CONSTRUCTION ENTRANCE

1. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AS REQUIRED AT THE ENTRANCE TO THE CONSTRUCTION SITE.
2. RUN-OFF FROM CONSTRUCTION ENTRANCES SHALL BE DIVERTED SO AS TO PREVENT SEDIMENT LADEN RUN-OFF FROM ENTERING DIRECTLY INTO THE STORM DRAINAGE SYSTEM.
3. ALL VEHICLE LEAVING THE PROJECT SITE SHOULD PASS OVER THE CONSTRUCTION ENTRANCE AND BE CLEARED OF DIRT, MUD, OR ANY DEBRIS BEFORE ENTERING THE PUBLIC RIGHT-OF-WAY.
4. ANY DIRT, MUD, OR DEBRIS DEPOSITED IN THE PUBLIC RIGHT AWAY FROM THE CONSTRUCTION SITE SHOULD BE CLEANED IMMEDIATELY.
5. THE CONSTRUCTION ENTRANCE SHOULD BE INSPECTED AND MAINTAINED

GRADING AND DRAINAGE NOTES

ALL SURFACE DRAINAGE SHALL MAINTAIN 2% SLOPE MINIMUM.
ALL EXISTING STORM DRAIN LINES SHALL HAVE A MINIMUM OF 12" COVER.
DURING WINTER OPERATIONS (BETWEEN OCTOBER 15 AND APRIL 15) **THE FOLLOWING MEASURES MUST BE TAKEN:**

1. A. DISTURBED SURFACES NOT INVOLVED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
2. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON DOWNHILL PROPERTIES.
3. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
4. DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGH THE LIFE OF THE PROJECT DURING WINTER OPERATIONS (MONTEREY COUNTY GRADING/EROSION ORD.2806-16.12090)
5. VEGETATION REMOVAL BETWEEN OCTOBER 15th AND APRIL 15th SHALL NOT PROCEED SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIODS, EROSION AND SEDIMENT CONTROL MEASURE SHALL BE IN PLACE.
6. THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENTS WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
7. ALL ROOF DRAINS SHALL DISCHARGE ONTO PAVED SURFACES, SPLASH BLOCKS OR BE HARD PIPED TO THE STORM DRAIN SYSTEM.
8. THE ULTIMATE PURPOSE FOR GRADING OPERATIONS IS TO PREPARE THE GROUND TO ACCOMMODATE THE PROPOSED RESIDENCE.

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REVISIONS:

PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011
PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

DRAINAGE AND EROSION CONTROL PLAN

SCALE: NTS

C1.0

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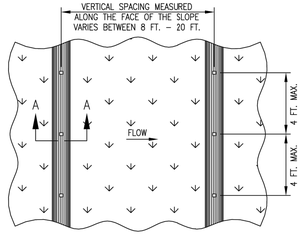
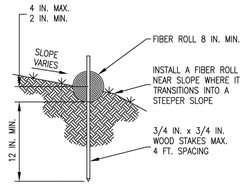
Attachment 3



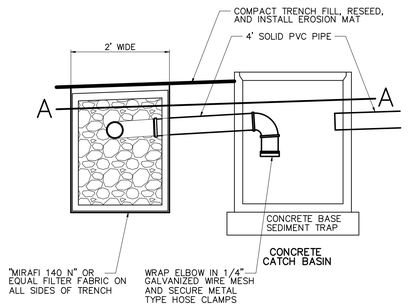
TYPICAL FIBER ROLL INSTALLATION



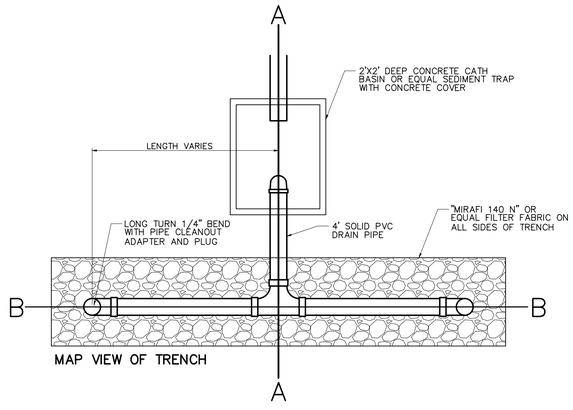
SECTION A – A

NOTES:
1.) INSTALL FIBER ROLLS IN A ROW ALONG A LEVEL CONTOUR.
2.) AT ENDS OF A ROW TURN THE LAST TWO FEET UP SLOPE SLIGHTLY.
3.) FIBER ROLLS SHALL BE OVERLAPED TIGHTLY AT THE JOINTS, NOT ABUTTED.

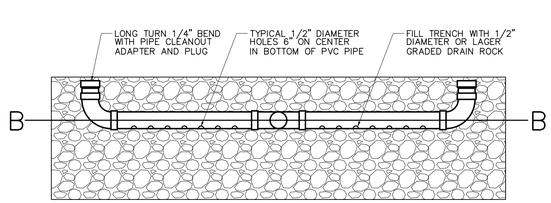
FIBER ROLE — NTS 7



TRENCH CROSS SECTION A-A

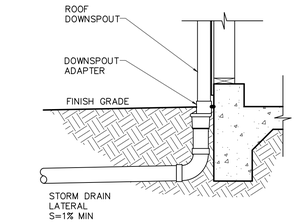


MAP VIEW OF TRENCH

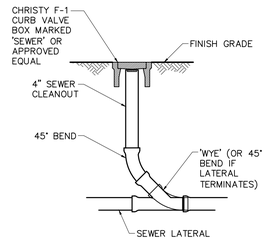


TRENCH CROSS SECTION B-B

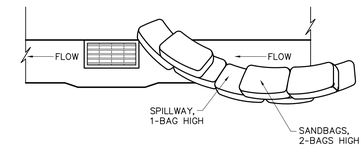
ROOF WATER DISPERSION OUTLET DETAIL — NTS 5



ROOF DRAIN CONNECTION — NTS 1

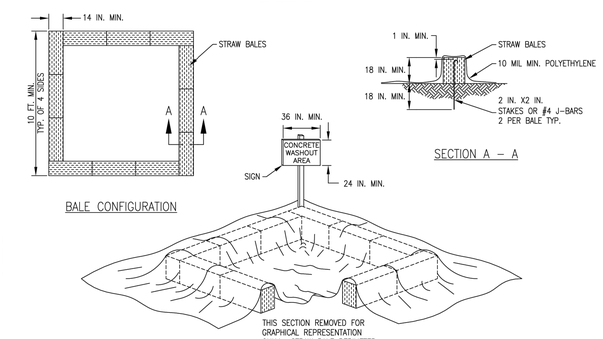


CLEAN–OUT @ GRADE — NTS 2



NOTES:
1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETE.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

SAND BAG BARRIER — NTS 3

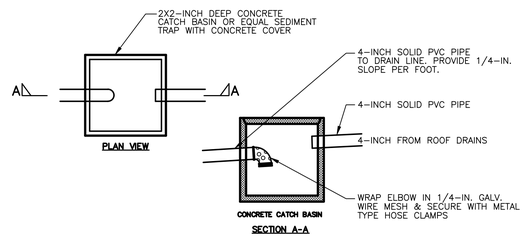


BALE CONFIGURATION

SECTION A – A

NOTES:
1.) FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT.
2.) CONCRETE WASHOUT SHALL BE LOCATED BEHIND THE CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

CONCRETE WASHOUT PIT — NTS 6



SILT CATCH BASIN DETAIL — NTS 4

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PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

DRAINAGE AND EROSION CONTROL TYPICAL DETAILS

SCALE: NTS

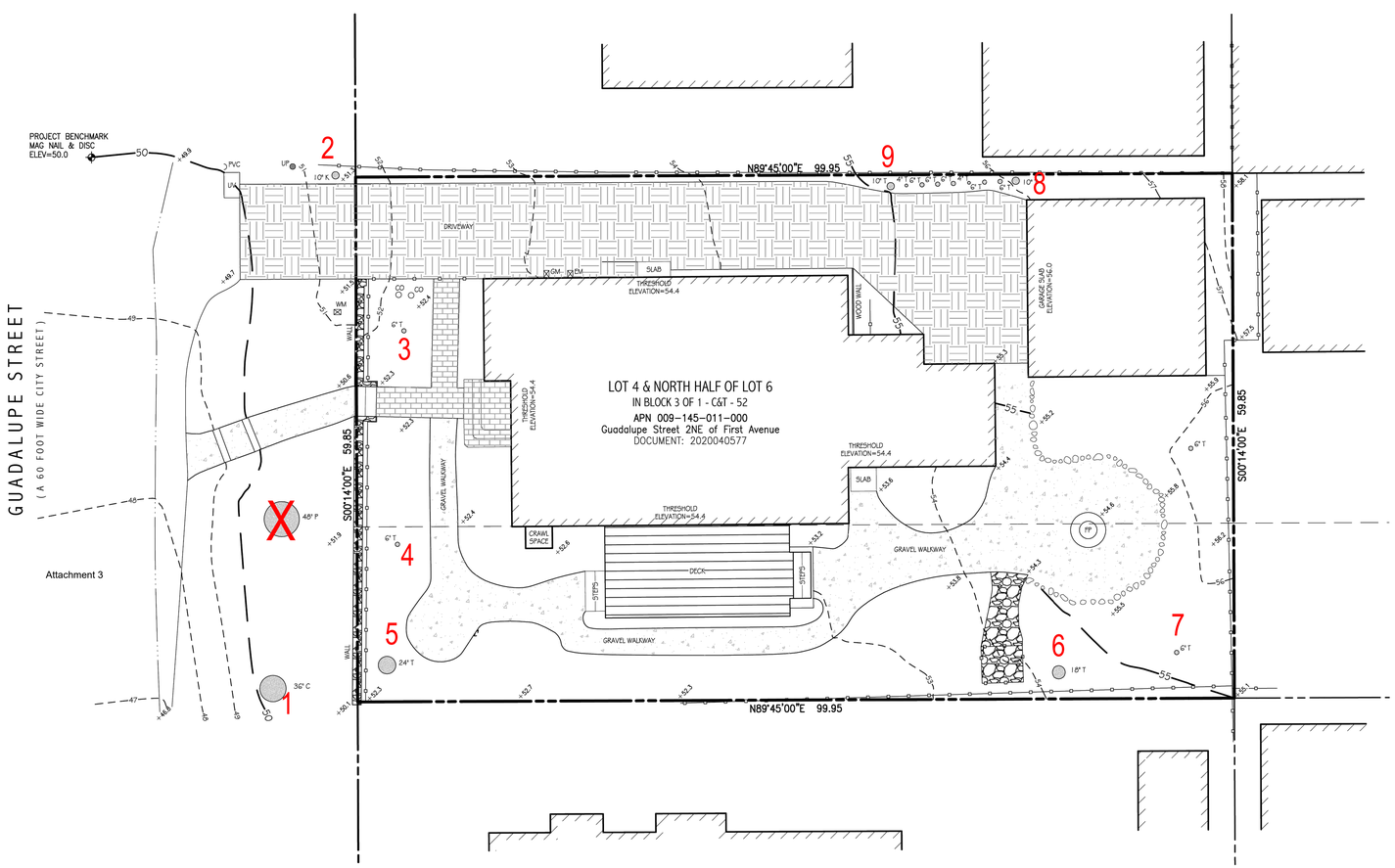
C1.1

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- EP EDGE OF PAVEMENT
- FLOWLINE FLOWLINE
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- WM WATER METER
- CO CLEAN–OUT
- MH MANHOLE
- AD AREA DRAIN
- DI DRAINAGE INLET
- UP UTILITY POLE
- GW GUY WIRE
- EM ELECTRIC METER
- GM GAS METER
- WOOD FENCE
- FP FIRE PIT
- MB MAIL BOX
- BLOCK RETAINING WALL
- ROCK RETAINING WALL
- BRICK WALKWAY/PORCH
- PAVERSTONE
- CARMEL STONE
- GRAVEL WALKWAY
- AC ASPHALT CONCRETE
- BPW BRICK PLANTER WALL
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- CPS CONCRETE PORCH AND STEPS
- CWW CONCRETE WALKWAY
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- ME MULCH ENCLOSURE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- TACS TANK AND CONCRETE SLAB
- TE TRASH ENCLOSURE
- WRW WOOD RETANING WALL
- XAP EXPOSED AGGREGATE PORCH
- XAWW EXPOSED AGGREGATE WALKWAY
- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE
- +49.9 SPOT ELEVATION

EASEMENTS:

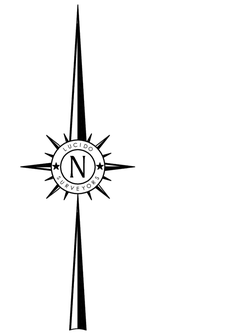
NO EASEMENTS WERE FOUND IN THE TITLE REPORT FURNISHED TO US ON OCTOBER 3, 2024
(CHICAGO TITLE COMPANY FWMN-5222001382-RS, DATED JULY 20, 2020).



Attachment 3

BENCHMARK:

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



NOTES:

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



TOPOGRAPHIC SITE SURVEY

OF

Guadalupe Street 2NE of First Avenue

PER

APN 009-145-011-000

Records of Monterey County

PREPARED FOR

Nathan Mandernach

BY

LUCIDO SURVEYORS

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

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=8'	PROJECT No. 3410	APRIL 2024 Rev. 10/3/24
CARMEL-BY-THE-SEA	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

A1.0

Attachment 3

Significant Tree Evaluation Worksheet

APN: 009-145-011-000
Street Location: Guadalupe 2 NE of 1st
Planner: Katherine Wallace
City Forester: Justin Ono
Property Owner: Mandemach
Recommended Tree Density:

Part One: Initial Screening:

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

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

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	MC	CO	Mag	Mag	CiDp	CC	ST	Eu	Eu						
YES	x	x													
NO			x	x	x	x	x	x	x						

MC -- Monterey cypress CO -- coast live oak ST -- Strawberry Tree (Arbutus) Eu -- Chokecherry (Eugenia)
CC -- Catalina cherry CiDp -- Canary Island Date Palm Mag -- Magnolia

(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	24	10			24	18		10	10						
NO			6	6			6								

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	x	x			x	x									
NO			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 __ Specimen 5 is a palm and is not a tree, the palm is also not in an exemplary condition to warrant Significant status. Trees 8 and 9 have been maintained as a hedge.

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	12	6	6	6	4	10	8	6	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 installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

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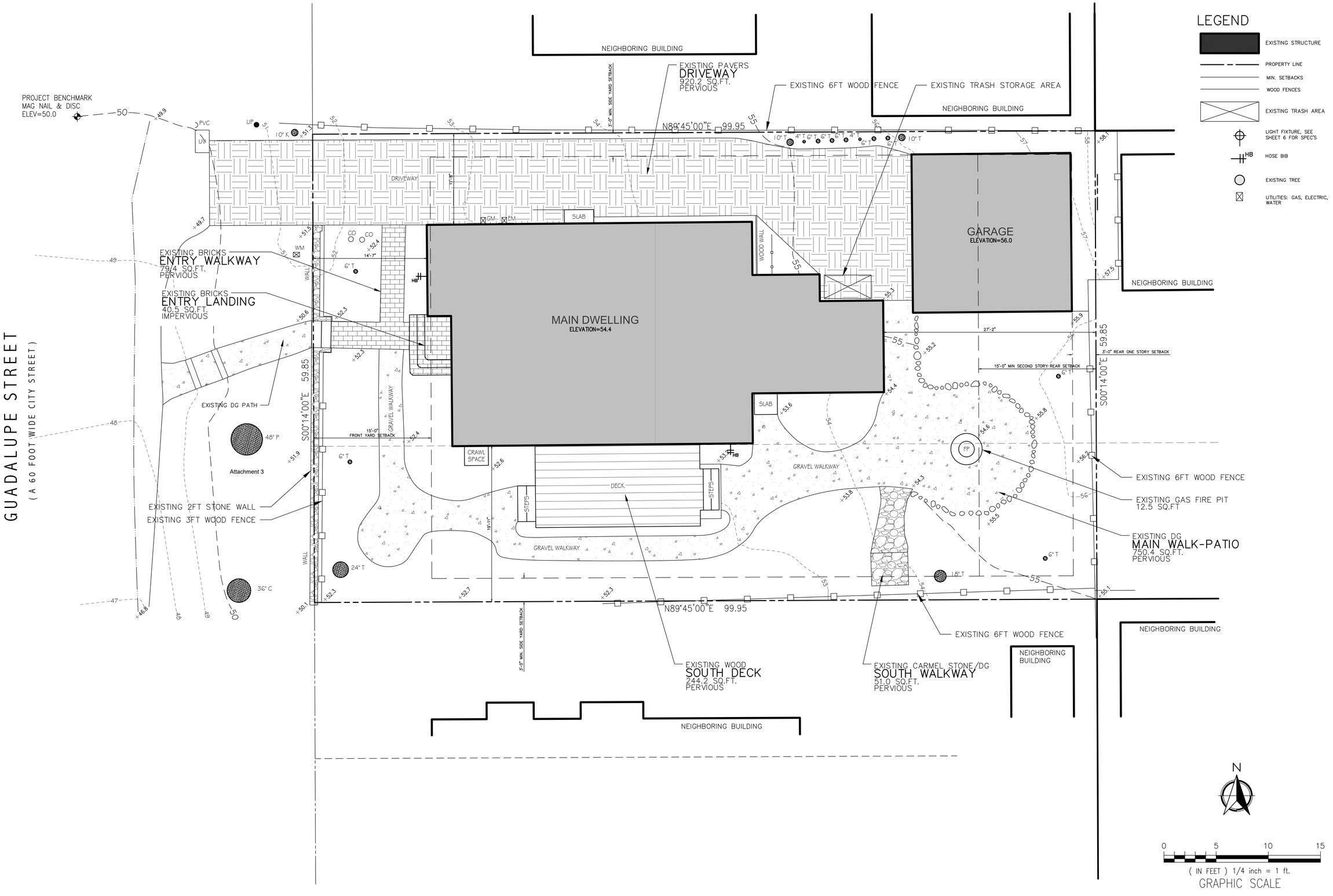
09-27-24
10-04-24

DRAWN BY:
C.O.

TREE ASSESSMENT REPORT

SCALE: NTS

A1.1



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CLAUDIO@CODGINC.COM
WWW.CODGINC.COM

REVISIONS:

PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

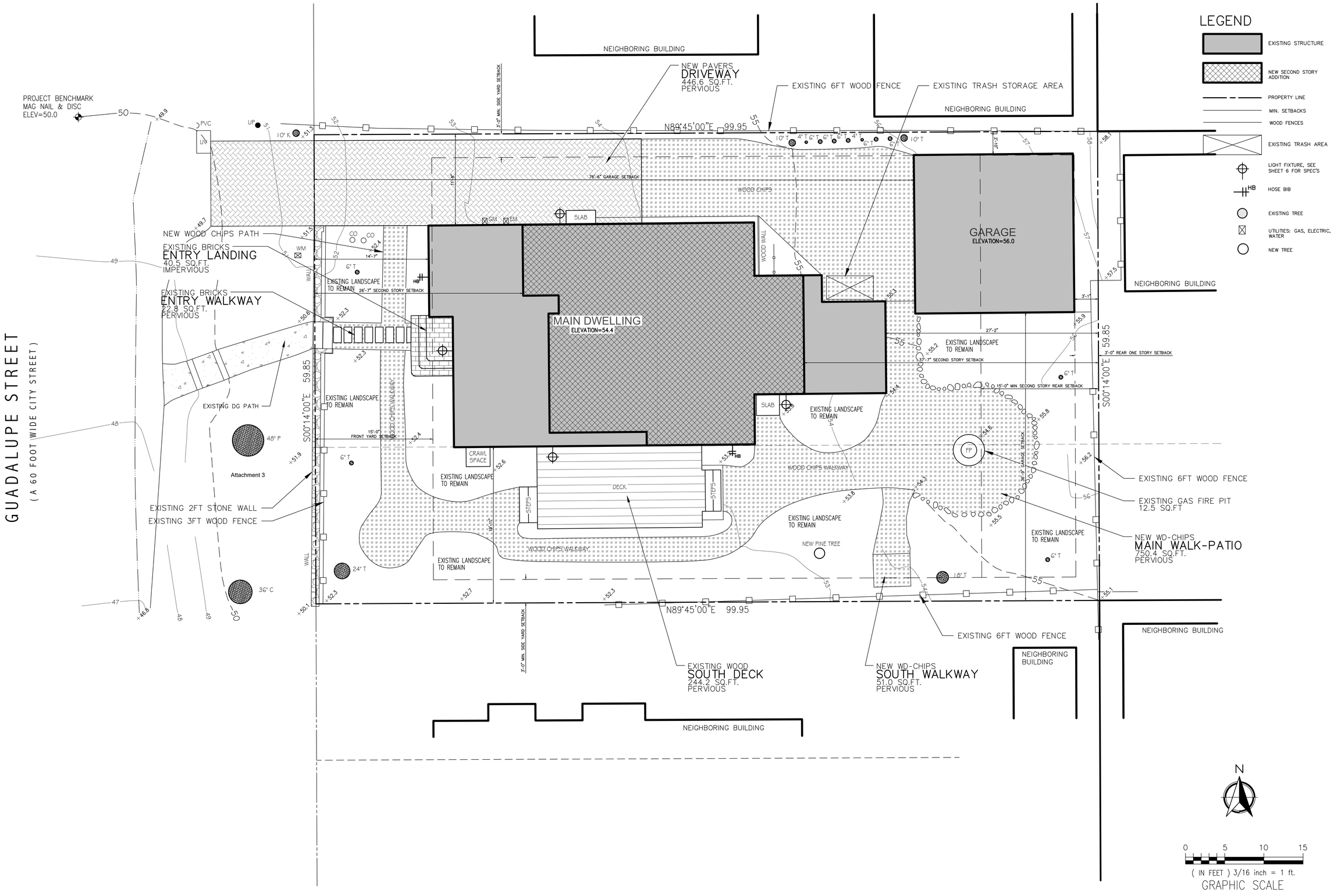
ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

SITE PLAN
(EXISTING)

SCALE: 1" = 3/16"

A2.0



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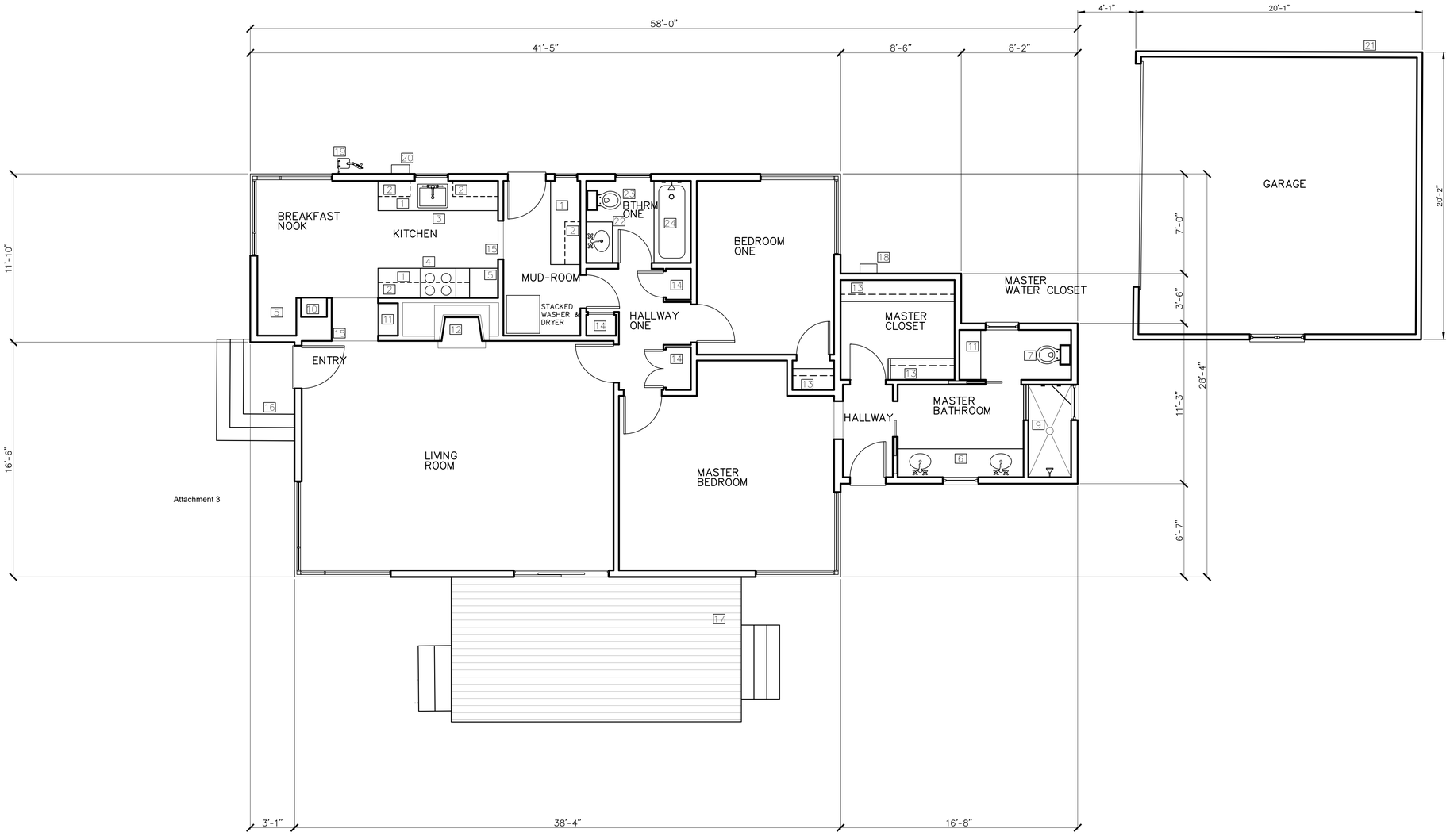
10-04-24

DRAWN BY:
C.O.

SITE PLAN
(PROPOSED)

SCALE: 1" = 3/16"

A2.1



KEY NOTES

1. KITCHEN COUNTERTOP
2. UPPER CABINET
3. SINK WITH DISPOSAL
4. RANGE, 30-INCH
5. REFRIGERATOR SPACE
6. BATHROOM VANITY AND SINK
7. TOILET
8. TUB
9. SHOWER STALL WITH SAFETY GLASS
10. BUILT-IN PLASTER NICHES
11. BUILT-IN CABINET
12. FIREPLACE: WOOD BURNING
13. CLOSET ROD AND SHELF
14. LINEN STORAGE CLOSET
15. ARCHED WAY SHOWN DASHED LINE
16. ENTRY STEPS, BRICKS
17. WOOD DECK AND GUADRAIL
18. EXISTING TANKLESS WATER HEATER
19. EXISTING GAS METER
20. EXISTING ELECTRIC METER
21. EXISTING GARAGE, NO WORK INTENDED FOR THIS STRUCTURE.
22. EXISTING BATHROOM VANITY AND SINK TO BE REMOVED
23. EXISTING TOILET TO BE REMOVED
24. EXISTING TUB TO BE REMOVED

LEGEND

- EXISTING WALLS
- EXISTING WOOD DECK
- EXISTING GARAGE

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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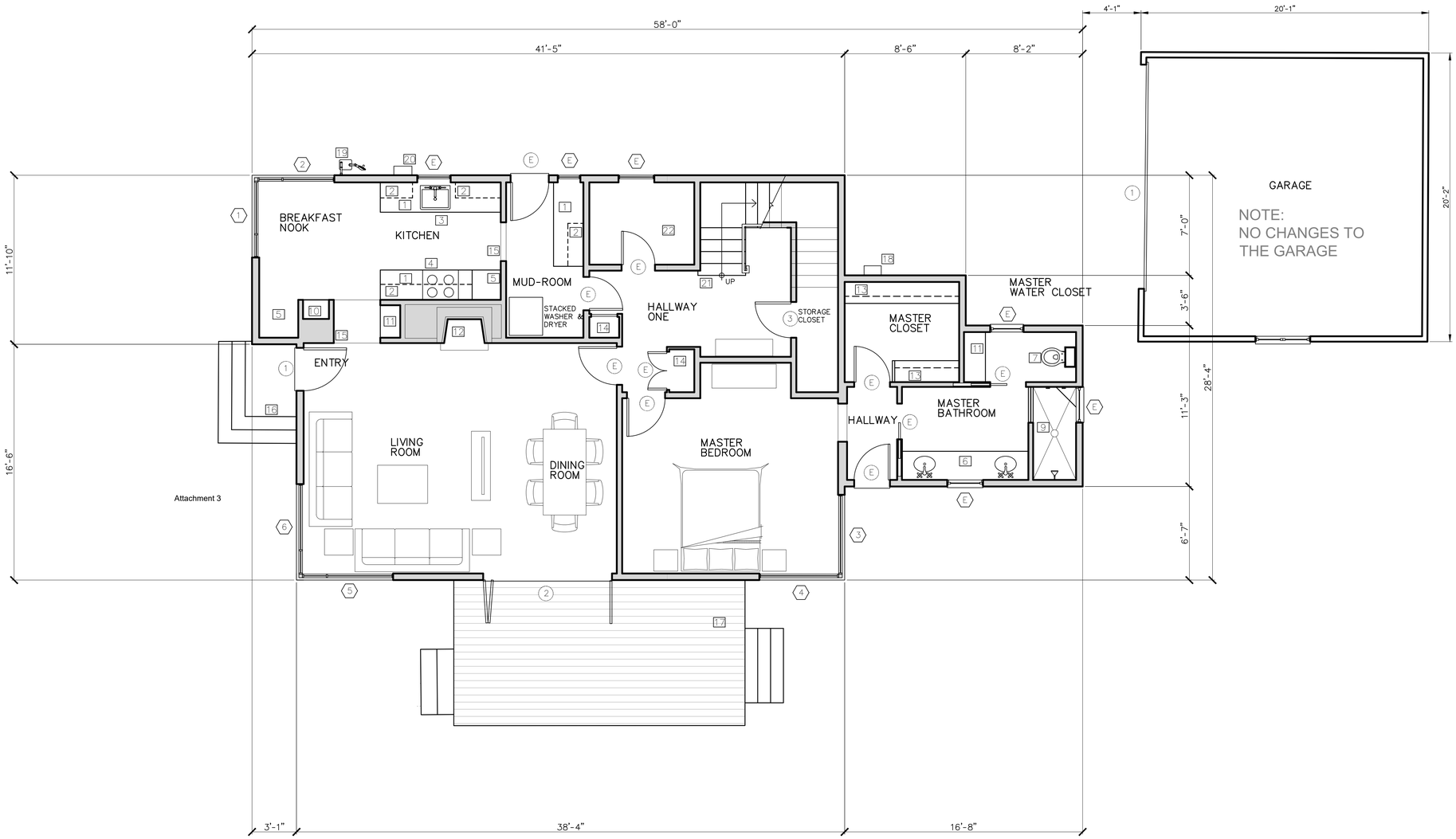
10-04-24

DRAWN BY:
C.O.

EXISTING FLOOR PLAN

SCALE: 1" = 1/4"

A3.0



KEY NOTES

1. KITCHEN COUNTERTOP
2. UPPER CABINET
3. SINK WITH DISPOSAL
4. RANGE, 30-INCH
5. REFRIGERATOR SPACE
6. BATHROOM VANITY AND SINK
7. TOILET
8. TUB
9. SHOWER STALL WITH SAFETY GLASS
10. BUILT-IN PLASTER NICHES
11. BUILT-IN CABINET
12. FIREPLACE: WOOD BURNING
13. CLOSET ROD AND SHELF
14. LINEN STORAGE CLOSET
15. ARCHED WAY SHOWN DASHED LINE
16. ENTRY STEPS, BRICKS
17. WOOD DECK AND GUADRAIL
18. EXISTING TANKLESS WATER HEATER
19. EXISTING GAS METER
20. EXISTING ELECTRIC METER
21. NEW STAIRS
22. NEW STORAGE RM

LEGEND

WALLS

EXISTING WOOD DECK

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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10-04-24

DRAWN BY:
C.O.

PROPOSED MAIN LEVEL FLOOR PLAN

SCALE: 1' = 1/4"

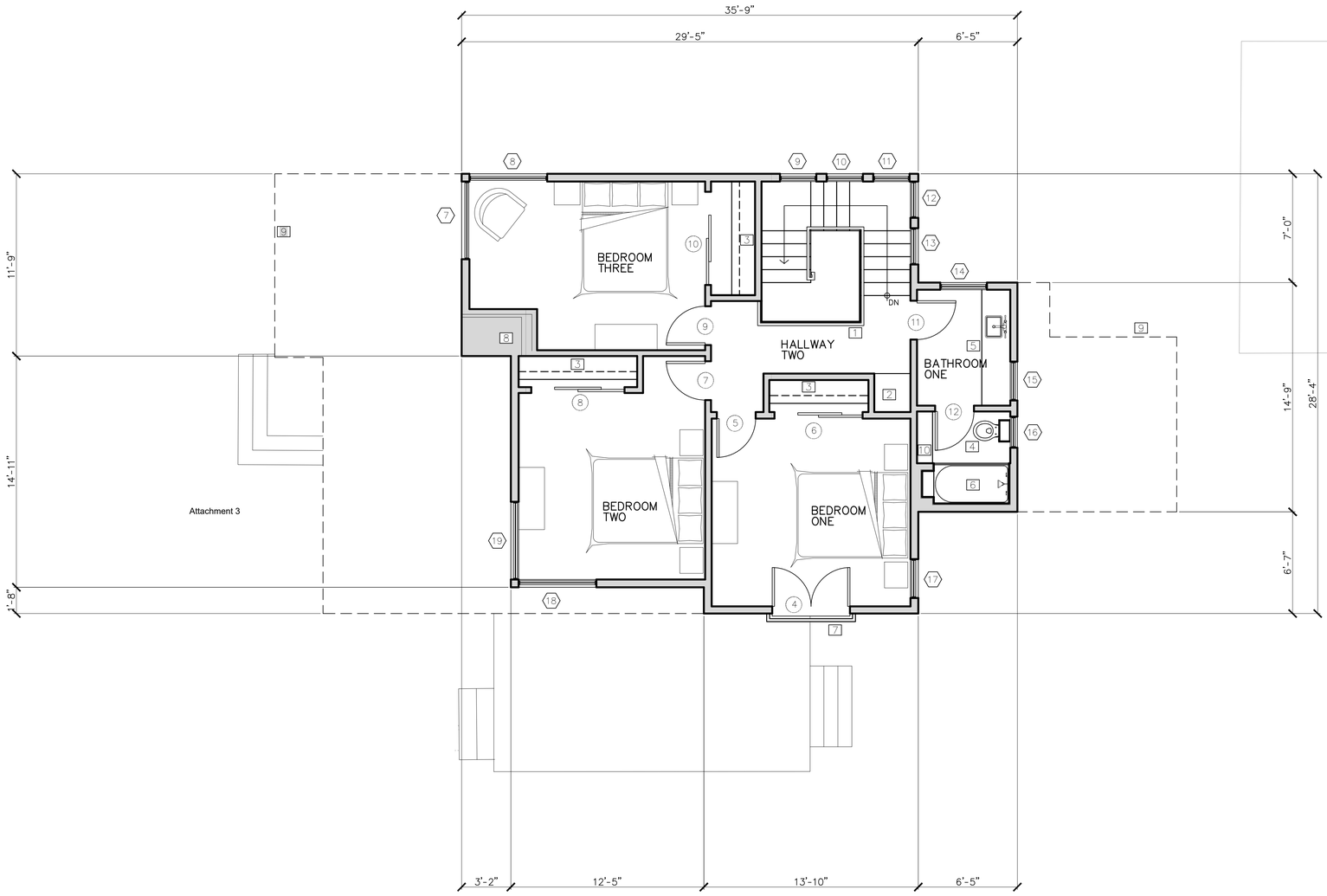
A4.0

KEY NOTES

1. GUARDRAIL: WROUGHT IRON
2. LINEN CLOSET
3. ONE SHELF AND ONE CHROME ROD
4. TOILET
5. SINK AND VANITY WITH 36-INCH HIGH WITH A STONE COUNTERTOP AND BACKSPLASH
6. TUB WITH FRAMELESS SAFETY GLASS SHOWER DOORS; TILED WALLS FULL HEIGHT
7. JULIET BALCONY: METAL, PAINTED, 42-INCH HIGH
8. FIREPLACE SHAFT
9. LOWER LEVEL FOOTPRINT SHOWN THIN-DASHED LINE
10. BUILT-IN LINEN CLOSET, 12-INCH DEEP, FULL HEIGHT

LEGEND

NEW WALLS







(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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24-01

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10-04-24

DRAWN BY:
C.O.

PROPOSED UPPER LEVEL FLOOR PLAN

SCALE: 1" = 1/4"

A4.1

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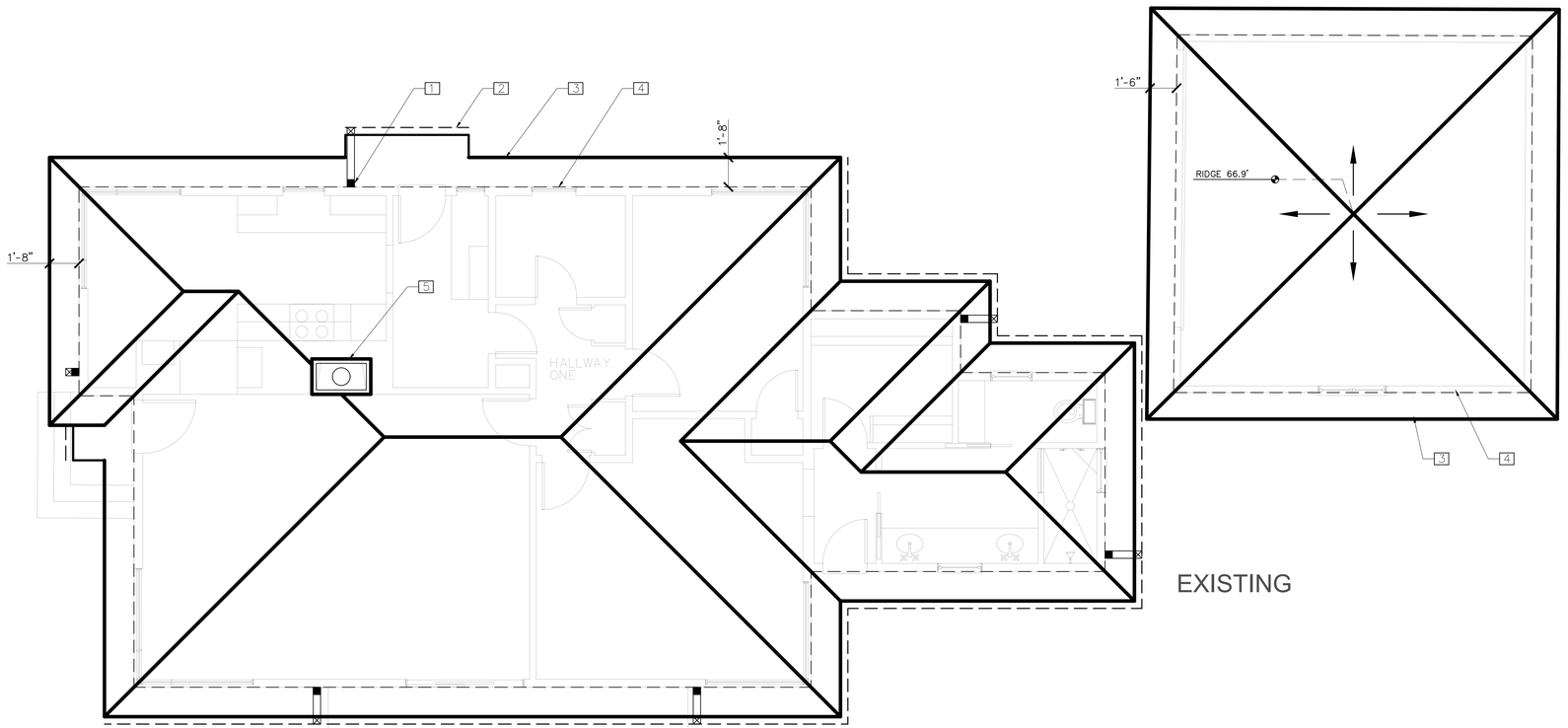


EXISTING

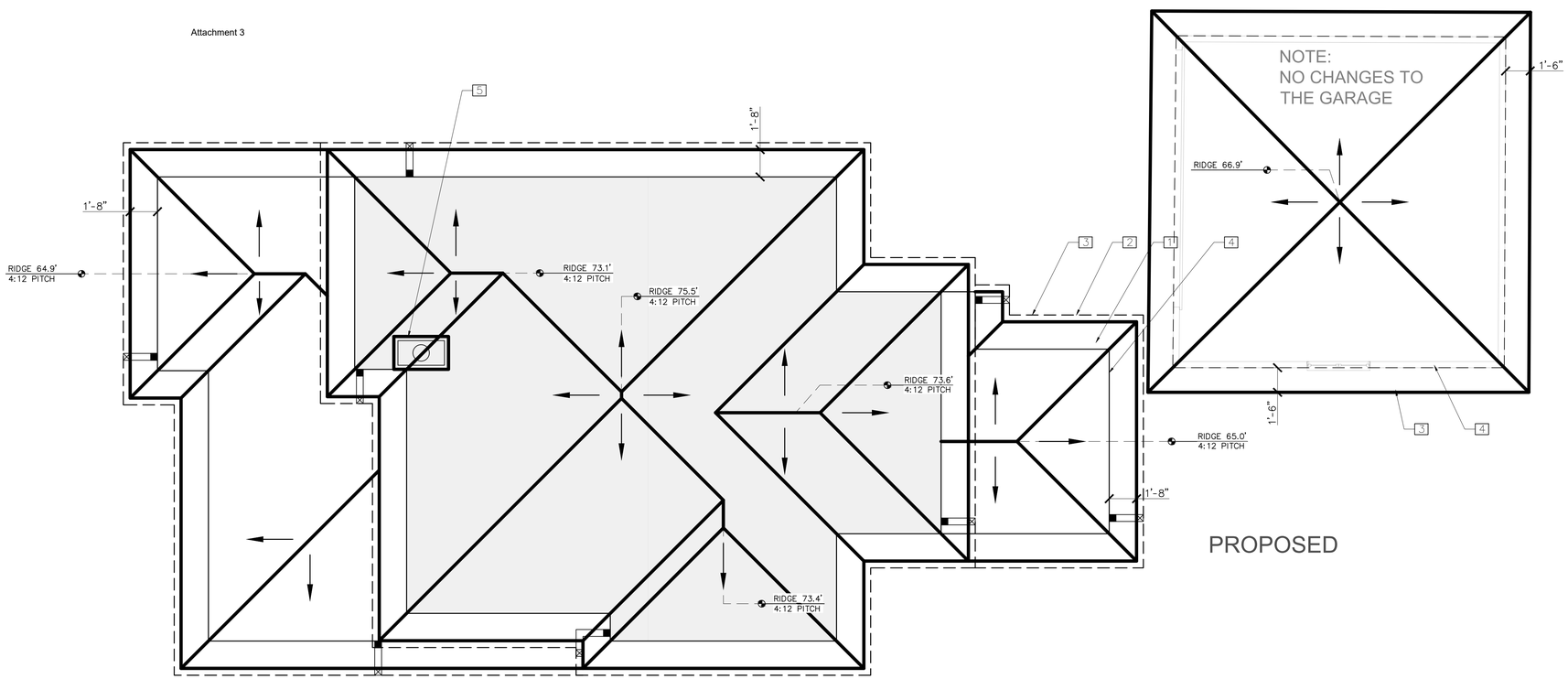
KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. ROOF SHOWN THICK LINE
4. BUILDING FOOTPRINT
5. CHIMNEY

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE: EXISTING THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE

Attachment 3



PROPOSED

KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. ROOF SHOWN THICK LINE
4. BUILDING FOOTPRINT
5. CHIMNEY

LEGEND

- SLOPE DIRECTION ARROW
- ROOF LINE: THICK SOLID LINE
- BUILDING FOOTPRINT THIN DASHED LINE
- GUTTERS
- DOWNSPOUTS W/2% SLOPE
- SECOND FLOOR LEVEL

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

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GUADALUPE, 2 NE OF 1ST, CARMEL, CA
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APN: 009-145-011

PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

ROOF PLAN: EXISTING & PROPOSED

SCALE: 1" = 1/4"

A5.0

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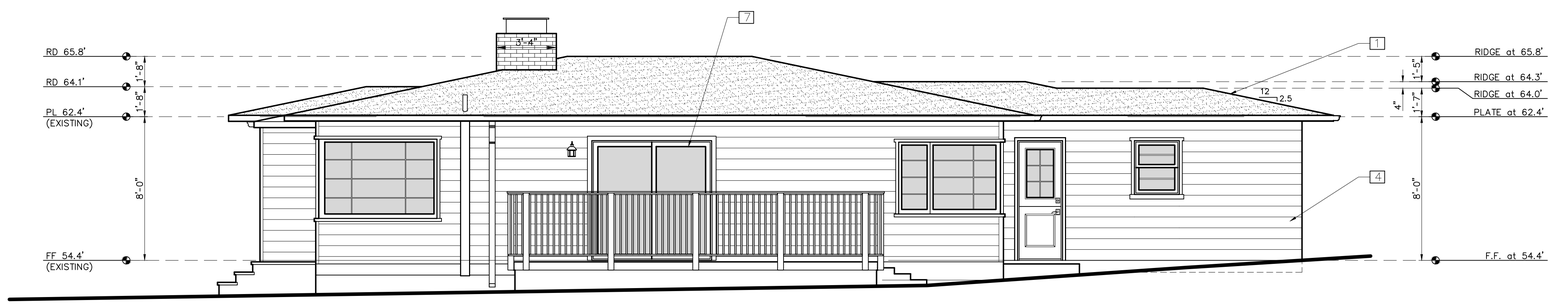
SOUTH ELEVATION
PROPOSED

KEY NOTES

1. ROOF: NEW COMPOSITION ASPHALT SHINGLE, PITCH 4:12; BY CERTAITEED, PRESIDENTIAL TL, COUNTRY GRAY.
2. GUTTER: ALUMINUM 6-INCH HALF ROUND, CONNECTED TO A DOWNSPOUT
3. WINDOWS: EXISTING WOOD CASEMENT/FIXED
4. SIDING: EXISTING, WOOD SHIP LAP SIDING
5. CHIMNEY: NEW WOOD SHIP LAP SIDING TO MATCH EXISTING WITH A METAL SHROUD
6. GUARDRAIL: WOOD BALUSTRADES AND CAP
7. DOOR: EXISTING, VINYL SLIDING DOOR
8. DOOR: NEW WOOD WITH OBSCURED GLASS PANEL
9. STEPS: BRICKS
10. ELECTRICAL MAIN PANEL
11. GAS METER
12. NETWORK PANELS
13. GRADE: WHERE OCCURS
14. SIDING: NEW WOOD SHIP LAP SIDING TO MATCH EXISTING, TYP AT SECOND FLOOR ADDITION
15. GUARDRAIL: METAL JULIET BALCONY, PAINTED
16. SECOND STORY PLATE HEIGHT LIMIT, 18-FT. SHOWN DASHED LINE
17. WINDOWS: NEW WOOD WINDOWS (AT SECOND LEVEL) TO MATCH EXISTING.
18. DECK GUARDRAIL: WOOD PAINTED, EXISTING TO REMAIN
19. LIGHT FIXTURES: DARK SKY, LED, SEE MATERIALS SPECIFICATIONS
20. NEW WOOD FRENCH DOORS

Attachment 3



SOUTH ELEVATION
EXISTING

KEY NOTES

1. ROOF: TAR & GRAVEL, 2.5:12 PITCH
2. GUTTER: ALLUMINUM "K" STYLE, CONNECTED TO A DOWNSPOUT
3. WINDOWS: WOOD
4. SIDING: WOOD SHIP LAP SIDING
5. CHIMNEY: BRICK WITH A METAL SHROUD
6. GUARDRAIL: WOOD BALUSTRADES AND CAP
7. DOOR: VINYL SLIDING DOOR
8. DOOR: WOOD
9. STEPS: BRICKS
10. ELECTRICAL MAIN PANEL
11. GAS METER
12. NETWORK PANELS
13. GRADE: WHERE OCCURS
14. TANKLESS WATER HEATER

0 5 10 15
(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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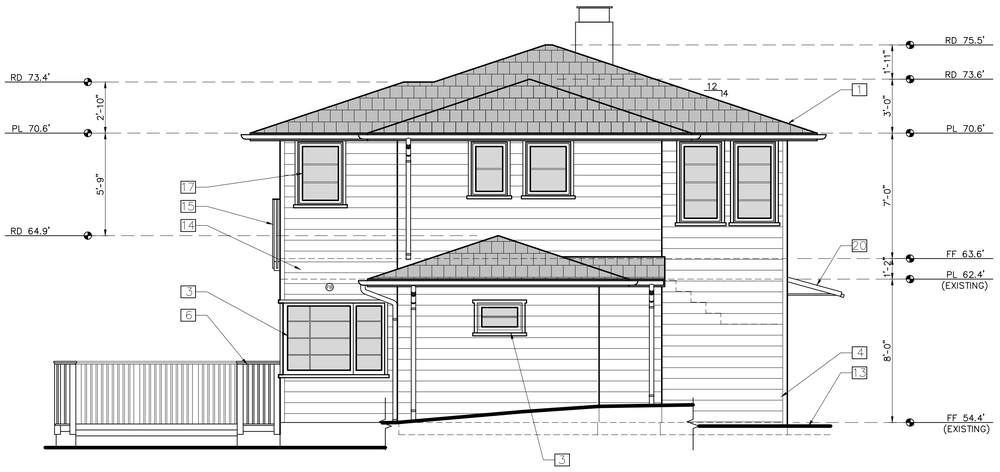
09-27-24
10-04-24

DRAWN BY:
C.O.

ELEVATIONS:
EXISTING &
PROPOSED

SCALE: 1" = 1/4"

A6.0



EAST ELEVATION
PROPOSED

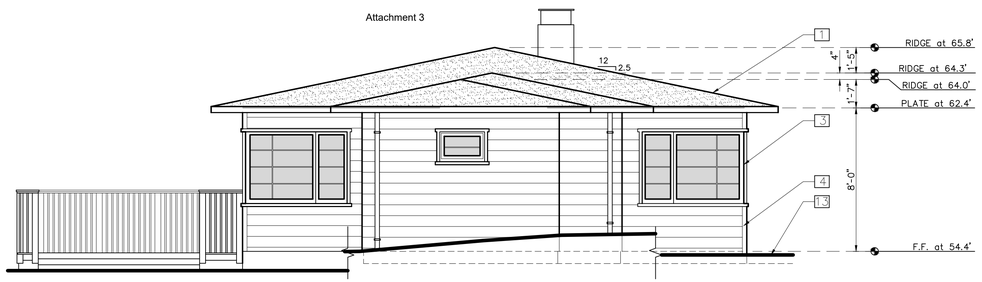


WEST ELEVATION
PROPOSED

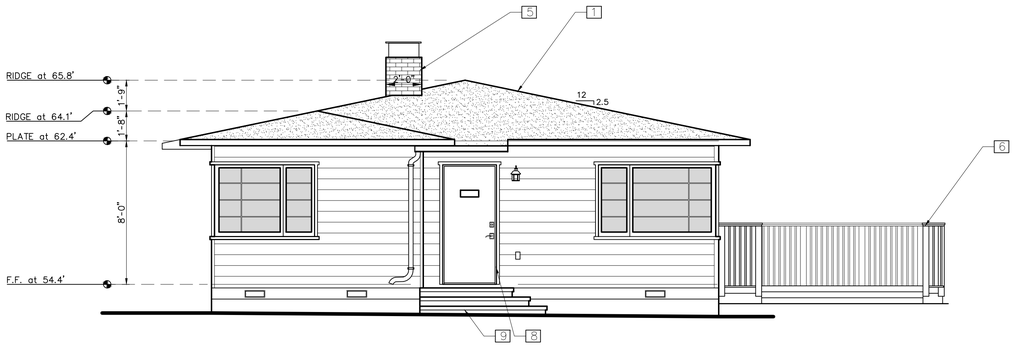
KEY NOTES

1. ROOF: NEW COMPOSITION ASPHALT SHINGLE, PITCH 4:12; BY CERTAITEED, PRESIDENTIAL TL, COUNTRY GRAY.
2. GUTTER: ALUMINUM 6-INCH HALF ROUND, CONNECTED TO A DOWNSPOUT
3. WINDOWS: EXISTING WOOD CASEMENT/FIXED
4. SIDING: EXISTING, WOOD SHIP LAP SIDING
5. CHIMNEY: NEW WOOD SHIP LAP SIDING TO MATCH EXISTING WITH A METAL SHROUD
6. GUARDRAIL: WOOD BALUSTRADES AND CAP
7. DOOR: EXISTING, VINYL SLIDING DOOR
8. DOOR: NEW WOOD WITH OBSCURED GLASS PANEL
9. STEPS: BRICKS
10. ELECTRICAL MAIN PANEL
11. GAS METER
12. NETWORK PANELS
13. GRADE: WHERE OCCURS
14. SIDING: NEW WOOD SHIP LAP SIDING TO MATCH EXISTING, TYP AT SECOND FLOOR ADDITION
15. GUARDRAIL: METAL JULIET BALCONY, PAINTED
16. SECOND STORY PLATE HEIGHT LIMIT, 18-FT. SHOWN DASHED LINE
17. WINDOWS: NEW WOOD WINDOWS (AT SECOND LEVEL) TO MATCH EXISTING.
18. DECK GUARDRAIL: WOOD PAINTED, EXISTING TO REMAIN
19. LIGHT FIXTURES: DARK SKY, LED, SEE MATERIALS SPECIFICATIONS
20. CANOPY: STANDING SEAM METAL AWNING AND METAL FRAME FRAME PAINTED, SEE DETAIL 6/A12.0

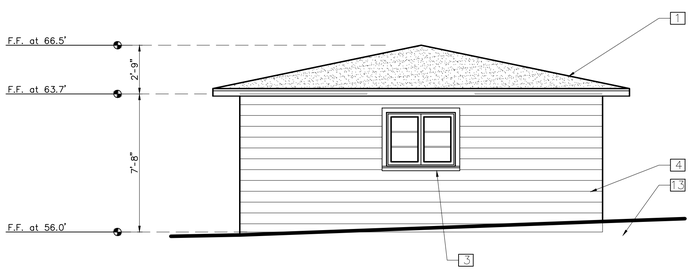
Attachment 3



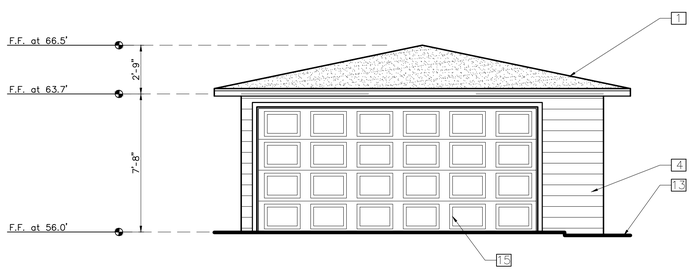
EAST ELEVATION
EXISTING



WEST ELEVATION
EXISTING



SOUTH ELEVATION
EXISTING GARAGE



WEST ELEVATION
EXISTING GARAGE

NOTE:
NO CHANGES TO
THE GARAGE

KEY NOTES

1. ROOF: TAR & GRAVEL, 2.5:12 PITCH
2. GUTTER: ALLUMINUM "K" STYLE, CONNECTED TO A DOWNSPOUT
3. WINDOWS: WOOD
4. SIDING: WOOD SHIP LAP SIDING
5. CHIMNEY: BRICK WITH A METAL SHROUD
6. GUARDRAIL: WOOD BALUSTRADES AND CAP
7. DOOR: VINYL SLIDING DOOR
8. DOOR: WOOD
9. STEPS: BRICKS
10. ELECTRICAL MAIN PANEL
11. GAS METER
12. NETWORK PANELS
13. GRADE: WHERE OCCURS
14. TANKLESS WATER HEATER
15. GARAGE DOOR

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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24-01

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09-27-24
10-04-24

DRAWN BY:
C.O.

ELEVATIONS:
EXISTING &
PROPOSED MAIN
HOUSE & GARAGE

SCALE: 1" = 1/4"

A6.1

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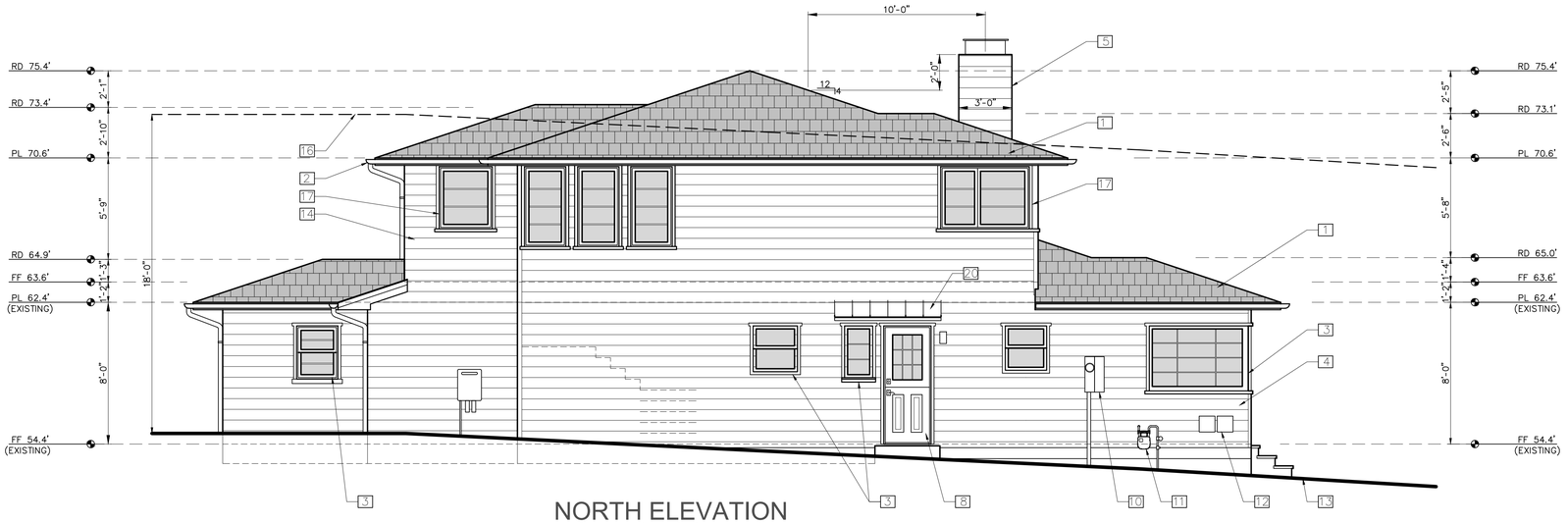

NORTH ELEVATION
PROPOSED

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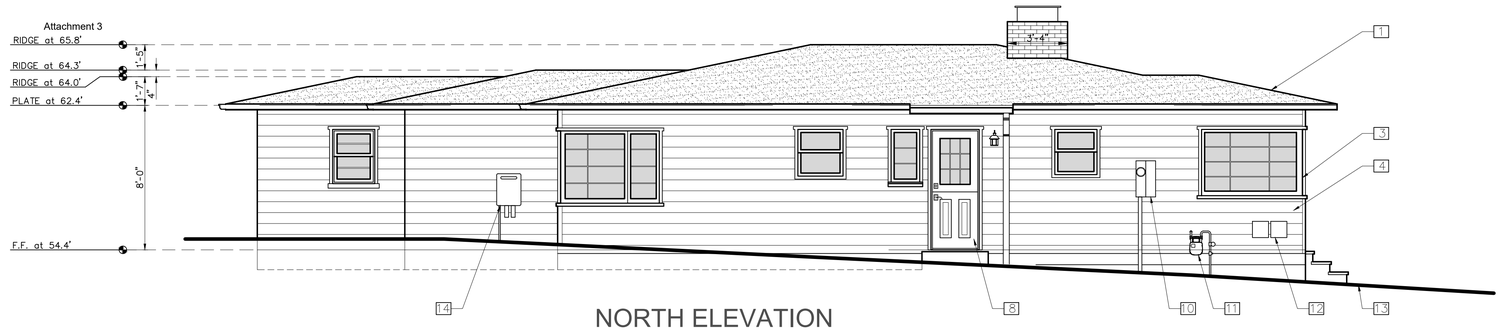
9. STEPS: BRICKS
10. ELECTRICAL MAIN PANEL
11. GAS METER
12. NETWORK PANELS
13. GRADE: WHERE OCCURS
14. SIDING: NEW WOOD SHIP LAP SIDING TO MATCH EXISTING, TYP AT SECOND FLOOR ADDITION
15. --
16. SECOND STORY PLATE HEIGHT LIMIT, 18-FT. SHOWN DASHED LINE
17. WINDOWS: NEW WOOD WINDOWS (AT SECOND LEVEL) TO MATCH EXISTING.
18. DECK GUARDRAIL: WOOD PAINTED, EXISTING TO REMAIN
19. LIGHT FIXTURES: DARK SKY, LED, SEE MATERIALS SPECIFICATIONS
20. CANOPY: STANDING SEAM METAL AWNING AND METAL FRAME FRAME PAINTED, SEE DETAIL 6/A12.0

Attachment 3



NORTH ELEVATION
EXISTING

KEY NOTES

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3. WINDOWS: WOOD
4. SIDING: WOOD SHIP LAP SIDING
5. CHIMNEY: BRICK WITH A METAL SHROUD
6. GUARDRAIL: WOOD BALUSTRADES AND CAP
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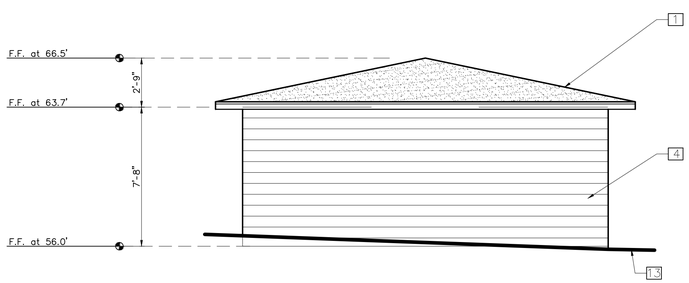
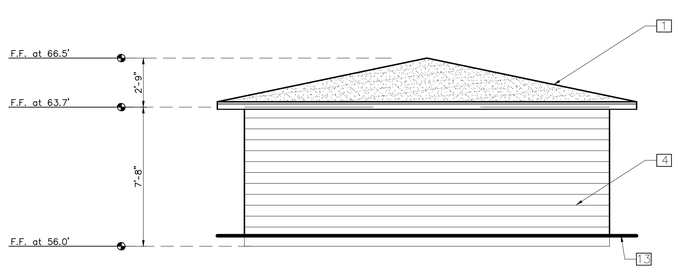
14. TANKLESS WATER HEATER



NORTH ELEVATION
EXISTING GARAGE



EAST ELEVATION
EXISTING GARAGE

NOTE:
NO CHANGES TO
THE GARAGE

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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CLAUDIO ORTIZ DESIGN GROUP, INC
26615 CARMEL CENTER PLACE, STE 102
Carmel, CA 93923
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
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REVISIONS:

PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

ELEVATIONS:
EXISTING &
PROPOSED MAIN
HOUSE & GARAGE

SCALE: 1' = 1/4"

A6.2

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Guadalupe St.

EXISTING WEST ELEVATION



Guadalupe St.

PROPOSED WEST ELEVATION

CODG
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MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 4 & N1/2 OF 6, LOT: 3
APN: 009-145-011
PROJECT NO.
24-01

ISSUE:
05-22-2024

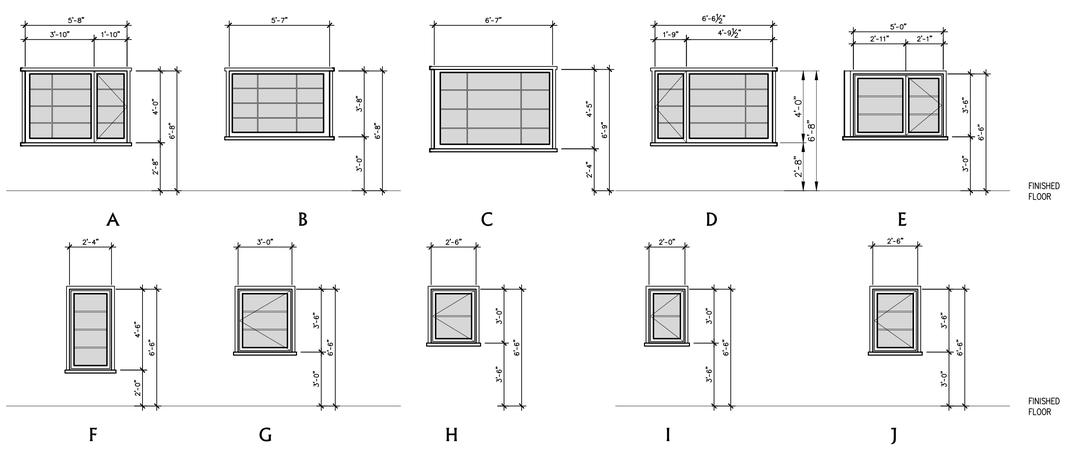
DRAWN BY:
CO

STREET SCAPE

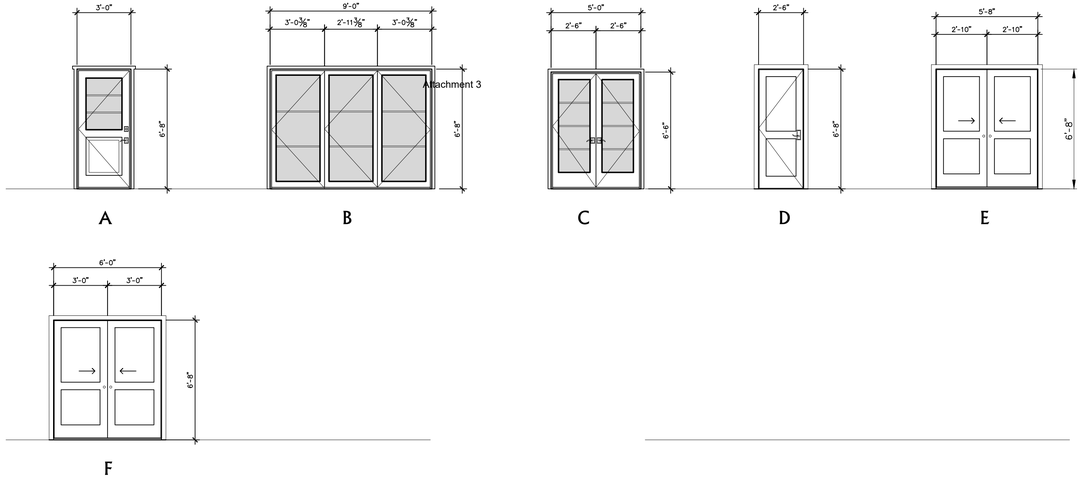
SCALE: 1" = 1/4"

A7.0

Window Elevation Types



Door Elevation Types



Attachment 3

Window Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN LEVEL	1	BREAKFAST NOOK	A	5'-8" X 4'-0"	P	FIXED/CASEMENT	WOOD	YES	NO	NO	NO
	2	BREAKFAST NOOK	B	5'-7" X 3'-8"	P	FIXED	WOOD	YES	NO	NO	NO
	3	MASTER BEDROOM	A	5'-8" X 4'-0"	P	FIXED/CASEMENT	WOOD	YES	NO	NO	YES
	4	MASTER BEDROOM	A	5'-8" X 4'-0"	P	FIXED/CASEMENT	WOOD	YES	NO	NO	YES
	5	LIVING ROOM	C	6'-7" X 4'-5"	P	FIXED	WOOD	YES	NO		
	6	LIVING ROOM	D	6'-7" X 4'-0"	P	FIXED/CASEMENT	WOOD	YES	NO	NO	NO
UPPER LEVEL	7	BEDROOM THREE	E	5'-0" X 3'-6"	P	FIXED/CASEMENT	WOOD	YES	NO	YES	YES
	8	BEDROOM THREE	E	5'-0" X 3'-6"	P	FIXED/CASEMENT	WOOD	YES	YES	YES	YES
	9	STAIRS	F	2'-4" X 4'-6"	P	FIXED	WOOD	YES	YES	NO	NO
	10	STAIRS	F	2'-4" X 4'-6"	P	FIXED	WOOD	YES	YES	NO	NO
	11	STAIRS	F	2'-4" X 4'-6"	P	FIXED	WOOD	YES	YES	NO	NO
	12	STAIRS	F	2'-4" X 4'-6"	P	FIXED	WOOD	YES	YES	NO	NO
	13	STAIRS	F	2'-4" X 4'-6"	P	FIXED	WOOD	YES	YES	NO	NO
	14	BATHROOM ONE	G	3'-0" X 3'-6"	P	CASEMENT	WOOD	YES	NO	NO	NO
	15	BATHROOM ONE	H	2'-6" X 3'-0"	P	CASEMENT	WOOD	YES	NO	NO	NO
	16	BATHROOM ONE	I	2'-0" X 3'-0"	P	CASEMENT	WOOD	YES	NO	NO	NO
	17	BEDROOM ONE	J	2'-6" X 3'-6"	P	CASEMENT	WOOD	YES	NO	NO	NO
	18	BEDROOM THREE	E	5'-0" X 3'-6"	P	FIXED/CASEMENT	WOOD	YES	NO	YES	YES
	19	BEDROOM THREE	E	5'-0" X 3'-6"	P	FIXED/CASEMENT	WOOD	YES	NO	YES	YES

WINDOW SPECIFICATIONS:

MANUFACTURE:	SIERRA PACIFIC
MODEL:	URBAN CASEMENT
GLASS:	STANDARD DUAL PANE, CLEAR
GRILL:	NONE
JAMB:	4-9/16 INCH
CLAD COLOR	MATCH EXISTING WINDOWS
INTERIOR FINISH:	CLEAR
WOOD SPECIE:	DOUGLAS FIR
HARDWARE:	STANDARD CONTEMPORARY HANDLE
HARDWARE COLOR:	SATIN NICKEL
TRIM OPTIONS:	
EXTERIOR:	NONE
INTERIOR:	NONE

Door Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
MAIN LEVEL	1	ENTRY	A	3'-0" X 6'-8"	P	GLASS / PANELED	OUTSIDE	WOOD	NO	YES
	2	DINING ROOM	B	9'-0" X 6'-8"	P	BI-FOLD/THREE PANELS/GLASS	OUTSIDE	WOOD	YES	YES
	3	HALLWAY ONE	D	2'-6" X 6'-8"	P	1-3/4" THK. SOLID-CORE DOOR/PANELED	OUTSIDE	WOOD	NO	NO
UPPER LEVEL	4	BEDROOM TWO	C	(2) PR 2'-6" X 6'-6"	P	GLASS / PANELED DOOR	OUTSIDE	WOOD	YES	YES
	5	BEDROOM ONE	D	2'-6" X 6'-8"	P	1-3/4" THK. SOLID-CORE DOOR/PANELED	INSIDE	WOOD	YES	YES
	6	BEDROOM ONE	E	(2) PR 2'-10" X 6'-8"	P	1-3/4" THK. SOLID-CORE SLIDING DOOR/PANELED	INSIDE	WOOD	YES	YES
	7	BEDROOM TWO	D	2'-6" X 6'-8"	P	1-3/4" THK. SOLID-CORE DOOR/PANELED	INSIDE	WOOD	YES	YES
	8	BEDROOM TWO	F	(2) PR 3'-0" X 6'-8"	P	1-3/4" THK. SOLID-CORE SLIDING DOOR/PANELED		WOOD	YES	YES
	9	BEDROOM THREE	D	2'-6" X 6'-8"	P	1-3/4" THK. SOLID-CORE DOOR/PANELED	INSIDE	WOOD	NO	NO
	10	BEDROOM THREE	F	(2) PR 3'-0" X 6'-8"	P	1-3/4" THK. SOLID-CORE SLIDING DOOR/PANELED	INSIDE	WOOD	NO	NO
	11	BATHROOM ONE	D	2'-6" X 6'-8"	P	1-3/4" THK. SOLID-CORE DOOR/PANELED	INSIDE	WOOD	NO	NO
	12	BATHROOM ONE	D	2'-6" X 6'-8"	P	1-3/4" THK. SOLID-CORE DOOR/PANELED	INSIDE	WOOD	NO	NO

DOOR SPECIFICATIONS (EXTERIOR):

MANUFACTURE:	SIERRA PACIFIC
MODEL:	STANDARD CASEMENT
GLASS:	STANDARD DUAL PANE, CLEAR
GRILL:	NONE
JAM:	6-9/16"
CLAD COLOR	BATTLESHIP GRAY #321
INTERIOR FINISH:	CLEAR
WOOD SPECIE:	DOUGLAS FIR
HARDWARE:	STANDARD CONTEMPORARY HANDLE
HARDWARE COLOR:	SATIN NICKEL
TRIM OPTIONS:	
EXTERIOR:	WOOD CASING TO MATCH EXISTING
INTERIOR:	WOOD CASING TO MATCH EXISTING

DOOR SPECIFICATIONS (INTERIOR):

MANUFACTURE:	TRUESTILE
MODEL:	TMIR13000
GLASS:	NONE
GRILL:	NONE
INTERIOR FINISH:	STAINED
WOOD SPECIE:	PLAIN SAWN WHITE OAK
THICKNESS:	1-3/4"
JAM WIDTH:	4" (VERIFY)
HINGES:	BRUSHED CHROME
HARDWARE:	EMTEK, FREESTONE LEVEL
HARDWARE COLOR:	SATIN NICKEL
PROFILES:	1/4" KERF CUT REVEAL
TRIM OPTIONS:	
INTERIOR:	NONE

Door Notes:

1. PROVIDE DEAD BOLT LOCKS ON ALL EXTERIOR DOORS. SEE SCHEDULE FOR ADDITIONAL REQUIREMENTS.
2. PROVIDE PRIVACY HARDWARE FOR ALL BEDROOM AND BATHROOM LOCATIONS.
3. GENERAL CONTRACTOR TO CONSULT WITH OWNER FOR ADDITIONAL DOOR HARDWARE REQUIREMENTS.
4. ALL DOOR GLAZING TO BE TEMPERED GLASS.
5. ALL EXTERIOR DOOR GLAZING TO BE 5/8" INSULATED TEMPERED GLASS.
6. DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES TO BE FULLY WEATHER STRIPPED.
7. GENERAL CONTRACTOR TO REVIEW DOOR ORDER WITH ARCHITECT PRIOR TO DOOR ORDER PLACEMENT.
8. DOOR HINGES TO BE 4.5"H.X4.5"W. DOOR 7'-0"
9. ALL DOOR TOPS AND BOTTOM TO BE SANDED, FINISHED. AND SEALED.
10. GARAGE DOORS :
    SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
11. THE DOOR FINISH PER CLIENT OR CODG, INC.
12. THE DOOR STILES TO BE PER PLAN
13. CHECK FLOOR PLAN FOR HINGES LOCATION
14. PER THE ENERGY CODE ALL WINDOWS ARE TO BE LAMINATED DOUBLE GLAZING PANE.

Window Notes:

1. PROVIDE SAFETY GLAZING (TEMPERED OR LAMINATED) AS REQUIRED PER C.B.C.
2. SCREEN COLOR TO BE SPECIFIED BY CLIENT
3. GENERAL CONTRACTOR TO VERIFY THE WINDOW ORDER AND ROUGH FRAMING WITH THE DESIGNER/ARCHITECT PRIOR TO PLACEMENT OF THE WINDOW ORDER.
4. THE WINDOW MANUFACTURER WILL SUPPLY SHOP DRAWINGS FOR SPECIAL WINDOWS (OVERSIZE,ETC.) FRO REVIEW BY CODG, Inc.
5. APPLY SISAL KRAFT PAPER AROUND ALL EXTERIOR OPENING.
6. PROVIDE CONTINUOUS CAULK AROUND ALL WINDOW OPENINGS WITH G.E. SILICONE ACRYLIC, POLYSULFIDE OR URETHANE AS REQUIRED.
7. ALL MANUFACTURED WINDOWS TO BE CERTIFIED AND LABELED MEETING STANDARDS LISTED IN TABLE 2-53V OF TITLE 24.
8. EXTERIOR WINDOW FINISH TO BE SEALED, U.N.O.
9. ALL OPERABLE WINDOWS TO HAVE SCREENS. AS SPECIFY BY CLIENT.
10. SEE EXTERIOR ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS.
11. DOUBLE PANE LAMINATED GLASS AS SPECIFIED TITLE. 24 GLASS & GLAZING SEC. 2401 & TABLE 2403.2.1
12. PER THE ENERGY CODE ALL WINDOWS ARE TO BE GLAZING AS DUAL PANE.
13. WINDOW JAMS TO BE 3-1/2-INCHES WITHOUT EXTESION JAMS AND DELIVERED WITH EXTERIOR WOOD SILLS ONLY. (U.N.O)

Note:

1. FOR HINGE LOCATION & OPENING SWING DIRECTION SEE ELEVATIONS
2. ALL WINDOW DIMENSIONS ARE THE ROUGH OPENING SEE ELEVATIONS
3. ALL DOOR DIMENSIONS ARE ACTUAL DOOR SIZE & OPENING SEE ELEVATIONS

Tempered Glass Note:

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS; THE FOLLOWING LOCATIONS SHALL BE HAZARDOUS LOCATIONS FOR GLAZING:

A) GLAZING IN DOORS.
B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.
D) GLAZING IN GUARDS AND RAILINGS.
E) GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.
F) GLAZING ADJACENT TO STAIRS AND RAMPS.

Symbols

WINDOW REFERENCES — WINDOW NUMBER

DOOR REFERENCES — DOOR NUMBER

Abbreviations

N/A	NOT APPLICABLE
G.C.	GENERAL CONTRACTOR
P	PAINT
ST	STAIN
FF	FACTORY FINISH
I.D.	INTERIOR DESIGN
S	SEALED
MFR.	MANUFACTURER
FIN.	FINISH
NAT.	NATURAL

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PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3 LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

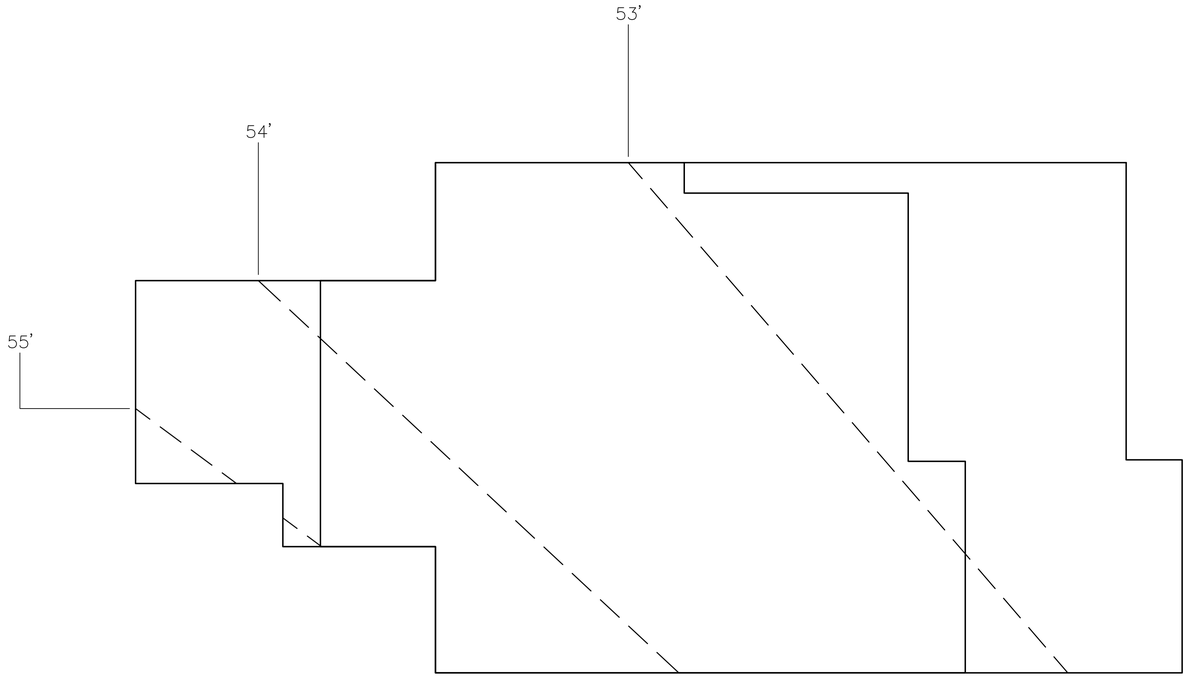
ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

WINDOW AND DOOR SCHEDULES

SCALE: 1" = 1/4"

A8.0



AVERAGE NATURAL GRADE

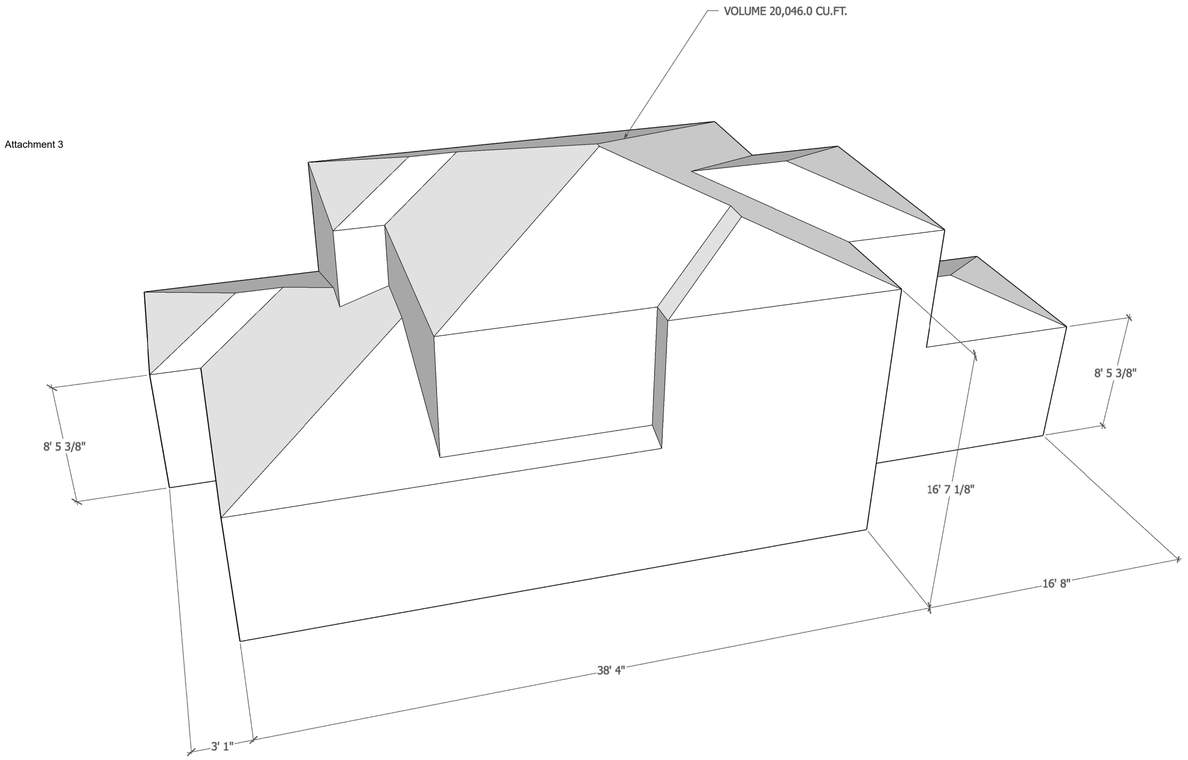
DWELLING AVERAGE NATURAL GRADE			57.5 FT
ELEV.	LINE	LENGTH	TOTAL
53 FT	0	37.3'	0'
54 FT	1	31.8'	31.8'
55 FT	2	9.6'	19.2
TOTAL		78.7'	51.0'

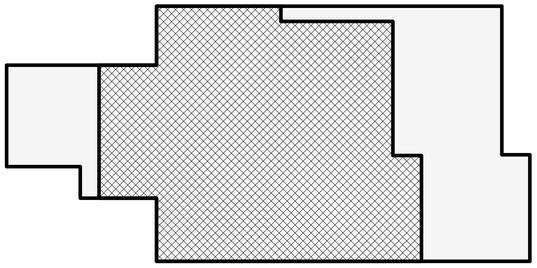
MATH: 78.7 / 51.0 = 1.54
FACTOR: = 1.5
A.N.G. = 53 FT + 1.5 FACTOR =54.5 FT

VOLUME ANALYSIS

MAIN DWELLING:		
MAIN LEVEL PITCHED	1,309.7 SF X 12	15,716.4 CU.FT.
UPPER LEVEL PITCHED	749.6 SF X 11	8,245.6 CU.FT.
VOLUME ALLOWED		23,962.0 CU.FT.
VOLUME PROPOSED		20,046.0 CU.FT.
DETACHED GARAGE PITCHED	400.0 SF X 12	4,800.0 CU.FT.

Attachment 3





LEGEND

- LOWER LEVEL PITCHED ROOF
- UPPER LEVEL PITCHED ROOF
- MAIN LEVEL FOOTPRINT
- UPPER LEVEL FOOTPRINT

N

0 5 10 15
(IN FEET) 1/4 inch = 1 ft.
GRAPHIC SCALE

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10-04-24

DRAWN BY:
C.O.

AVERAGE NATURAL GRADE AND VOLUME ANALYSIS

SCALE: 1' = 1/4"

A9.0

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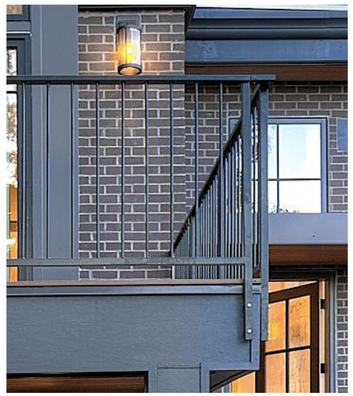


1 GUARDRAIL

MATERIAL:	STEEL
COLOR:	PAINTED
HEIGHT:	42-IN



EXISTING SIDING

2 SIDING

NEW SIDING:	TO MATCH EXISTING SHIPLAP SIDING



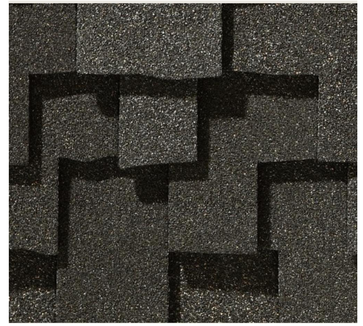
3 BULB

MANUFACTURE:	FEIT ELECTRIC
WATTS:	4.5 WATTS
BULB TYPE:	E26
LUMENS:	310



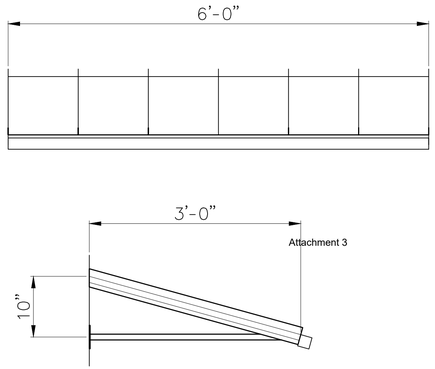
4 FIXTURE A

MANUFACTURE:	HINKLEY
T24 COMPLIANT:	YES
COLOR:	BLACK
WATTS:	SEE LIGHT BULB
LUMENS:	SEE LIGHT BULB
BULB TYPE:	SEE LIGHT BULB
DIMENSIONS:	8H X 4.5"W X 5.75"D



5 ROOF

MANUFACTURE:	CERTAINTEED
MATERIAL:	COMPOSITE ASPHALT SHINGLE
MODEL:	PRESIDENTIAL TL
COLOR:	COUNTRY GRAY





6 CANOPY

MATERIAL:	METAL STANDING SEAM
DIMENSIONS:	6'-0"X3'-0"X10"
FINISH:	PAINTED, DARK BRONZE



EXISTING PAVERS

7 DRIVEWAY PAVERS

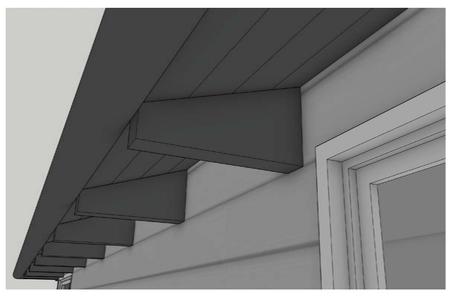
PAVERS:	PAVERS TO REMAIN
ASSEMBLY:	SET ON SAND



EXISTING WINDOW

8 WINDOWS

NEW WINDOWS:	TO MATCH EXISTING



9 NEW RAFTER TAIL

MATERIAL:	WOOD
DIMENSIONS:	3-1/2 WIDE X 10-5/8X20"
FINISH:	PAINTED
SPACED:	42-IN O.C.

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DRAWN BY:
C.O.

MATERIALS

SCALE: 1" = 1/4"

A10.0

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A EXISTING LANDSCAPING TO REMAIN



B EXISTING LANDSCAPING TO REMAIN



Attachment 3

C EXISTING LANDSCAPING TO REMAIN



D EXISTING LANDSCAPING TO REMAIN



E EXISTING LANDSCAPING TO REMAIN

CODG
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Carmel, CA 93923
OFFICE: 831.626.4146
CLAUDIO@CODGINC.COM
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REVISIONS:

PROJECT:
MANDERNACH RESIDENCE
GUADALUPE, 2 NE OF 1ST, CARMEL, CA
BLOCK: 3, LOT: 4 & N1/2 OF 6
APN: 009-145-011

PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

MATERIALS:
EXISTING
LANDSCAPING

SCALE: 1" = 1/4"

A10.1

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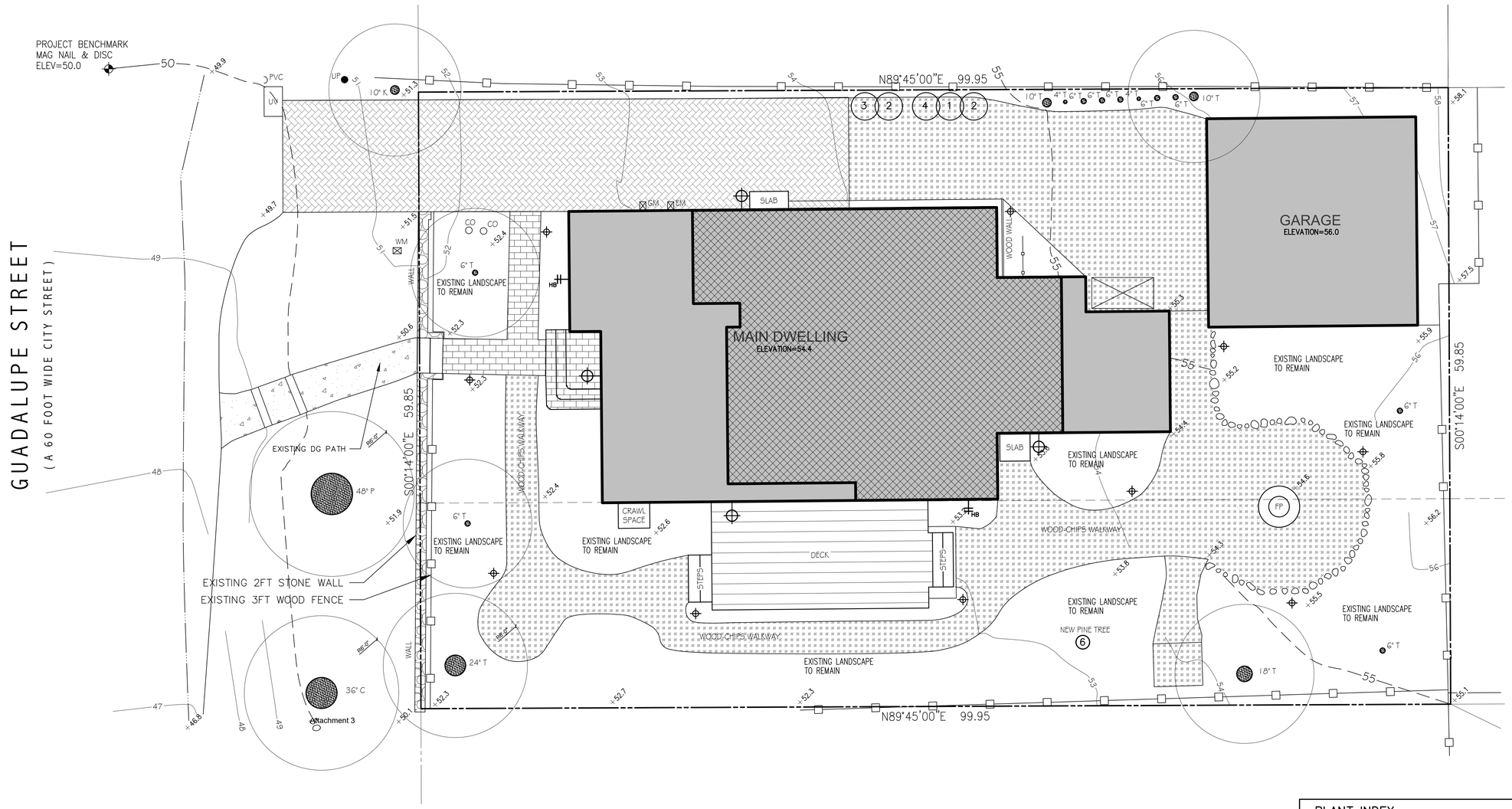


LEGEND

- NEW WD-CHIPS
- DRIVEWAY PAVERS
- PROPERTY LINE
- WOOD FENCES
- EXISTING TRASH AREA
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- EXISTING TREE
- UTILITIES: GAS, ELECTRIC, WATER
- NEW TREE
- TREE ROOT PROTECTION ZONE

CITY FORESTER REQUIREMENTS

1. 6FT SETBACK FROM TREE TO BUILD FOOTPRINT AND STRUCTURE.
2. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONES, 15FT AREA AROUND TREES MIN., SHALL BE BE DUG BY HAND OR PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
3. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF APROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS. THE STORAGE AREA, CONCRETE WASHOUT AND PAINT AND SOLVENT CLEAN OUT AREA NEED TO BE MOVED.
4. ALL MEASUREMENTS FROM THE SETBACK LINE TO PROPERTY BOUNDARY LINE SHALL BE MEASURE FROM THE FINISHED EXTERIOR SURFACE OF THE STRUCTURE.
5. PITTOSPORUM & ACACIA ARE NOT PERMITTED.
6. ERADICATE ANY IVY FROM THE LOT AND PLANTS LISTED ON THE CALIFORNIA NOXIOUS WEED LIST.
7. SECTION 17.34.060 B 1 OF THE MUNICIPAL CODE STATES: "PLANT MATERIAL LOCATED IN AREAS VISIBLE FROM THE STREET OR OTHER PUBLIC PLACES SHALL BE ARRANGED IN A RELAXED, INFORMAL PATTERN CONSISTENT WITH THE CHARACTER OF THE CARMEL FOREST. FORMAL, UNNATURAL ARRANGEMENTS SHALL BE AVOIDED EXCEPT FOR FOCAL POINTS." ARRANGE PLANTS TO NOT BE IN STRAIT LINES.

N

0 5 10 15

(IN FEET) 1/4 inch = 1 ft.

GRAPHIC SCALE

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	AGAPANTHUS PETER PAN	LILY OF THE NILE	1 GAL
2	CISTUS DORIS HIBBERSON	ROCK ROSE	5 GAL
3	LAVANDULA STOECHAS	SPANISH LAVENDER	5 GAL
4	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL
5	DM-DYMONDIA MARGARETAE	NO COMMON	FLAT
6	PINUS RADIATA	MONTEREY PINE	5 GAL
⌖	PATH LIGHT, 3 WATTS LED, SEE FIXTURE "C" ON SHEET 6.0 MAY NOT BE SPACED CLOSER THAN 10-FEET APART		

TREE PRESERVATION & TREE PROTECTION

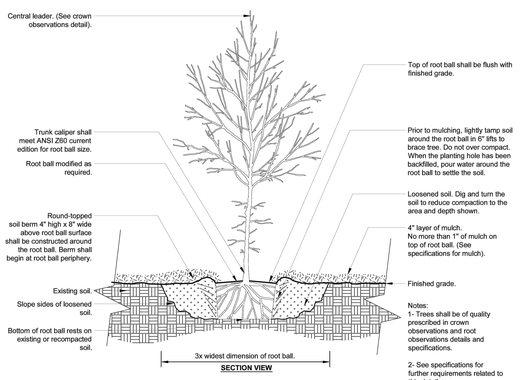
1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6-FEET OF A TREE TRUNK IS NOT PERMITTED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. PER MUNICIPAL 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.
5. 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.
6. IF ROOTS ARE 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 UNTAIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

IRRIGATION NOTES

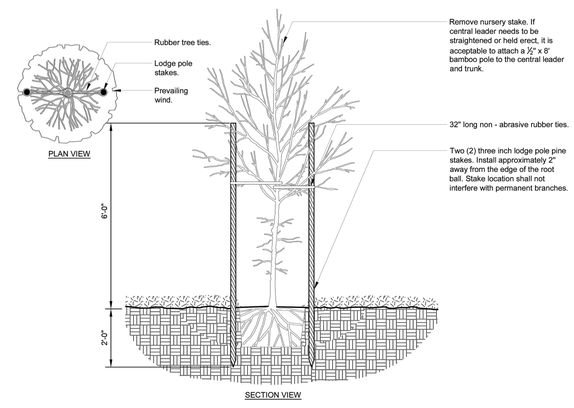
1. NO TURF TO BE INSTALLED
2. COMPOST AT THE RATE OF 4 CUBIC YARD PER 1,000 SQ.FT. TO BE INCORPORATED TO A DEPTH OF 6" INTO THE LANDSCAPE AREA
3. ALL LANDSCAPE AREA TO RECEIVE 3" OF TOP DRESSING MULCH
4. IRRIGATION SYSTEM TO HAVE AN AUTOMATIC RENEGOTIATION CONTROLLER THAT HAS A SOIL MOISTURE SENSING DEVICE AND RAIN SENSOR.
5. IRRIGATION CONTROLLER TO HAVE A BATTERY BACKUP AN NON-VOLATILE MEMORY.
6. IRRIGATION SYSTEM TO BE SUBSURFACE PONT OF DRIP. VLAVES TO HAVE PRESSURE REGULATORS TO SYSTEM WITHIN MANUFACTURE'S PRESSURE RANGE. SHUT OFF VALVES TO BE CLOSE TO POINT OF CONNECTION.

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.



1 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)



2 TREE STAKING - LODGE POLES (2)

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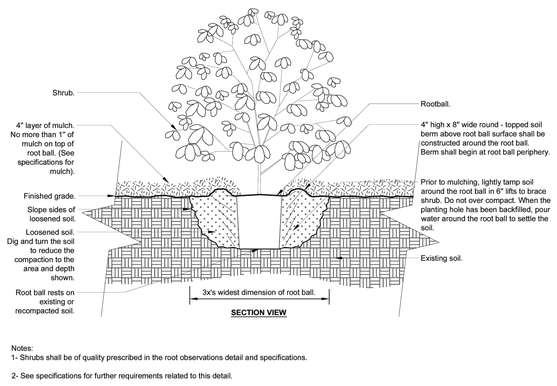

3 SHRUB - UNMODIFIED SOIL

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APN: 009-145-011

PROJECT NO.
24-01

ISSUE:
04-01-24
09-27-24
10-04-24

DRAWN BY:
C.O.

LANDSCAPE PLAN
(PROPOSED)

SCALE: 1" = 3/16"

L1.0

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Subject property, view looking east from Guadalupe Street.



View looking east to existing 400-square-foot garage to be retained with no changes.

DS 24199 (Mandernach)
Planning Commission Concept Hearing
October 4, 2024



Proposed second-story addition, view looking northwest.



View looking southwest from driveway.

DS 24199 (Mandernach)
Planning Commission Concept Hearing
October 4, 2024



View looking south from driveway.



View looking east.

DS 24199 (Mandernach)
Planning Commission Concept Hearing
October 4, 2024



View looking east from Guadalupe, with north neighbor shown at image left.



View looking southeast from Guadalupe, with south neighbor shown at image right.

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

October 9, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Assistant Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building
SUBJECT:	**DS 24207 (Hermle-Collins):** Consideration of a Concept Design Study, DS 24207 (Hermle-Collins), and associated Lot Line Adjustment for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of a 1,855-square-foot, two-story single-family residence, inclusive of a 243-square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-012-000.

Application: DS 24207, 24208, 24209 (Hermle-Collins)
APN: 010-112-012-000, 010-112-013-000, 010-112-007-000
Block: 8
Lot: 6, 8, 10
Location: Mission Street 4, 3, & 2 northeast of First Avenue
Applicant: Erik Dyar, Architect
Property Owner: Collins Hermle Family Trust

Executive Summary:

The applicant is proposing three projects, **DS 24207, 24208, 24209 (Hermle-Collins),** to demolish three existing single-family residences on two 4,000-square-foot lots and one 6,000-square-foot lot, and construct three new two-story single-family residences with associated site improvements. The projects also includes two lot line adjustments to create a 4,150-square-foot lot, a 4,950-square-foot lot, and a 4,900-square-foot lot. Parcel 010-112-012-000 and 010-112-007-000 were evaluated for historical significance and determined to not be eligible for the Carmel Historic Inventory. Parcel 010-112-013-000 was not evaluated for historical significance because it was not 50 years old and did not qualify for evaluation. The City Forester reviewed the trees on and around all three parcels. All trees were found significant except for one in the right-of-way in front of parcel 010-112-013-000, which is proposed to be removed.

Recommendation:

Adopt three Resolutions (Attachments 1, 2, & 3) accepting the Concept Design Studies and associated lot line adjustments for the demolition of three one-story single-family residences and the construction of three

two-story residences as follows:

Adopt a resolution (Attachment 1) accepting the Concept Design Study and associated lot line adjustment for an 1,855-square-foot, two-story single-family residence (Hapuna), inclusive of a 243-square-foot attached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4150-square-feet, located on Mission Street 4 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-012-000.

Adopt a resolution (Attachment 2) accepting the Concept Design Study and associated lot line adjustment for a 2,102-square-foot, two-story single-family residence (Kailea), inclusive of a 250-square-foot detached garage with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,950-square-feet, located on Mission Street 3 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-013-000.

Adopt a resolution (Attachment 3) accepting the Concept Design Study and associated lot line adjustment for a 2,116-square-foot, two-story single-family residence (Ahana), inclusive of a 264-square-foot attached garage with an associated lot line adjustment that would reduce the parcel from 6,000-square-feet to 4,900-square-feet, Mission Street 2 NE of First Avenue in the Single-Family Residential (R-1) District, APN: 010-112-007-000.

Background and Project Description:

Hapuna (010-112-012-000**):** The 1,321-square-foot existing single-story home was constructed in 1935 as a 264-square-foot studio. Through multiple additions and alterations, the house increased in size from 1935 – 1976. The house is not associated with any important events or people as described in the Carmel Historic Context Statement, nor does it reflect an important architectural style as described in the Carmel Historic Context Statement. On June 14, 2024, the Department of Community Planning Building determined that the property on Mission 4 NE of 1st Avenue does not constitute a historic resource and is, therefore, ineligible for the Carmel
Inventory of Historic Resources.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home will have the second story set back further from the right-of-way to work with the topography and avoid blocking neighboring properties views and access to light. The applicant is proposing to build a 1,855-square-foot two-story single-family residence with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4150-square-feet. The project will have stained wood windows, vertical wood siding with 4” boards, and a varying width standing seam metal roof. The applicant is proposing to construct a stone paver roof deck on the single-story section of the main house in the middle of the parcel.

At the time of writing this report, the neighbors to the North, Northeast, and East of the property have raised concerns about the proposal.

· The neighbor two houses up to the Northeast has expressed concerns about views, light access, and privacy. They are concerned that the project will block their views of the tree tops, restrict access to light, and cause privacy concerns in their backyard.
· The neighbor to the North has privacy and view concerns. They met with the architect to review their concerns about views of the trees and privacy concerns due to the second story windows facing their property. Additionally, they mentioned the new pitched roof of the first-story blocked views of trees from their first story.

· Two neighbors, one to the East and one to the Northeast, came to City Hall together and expressed concerns about privacy, views, noise, and construction timelines. Both of the neighbors were concerned about the bulk of the property up the hill from them. They also described concerns about views of the sky and trees. Additionally, the windows of the second story bedroom worried them.
· None of the neighbors had any issues with the proposed roof decks at the time of writing this report.

Kailea (010-112-013-000**):** The 1,595-square-foot existing single-story home was constructed 1978. The property was not old enough to be reviewed for historical significance because it is not yet 50 years old. The existing property is a single-story with an attached carport at the Northeast corner of the lot.

The applicant is proposing to demolish the existing home and construct a new two-story single-family residence. The new home is designed to follow the topography of the gentle slope it is situated on. The second story has been situated at the rear of the property to reduce the appearance of bulk and mass from the Mission Street. The applicant is proposing to build a 2,102-square-foot two-story single-family residence with an associated lot line adjustment that would expand the parcel from 4,000-square-feet to 4,950-square-feet. The project will have natural weathered vertical wood board and batten siding and clear stained wood windows. The roof material consists of a standing seam metal roof and a gravel ballast. A drought resistant green roof is proposed on the front part of the main house in the middle of the parcel. The applicant is proposing to construct a stone paver roof deck on the single-story section of the main house in the middle of the parcel.

At the time of writing this report, there have been no concerns raised by the neighbors. The neighbors that expressed concerns about DS 24207 stated that DS 24208 does not worry them.

Ahana (010-112-007-000**):** The 1,362-square-foot single-story residence was constructed in 1941 and has not undergone many alterations. On June 14, 2024 it was determined that the property does not constitute a historic resource and is, therefore, ineligible for the Carmel Inventory of Historic Resources. It was determined to be ineligible because it is not associated with any important themes, events, people, architectural styles, or property types identified in Carmel's Historic Context Statement.

The applicant is proposing to demolish the existing home and garage to construct a new two-story single-family residence. The new residence follows the topography of the site, stepping down the slope at the rear of the parcel. The applicant is proposing to build a 2,116-square-foot two-story single-family residence with an associated lot line adjustment that would reduce the parcel from 6,000-square-feet to 4,900-square-feet. The project will have clear stained vertical wood batten siding and aluminum windows. The roof material will consist of a gravel ballast. A drought resistant green roof is proposed on the rear part of the main house. The applicant is proposing to construct a stone paver roof deck on the two-story section of the main house at the rear of the parcel.

At the time of writing this report, there have been no concerns raised by the neighbors. The neighbors that expressed concerns about DS 24207 stated that DS 24209 does not worry them.

Staff Analysis:

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:

Hapuna (010-112-012-000**):** The City Forester identified eight (8) trees on, or adjacent to, the project site during the preliminary site assessment, including two (2) Monterey Pines, two (2) Pittosporum, and four (4) Coast Live Oaks. All trees have been rated 'significant' or 'moderately significant'. The applicant is not proposing to remove any of the (8) trees. The tree evaluation includes the 8' and 12' tree protection zone for significant trees. The property does not meet the recommended tree density of three upper canopy trees and one lower canopy tree. One upper canopy tree is required to be planted for the recommended tree density. The City Forester has reviewed the landscape and planting plan submitted by the applicant and has approved the proposal.

Kailea (010-112-013-000**):** The City Forester identified three (3) trees on, or adjacent to, the project site during the preliminary site assessment, including one (1) Monterey Pine, one (1) Pittosporum, and one (1) Coast Live Oak. The Pittosporum and Coastal live Oak have been rated 'significant' and the Monterey Pine has been determined to be 'not significant'. The applicant is proposing to remove the Monterey Pine. The tree evaluation includes the 6' and 10' tree protection zone for significant trees. The property does not meet the recommended tree density of three upper canopy trees and one lower canopy tree. Three upper canopy trees are required to be planted for the recommended tree density. The City Forester has reviewed the landscape and planting plan submitted by the applicant and has approved the proposal.

Ahana (010-112-007-000**):** The City Forester identified five (5) trees on, or adjacent to, the project site during the preliminary site assessment, including two (2) Monterey Pines, two (2) Monterey Cypress, and one (1) Arbutus. All trees have been rated 'significant' or 'moderately significant'. The applicant is not proposing to remove any of the (5) trees. The tree evaluation includes the 8', 10', and 12' tree protection zone for significant trees. The City Forester is not requiring any tree planting because the property meets the recommended tree density. The City Forester has reviewed the landscape and planting plan submitted by the applicant and has approved the proposal.

Topography: *Residential Design Guidelines 3.1 through 3.5 encourage maintaining the natural topographic character of Carmel; encourage site development that preserves natural slopes, avoids significant exposed cuts or fills and protects trees; promote grading designs that will retain water on site, enhance percolation into soils, and minimize runoff onto adjacent properties; promote the use of natural slopes and stepped floor plans in building design so that houses hug the land.*

Staff Response:

Hapuna: Of the three parcel, parcel 010-112-012-000 slopes the least. The project uses the gentle slope of the parcel to reduce the perceived bulk of the project from Mission Street by having the proposed second story at the back of the parcel. The parcel slopes more at the South and East edges, so the applicant has included a drainage plan to manage erosion. The applicant has designed the project to include area drains, a swale, and a flow-well dispersion systems to manage drainage, preventing excess drainage onto the parcel down slope.

Kailea: Parcel 010-112-013-000 slope more North to South and West to East than parcel 010-112-012-000. The applicant uses this slope to reduce the perceived bulk of the project from Mission sSreet by having the proposed second story at the back of the parcel. The project includes cut and fill slopes, swales, and a flow-well dispersion systems to manage the drainage on site, reducing erosion and drainage down slope.

Ahana: Parcel 010-112-007-000 slopes the most of the three parcels. The parcel slopes North to South, similar to the other parcels, and slopes to the East. The applicant proposes to build with the slope to the East and build the second story down at the rear of the property. This reduces the perceived bulk of the

property from Mission Street, making it appear to be a single story home. The applicant has submitted a drainage plan for the project to accommodate the slope of the parcel and reduce erosion and drainage down the hill. The applicant is proposing two flow-well dispersion systems, multiple area drains, and multiple swales.

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:

Hapuna: Staff has heard from four neighbors with concerns regarding privacy and views –the neighbors to the North, Northeast, and East. They have all expressed concerns that the second story will block views and create privacy issues.

The property to the North is concerned about windows on the second story stairs (4' X 7'-1 ½") and restroom (4' X 3'-8") looking into their bedroom and bathroom. The stairs windows is a combination of a fixed window and an awning window. The bathroom window is an awning window. To address the neighbors concerns, the Planning Commission could add a condition for the applicant to reduce the size of the windows or frost the glass. The second story was situated to avoid blocking the views of the ocean from the neighbor to the North's Juliet balcony. The second story is set back 3'-9" from the North (side) property line, 21'-2" from the East (rear) property line, and 82'-4.5" from the West (front) property line. The neighbor to the North said that the second story will not block their view of the ocean. The neighbor has requested that the Planning Commission stop by their house during the site visits.

The neighbor in the property to the Northeast has concerns about views of trees being blocked by the new second story. The proposed second story of Hapuna will be 23'-2" and set back 21'-2" from the rear property line. The neighbor has requested the Planning Commission visit their property during the site visits.

The owners in the properties to the East brought up concerns about the view of the trees and sky, privacy issues from the new second story bedroom windows, and the perceived mass of the project from their backyards. To address the neighbors concerns, the applicant could frost the glass of the east facing windows in their bedroom or remove them all together. Unless the applicant decided to remove the second story, there is not any way to reposition the second story without blocking the neighbor to the North view from their second story. At the time of writing this report, the neighbors have not requested the Planning Commission visit their properties.

Staff has determined the project complies with the Residential Design Guidelines pertaining to views and meets Concept Phase Approval Findings #5 pertaining to public and private views, and solar access. Staff has determined that the applicant can adjust the windows as described above to address the privacy concerns.

Kailea and Ahana: At the time of writing this report, no neighbors have reached out and expressed concerns about these projects. The neighbors that had concerns about Hapuna specified that these projects are not an issue. The applicant has situated the second stories back from the property line to ensure that the projects do not block ocean views of the neighbors up the hill. Staff has not found any view or privacy issues for Kailea and Ahana. The projects meets Concept Phase Approval Findings #5 pertaining to public and private views, and solar access.

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, minimizing the amount of paved surface*

for a driveway, positioning garages to maximize open space, views, and privacy, and minimizing visual impacts.

Staff Response:

Hapuna: The applicant proposes a 243-square-foot attached garage on the Northwest side of the lot. The garage is proposed to be 20'-4" by 11'-11 ½". The garage will be 18'-5" from the property line. The new proposed paver tire paths driveway will vary in widths and will be 9' wide at the widest sections. The garage and driveway will be in a similar location to the previous driveway and carport. The new garage is subordinate to the main house by being a reduced height and narrower than the portion of the house it is connected to. The project meets the objectives of parking and access.

Kailea: The applicant is proposing a 250-square-foot detached garage in the front yard setback on the Southwest side of the lot. The garage is proposed to be 20'-10" by 12'. The garage is set back 1'-6" from the front property line. The proposed driveway is made of permeable pavers and extends into the right-of-way to connect with the street edge. The driveway tapers wider as it get to the edge of the street and the width stays less than 12'. The garage and driveway is in the opposite location of the previous driveway and carport, moving from the Northeast part of the lot to the Southwest. The new garage is subordinate to the main house by being a reduced height and narrower than the portion of the main house behind it. The project meets the objectives of parking and access.

Ahana: The applicant is prosing a 264-square-foot attached garage is setback 16'-7" from the property line. The garage is proposed to be 22' by 12' and situated on the Northwest side of the lot. The driveway will be permeable paver tire paths. The tire paths are approximately 30" wide and connect to the street with an asphalt skirt per the Carmel Municipal Code. The new driveway and garage are in in a similar location to the old driveway and garage. The new garage is subordinate to the main house by be a smaller than the section of the main house it is attached to. This breaks up the volume and differentiates it from the house, as described in further detail in the next section. 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 homes in the surrounding area are a mix of single-story and two-story structures. The house to the North is two-stories and close to the shared property line with Hapuna. It has a similar attached garage that connects to the single-story portion of the house. The property to the South is two-stories with a lower level and main level. It uses the topography similar to Ahana to build down and appear to be one story from the street level on Mission Street. All three of the houses to the East/Northeast are two-story homes. The properties to the East and Northeast of Hapuna are located to the front of their parcels. The property two houses up and Northeast from Hapuna is closer to the West and North Property lines of its parcel.

Hapuna: The proposed project is on a gentle slope at the top of a hill. The applicant has used this slope to try to reduce the perceived mass and bulk from the street, putting the second story at the rear of the property. The owner of the property to the East has expressed concerns about the mass of the proposed project when viewed from their backyard. The second Story of Hapuna is 23'-2" tall and setback 21'-2" from the rear property line. The owner of the property to the Northeast has sent a follow up email to staff that is attached to the staff report.

The ridge height of the first floor is 16'-6" and the ridge height of the second floor is 23'-2". The maximum allowed ridge height is 18' and 24', respectively. The first-floor plate height is 11'-7" and the second-floor plate height is 17'-10". The maximum allowed plate heights are 12' for first floors and 18' for second stories. The proposed project is consistent with the zoning code standards on ridge and plate heights.

Exterior doors are proposed to be between 6'-8" and 8' feet tall. The windows on the property are between 3' to 8' tall. Many of the taller windows are South and West facing, allowing for more natural light during the day and evening. None of the windows are proposed to have divisions. All of the windows on the property match the modern architectural style.

Kailea: The proposed project is on a slope from the North side of the property to the South side. The applicant has used this slope to try to reduce the perceived mass and bulk from the street, putting the second story at the rear of the property. The owners of the properties that have expressed concerns about the Hapuna stated they have no issues with this project.

The ridge height of the first floor is 11'-8" and the ridge height of the second floor is 23'-2.5". The maximum allowed ridge height is 18' and 24', respectively. The first-floor plate height is 10' and the second-floor plate height is 17'-10". The maximum allowed plate heights are 12' for first floors and 18' for second stories. The proposed project is consistent with the zoning code standards on ridge and plate heights.

Exterior doors are proposed to be between 6'-8" and 8'-5" feet tall. The windows on the property are between 2' to 10' tall. The South and West sides of the building have the most large windows, but all sides of the housing have large windows proposed. The windows are designed to allow natural light in and to match the modern architectural style. None of the windows are proposed to have divisions.

Ahana: The proposed project is on a slope from the Northwest side of the property to the Southeast side. The applicant has used this slope to reduce the perceived mass and bulk from the street, building a lower level at the rear of the property. The property has the appearance of a single-story home from the streetscape. The owners of the properties that have expressed concerns about the Hapuna stated they have no issues with this project.

The ridge height of the first floor is 13'-6" and the ridge height of the second floor is 19'-2" at the rear of the property. The maximum allowed ridge height is 18' and 24', respectively. The first-floor plate height is 11'-10" and the second-floor plate height is 17'-10". The maximum allowed plate heights are 12' for first floors and 18' for second stories. The proposed project is consistent with the zoning code standards on ridge and plate heights.

Exterior doors are proposed to be between 6'-8" and 8' feet tall. The windows on the property are between 2' to 8'-10" tall. The South and East sides of the building have the most large windows, but all sides of the housing have large windows proposed. The windows are designed to allow natural light in and to match the modern architectural style. The largest section of windows is the hallway that connects the front section of the house to the rear section. This hallway has floor to ceiling windows. None of the windows are proposed to have divisions.

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 proportionate to the scale of the building, and roof eave lines that are low in scale.*

Staff Response:

Hapuna: The building will have two front facing gables; one for the first floor of the residence and one for the garage. The second story roof is perpendicular to the first floor roof. All roofs are pitched at 7:12 throughout except for the dormer which has a slope of 5:12. There is one section around the roof deck on the second story that has a ¼:12 slope. There are 2 additional ridges at the rear of the property for the second story closet and the first floor second bedroom.

The design guidelines encourage properties have a primary volume with secondary volumes appearing attached to the primary form. The subject property has lower ridges on the secondary volumes of the main house and the garage. Additionally, the guidelines encourage changing roof heights to help break up the massing while keeping the roof form simple overall. The proposed project maintains the same roof slopes for most of the roof while breaking up the massing by having changing roof heights. While most of the pitched roofs have the same slope, the second story is perpendicular to the first floor roof and the dormer has a different slope, creating some roof complexity. If the Planning Commissioners find the roof to be too complex, staff recommends instructing the applicant to remove the second story dormer.

Kailea: The detached garage and first floor of the proposed project have flat, green roofs. The first floor portion of the main house has a rooftop deck. The second story of the main house has a pitched roof that is parallel to the street with a slope of 7:12 and a dormer with a slope of 1:12.

The design guidelines encourage properties with flat roofs be on smaller, one-story structures. The guidelines encourage gabled roofs for larder buildings or two-story elements. This project follows the guidelines by having the flat roof on the single-story elements of the structures and a gabled roof for the second-story element. The guidelines further encourage limiting the number of dormers to keep the roof form simple. The project includes one dormer at the entrance to the roof deck, following the design guidelines encouragement for limited dormers.

Ahana: The proposed structure's roofs are all flat with either roof gardens or gravel ballast. The garage and front portion of the home have the gravel ballast roof and the rear portion of the property has green roofs and a rooftop deck. The roofs include clear natural wood fascia that matches the siding for the house in addition to metal gravel stops.

The design guidelines encourage properties have a primary volume with secondary volumes appearing attached to the primary form. The project does this by having the garage and hallway connecting the two main forms of the house lower than the main residence. While the design guidelines encourage pitched roofs for two-story elements, the two story element of this structure is at the rear of the property where the building has a lower level. Due to the upper level of the two-story element having the appearance of being one story from the street, staff has determined that the project meets the intent of the guidelines to have simple roof and building forms.

Finish Details:

Hapuna: The applicant is proposing vertical stained wood siding. The siding will be 4" boards throughout. The doors are proposed to be paint grade wood and the windows will be tan stained wood. The proposed roofing will be a gray standing seam metal roof with varied widths. The decking will be Ipe wood spaced-boards.

Kailea: The applicant is proposing vertical grey, stained wood siding that appears like naturally weathered wood. The siding will be 3 5/8" board and batten throughout. The doors are proposed to be clear stained paint grade Douglas Fir wood. The proposed windows will be tan stained wood. The proposed roofing will be a tan/grey standing seam metal roof with uniform widths, gravel ballast, and drought resistant green roofs. The decking will be Ipe wood spaced-boards.

Ahana: The applicant is proposing vertical clear-stained wood siding that has the appearance of natural wood. The siding will be board and batten with alternating 1.5" battens and 3" boards throughout. The doors and windows will be clear, anodized coated aluminum (helping to protect the aluminum from scratches and weathering). The proposed roofing will be a gravel ballast and drought resistant green roofs. The

decking will be Ipe wood spaced-boards. The proposed spa at the rear of the property will be stainless steel.

***Fencing/Gate/Arbor*:**

Hapuna: A new gate is being proposed on the North side of the site to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear (east) property line and along the South property line at the rear of the property to enclose the backyard. Carmel stone garden walls between 2' and 2'-6" are proposed at the front of the property. There no other fences, gates, arbors, or walls being proposed.

Kailea: A new fenced area with a gate is being proposed behind the detached garage to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear property line and along the North and South property lines at the rear of the property to enclose the backyard. There no other fences, gates, arbors, or walls being proposed.

Ahana: A new fenced area with a gate is being proposed on the North side of the attached garage to create a trash enclosure. A new 6' tall wood picket fence is being proposed for the rear property line and along the North and South property lines at the rear of the property to enclose the backyard. The fencing extends along the South property line to the West property line. The fencing extends North along the West property line enclosing a portion of the front of yard. There no other fences, gates, arbors, or walls being proposed.

***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 areas, ponds, hot tubs, and swimming pools.

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

Staff Response:

Hapuna: This 4150 square foot lot is allowed 574 square feet of site coverage. The applicant proposes a total of 567 square feet of site coverage with over half being semi-permeable. Semi-permeable materials include the stone paver driveway and walkway, and the wood deck. The project meets the requirements for site coverage.

Kailea: This 4950 square foot lot is allowed 667 square feet of site coverage. The applicant proposes a total of 567 square feet of site coverage with over half being semi-permeable. Semi-permeable materials include the permeable wood paver driveway and walkway, stone paver walkway, and the wood deck. The project meets the requirements for site coverage

Ahana: This 4900 square foot lot is allowed 662 square feet of site coverage. The applicant proposes a total of 657 square feet of site coverage with over half being semi-permeable. Semi-permeable materials include the permeable wood driveway and walkway, and the wood decks. The project meets the requirements for site coverage.

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

For Hapuna, the applicant is proposing to extend the stone paver tire paths driveway to the street edge and a mulch pathway in the right-of-way. For **Kailea, t**he applicant is proposing a wood paver driveway and a mulch pathway in the right-of-way. For **Ahana, t**he applicant is proposing a wood paver tire path driveway and a mulch pathway in the right-of-way The proposed landscaping in the front of the properties and the right-of-way is a mix of ground cover (Dymondia and Yerba Buena) and small vegetation (sword fern and creeping sage). All trees on Hapuna and Ahana are being retained, maintaining the forest feel of the lot from the street. A Monterey Pine in the right-of-way is being removed as part of the Kailea project because the tree was deemed not significant. The applicant is required to plant three upper canopy trees as part of the Kailea project and one at Hapuna. The applicant meets the design guidelines and municipal code standards for the right-of-way for all three projects.

Skylights: No skylights are proposed for Hapuna, Kailea, or Ahana.

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

Hapuna: The project is not proposing a chimney.

Kailea: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as large as is required by manufacturer specifications and does not create any view issues. The lower section of the chimney connects to the ground as is encouraged in the design guidelines. The lower part of the chimney is vineyard rock quarry stone and it follows the stonework recommendations of the design guidelines by terminating on interior edges and not being installed in a decorative, ornate manner.

Ahana: The project has a gas fireplace with a small chimney that meets the standards for chimney height and size. The chimney is only as large as is required by manufacturer specifications and does not create any view issues. The lower section of the chimney connects to the ground as is encouraged in the design guidelines. The lower part of the chimney is board form architectural concrete and that fits with the architectural style of the building.

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

Staff Response: The landscaping for all three projects was designed together with the intention of retaining and accentuating the Coastal Oak and Monterey Pine trees that are already on the parcels. The intention was to create the feel of the structures nestled into an gove of trees. The landscaping includes native, drought resistant species that would be found in an Oak grove. The projects were design so that the landscaping blended together and flow between the parcels. The applicant included native, drought resistant green roofs on Kailea and Ahana to help them fit and blend into the natural environment more cohesively. The existing and proposed landscaping is being used to screen the structures from the street and the neighboring homes.

Other Project Components:

Staff recommends, pursuant to CEQA regulations, that the Application be found “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 that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted during the Final Details hearing.

Attachment 1 - DS 24207 (Hermle- Collins) Resolution
Attachment 2 - DS 24208 (Hermle- Collins) Resolution
Attachment 3 - DS 24209 (Hermle- Collins) Resolution
Attachment 4 - DS 24207 (Hermle-Collins) Neighbor Correspondance
Attachment 5 - DS 24207 (Hermle- Collins) Plans
Attachment 6 - DS 24208 (Hermle- Collins) Plans
Attachment 7 - DS 24209 (Hermle- Collins) Plans
Attachment 8 - DS 24207 (Hermle-Collins) Data Table
Attachment 9 - DS 24208 (Hermle-Collins) Data Table
Attachment 10 - DS 24209 (Hermle-Collins) Data Table
Attachment 11 - Applicant Narrative

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY AND ASSOCIATED LOT LINE ADJUSTMENT FOR THE DEMOLITION OF AN EXISTING 1321-SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 1855-SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 243-SQUARE FOOT ATTACHED GARAGE LOCATED AT MISSION STREET 4 NORTHEAST OF 1st AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-112-012-000.

WHEREAS, on July 9, 2024, Erik Dyar ("Applicant") submitted an application on behalf of Collins Hermle Family Trust ("Owners") requesting approval of Track 2 Design Study application DS 24207 (Hermle- Collins) and associated lot line adjustment described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Mission Street 4 NE of First Avenue in the Single-Family Residential (R-1) Zoning District (Block 6, Lot 6); and

WHEREAS, the Applicant is requesting approval of a Design Study and associate Lot Line Adjustment for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of a 1,855-square-foot, two-story single-family residence, inclusive of a 243-square-foot attached garage; and

WHEREAS, on June 14, 2024, the Department of Community Planning and Building determined that the property located at Mission Street 4 NE of 1st Avenue does not constitute a historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources;

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 September 27, 2024, a notice of public hearing was published in the Carmel Pine Cone for the October 9, 2024, 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 September 29, 2024, 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 4, 2024, 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 9, 2024, 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 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 which would result in a direct or indirect physical change in the environment; 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.	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study (DS 24207, Hermle-Collins) and associated lot line adjustment for the demolition of an existing 1,321-square-foot, one-story single-family residence and the construction of a 1,855-square-foot, two-story single-family residence, inclusive of a 243-square-foot attached garage and associated site improvements located on Mission Street 4 NE of 1st Avenue (APN 010-112-012-000), subject to the following Recommendations/Draft Conditions:

Conditions for Concept Acceptance

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 the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of October 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY AND ASSOCIATED LOT LINE ADJUSTMENT FOR THE DEMOLITION OF AN EXISTING 1595-SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 2102-SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 250-SQUARE FOOT DETTACHED GARAGE LOCATED AT MISSION STREET 3 NORTHEAST OF 1st AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-112-013-000.

WHEREAS, on July 9, 2024, Erik Dyar ("Applicant") submitted an application on behalf of Collins Hermle Family Trust ("Owners") requesting approval of Track 2 Design Study application DS 24208 (Hermle- Collins) and associated lot line adjustment described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Mission Street 3 NE of First Avenue in the Single-Family Residential (R-1) Zoning District (Block 6, Lot 8); and

WHEREAS, the Applicant is requesting approval of a Design Study for the demolition of an existing 1,595-square-foot, one-story single-family residence and the construction of a 2,102-square-foot, two-story single-family residence, inclusive of a 250-square-foot detached garage; 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 September 27, 2024, a notice of public hearing was published in the Carmel Pine Cone for the October 9, 2024, 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 September 29, 2024, 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 4, 2024, 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 9, 2024, 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 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 which would result in a direct or indirect physical change in the environment; 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.	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study (DS 24208, Hermle-Collins) and associated lot line adjustment for the demolition of an existing 1,595-square-foot, one-story single-family residence and the construction of a 2,102-square-foot, two-story single-family residence, inclusive of a 250-square-foot detached garage and associated site improvements located on Mission Street 3 NE of 1st Avenue (APN 010-112-013-000), subject to the following Recommendations/Draft Conditions:

Conditions for Concept Acceptance	
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 the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept

	Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of October 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY AND ASSOCIATED LOT LINE ADJUSTMENT FOR THE DEMOLITION OF AN EXISTING 1362-SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 2116-SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 264-SQUARE FOOT ATTACHED GARAGE LOCATED AT MISSION STREET 2 NORTHEAST OF 1st AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-112-007-000.

WHEREAS, on July 9, 2024, Erik Dyar ("Applicant") submitted an application on behalf of Collins Hermle Family Trust ("Owners") requesting approval of Track 2 Design Study application DS 24209 (Hermle- Collins) and associated lot line adjustment described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 6,000-square-foot lot located at Mission Street 2 NE of First Avenue in the Single-Family Residential (R-1) Zoning District (Block 6, Lot 10 & 12); and

WHEREAS, the Applicant is requesting approval of a Design Study for the demolition of an existing 1,362-square-foot, one-story single-family residence and the construction of a 2,116-square-foot, two-story single-family residence, inclusive of a 264-square-foot attached garage; and

WHEREAS, on June 14, 2024, the Department of Community Planning and Building determined that the property located at Mission Street 2 NE of 1st Avenue does not constitute a historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources;

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 September 27, 2024, a notice of public hearing was published in the Carmel Pine Cone for the October 9, 2024, 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 September 29, 2024, 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 4, 2024, 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 9, 2024, 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 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 which would result in a direct or indirect physical change in the environment; 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.	✔	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** the Concept Design Study (DS 24209, Hermle-Collins) and associated lot line adjustment for the demolition of an existing 1,362-square-foot, one-story single-family residence and the construction of a 2,116-square-foot, two-story single-family residence, inclusive of a 264-square-foot attached garage and associated site improvements located on Mission Street 2 NE of 1st Avenue (APN 010-112-007-000), subject to the following Recommendations/Draft Conditions:

Conditions for Concept Acceptance	
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 the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of October 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

Carmel-by-the-Sea

Attachment 4

Jacob Olander <jolander@ci.carmel.ca.us>

Proposed Action: DS 24207 (Hermle-Collins)

[redacted] Sat, Sep 28, 2024 at 9:57 PM

To: "jolander@ci.carmel.ca.us" <jolander@ci.carmel.ca.us>

Dear Mr. Olander,

I'm writing you to express my objection to the proposed concept design study noted above.

My home is located at the SW corner of Junipero & Vista ave. The back of my home is facing this proposed project. If I stand on my patio, I'm starting directly at the story polls, that represent a second story/roof. This will completely obstruct my views. This proposed second floor will block out the sunlight, tree views, and take away my privacy.

Additionally, my second floor master bedroom, which has windows that face the backyard, now has a view that is dominated by these story polls.
My master bedroom has treetop views, which is a favorite part of my house. This proposed second floor is going to completely overtake my lovely views.

The architect Eric Dyar came by my house on Saturday 9/28, and we discussed this proposed project. I had him come inside my house, and he was able to see for himself, why I'm objecting to this proposed second floor plan.

Eric Dyar gave me the Public Notice regarding the Planning commission's Public hearing
on 10/9/24. I'm planning on attending this hearing.

Thank you in advance, for your attention on this matter. Could you please confirm that you have received this email.

Sincerely,

[redacted]

Carmel-by-the-Sea

Attachment 4

Jacob Olander <jolander@ci.carmel.ca.us>

Comments on Hermle-Collins demolition -DS 24207 Mission Street 4 Norrtheast of 1st Avenue

1 message

[redacted] Fri, Oct 4, 2024 at 11:47 AM

To: "jolander@ci.carmel.ca.us" <jolander@ci.carmel.ca.us>

[redacted]

Good morning Jake,

Thank you for taking the time to meet earlier this week to discuss the Mission Street DS 24207, DS 24208 and DS24209 proposals

We reside at Junipero 2 S.W. Vista to the East and behind the Hermle-Collins demolition and remodel project located on Mission Street 4 NorthEast of 1st Avenue - DS 24207

Our objections to this design are as follows:

1) The design is a 2nd story which is set to the back of the lot, and is too tall and substantially blocks sky and natural sunlight from our home.- see attached photos from our kitchen and dining room.

2) This lot is at the crest of the hill on Mission street making the proposed Lot Line Adjustment and square footage of the home taller than surrounding homes to the East and North.

3) The proposed design does not include grading and lowering of the footprint of the home in order to properly fit in with height of adjacent homes.

4) All three proposed designs are for large 2nd story homes. This particular design needs to take into account that it is at the crest of the hill on Mission street and needs to be re-designed as a single story residence in order to properly fit in with surrounding home.

Please reply that you have received our comments.

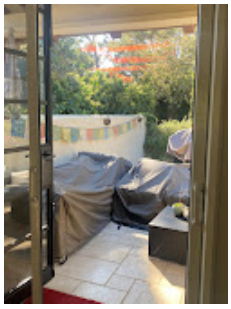
Very much appreciated,

[redacted]

3 attachments



IMG_1067.jpg
1320K



IMG_1069.jpg
841K



IMG_1074.jpg
987K

Attachment 4



Attachment 4

Attachment 4



Attachment 5

PROJECT DATA

PROPERTY OWNER:	Collins Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127
ARCHITECT/ APPLICANT:	DYAR ARCHITECTURE P.O. BOX 4709 CARMEL, CA. 93921 CONTACT: ERIK DYAR PH: 831-915-5602
PROJECT ADDRESS:	Mission Street 4 NE OF FIRST AVE. CARMEL-BY-THE-SEA, CA. 93923
APN:	010-112-012
ZONING:	R-1
PROJECT CODE COMPLIANCE:	2022 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE & CALIFORNIA GREEN BUILDING CODE
OCCUPANCY GROUP:	R-1
CONSTRUCTION TYPE:	VB
TOPOGRAPHY:	SLOPING TO SOUTH
MAX BUILDING HEIGHT:	2-STORY PLATE: 18 FT. ROOF: 24 FT.
TREE REMOVAL:	NONE

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		4,000 sq. ft.	4,150 sq. ft.
ALLOWABLE BASE FLOOR AREA 4,150 sf x 0.45 - ((150) x .02) 1,000	1,856 SF	1,321 SF	1,855 SF Main 1,188 SF Upper 424 SF Garage 243 SF

Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
CONCRETE DRIVEWAY		192 SF	
CONCRETE ENTRY LANDING/ DECK STAIR LANDING/ RETAINING WALLS/ SITE WALLS		78 SF	110 SF
DECOMPOSED GRANITE PATH			127 SF
TOTAL		270 SF	237 SF
PERMEABLE and SEMI PERMEABLE:			
SIDE YARD PAVERS		5 SF	
GRAVEL PATH		293 SF	
SPACED-BOARD DECKS		435 SF	45 SF
DRIVEWAY PAVERS			115 SF
PAVER ENTRY WALKWAY			170 SF
TOTAL		733 SF	330 SF
PERCENTAGE PERMEABLE:	>50%	73%	58%
TOTAL SITE COVERAGE * (1,856 sf x 0.22) + 166 sf Bonus	574 SF*	1,003 SF	567 SF

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS (1st / 2nd)	18' / 24'	14'-2 3/8" / 0'	16'-6" / 23'-2"
PLATE HEIGHTS (1st / 2nd)	12' / 18'	11'-7" / 0'	11'-7" / 17'-10"

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	32'-11 1/2"	18'-5"
COMPOSITE	10'-4 1/2" (25%)	8'-11 1/2"	11'-8 1/2"
SIDE YARD	3'	2'-10"	3'-9"
SIDE YARD	3'	6'-1 1/2"	7'-11 1/2"
REAR	15'/ ** 3'	14'- 8"	15'-7" / 5'-6"

**Rear setback is 3' for portions of structures less than 15' in height

PROJECT DESCRIPTION

Demolition of Existing 1,064 sq. ft. Single-Family Residence, 257 sq. ft. Carport, and Existing Decks.

Project includes a Lot-Line Adjustment of the Existing 40' x 100' (4,000 sq. ft.) Lot. The South Property Line is Shifted to the South by 18" to create the Proposed 41.5' x 100' (4,150 sq. ft.) Lot.

Construction of a New Two-Story, 1,855 sq. ft., Single-Family Residence with 243 sq. ft. attached garage and Includes:

- New Driveway to Replace Existing
- New Stone Garden Walls
- New Stone Paver Entry Walk
- New Stone Outdoor Gas Fireplace
- New 145 sq. ft. Upper Level Deck
- New Wood Fencing
- New Landscaping

SHEET INDEX

Architectural

A1 - Cover Sheet and Project Data
A2 - Project Renderings
Topographic Site Survey
A3 - Preliminary Site Assessment Report
A4 - Combined Main Floor Site Plan
A5 - Combined Upper Floor Site Plan
A6 - Existing and Demolition Plan
A7 - Site and Roof Plan
A8 - Main Floor Plan
A9 - Upper Floor Plan
A10 - Elevations
A11 - Elevations
A12 - Elevations
A13 - Elevations
A14 - Street Elevations
A15 - Materials Sheet
A16 - Window and Door Schedules

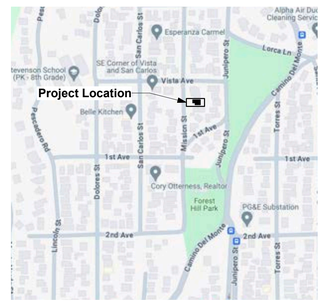
Civil Engineering

C1 - Conceptual Grading, Drainage, Utility Plan & Sections
C2 - Erosion & Sediment Control Plan
C3 - Construction Management Plan

Landscape Architectural

L0.00 - Hapuna Cover Sheet
L1.00 - Overall Site Plan
L1.01 - Hapuna Site Plan
L2.00 - Hapuna Planting Plan
L2.01 - Hapuna Planting Legend and Notes
L3.00 - Hapuna Lighting Plan

VICINITY MAP



DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

© 2024
The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Others On This Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence
Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study
July 1, 2024

Tract 2 Design Study
Resubmittal
September 4, 2024

Cover Sheet and Project Data

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.
A1
Hapuna



Rendering of Hapuna Residence from Mission Street / Southwest



Rendering of Hapuna Residence from Mission Street / Northwest

DYAR
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P.O. BOX 4709
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f: 831.309.9999
Email:
info@dyararchitecture.com

© 2024
The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Others On This Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
150 San Rafael Way
San Francisco, CA 94127

Hapuna Residences
Mission Street 4 NE of First Avenue
Oakland, CA 93923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Renderings

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.
A2
Hapuna

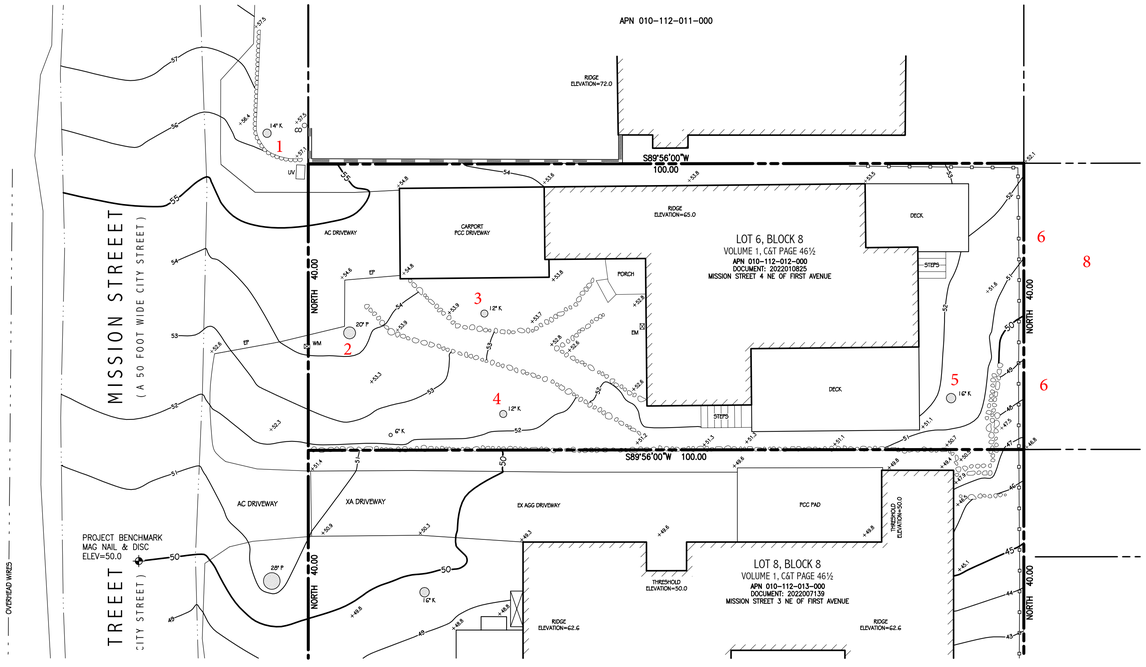
LEGEND:

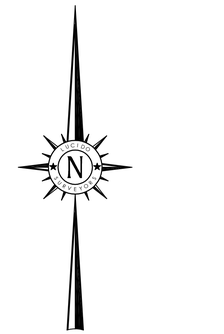
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- UB UTILITY BOX
- EM ELECTRIC METER
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

- WOOD FENCE WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL BLOCK RETAINING WALL
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE WALL OR WALKWAY
- PCC WALKWAY/PATIO

- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- HDPE HIGH DENSITY POLY ETHYLENE
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- TE TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 12" T TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE (Attachment 5)
- R REDWOOD
- T TREE
- 49.9 SPOT ELEVATION





BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY LINE OF LOT 8, BLOCK 8 PER VOLUME 1, C&T PAGE 46 ½ (APN 010-112-013-000) AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MARCH OF 2023.

TOPOGRAPHIC SITE SURVEY

OF

LOT 6 IN BLOCK 8

PER VOLUME 1, C&T PAGE 46 ½

APN 010-112-012

Records of Monterey County

PREPARED FOR

Craig J. Collins

BY

LUCIDO SURVEYORS

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

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

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

SCALE: 1"=10' | PROJECT No. 3181 | APRIL 2022

CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA

Preliminary Site Assessment Survey Mark-Up from City Forester

ONE SHEET ONLY

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: March 15, 2024
Planner: Marnie R. Waffle
Forester: Justin Ono
Block/Lot: 8 / 6
APN: 010-112-012
Property Owner: Collins Hermle Family Trust
Street Location: Mission Street 4 NE of 1st Avenue

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

Zoning District	R-1 Single Family Residential
Coastal Commission Appeal Jurisdiction Overlay	No
Archaeological Significance Overlay	**Yes**
Park Overlay	No
Beach and Riparian Overlay	No
Environmentally Sensitive Habitat Area	No
Very High Fire Hazard Severity Zone	**Yes**

Street and Neighborhood Character:

- Style and materials of the existing residence:
- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the character of the neighborhood. A new building should be different in style from buildings on nearby and abutting properties.
- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing the informal, vegetated, open space character of the right-of-way. Parking areas in the right-of-way shall be informal, unpaved, and reinforce the forest image. Planting in the right-of-way should be predominately green foliage plants. Native trees, ground covers, and low shrubs are preferred. Gravel is not permitted in the right-of-way.

Site Conditions & Development Standards:

- Building Site Area: The lot is a standard 4,000-square-foot lot (40'x100'). A base floor area of 1,800 square feet is permitted. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport, or parking pad.

  Floor Area is defined as, *"...the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all buildings, basements, mezzanines, guesthouses, studios, garages, and carports. All attic, basement, and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."*

- Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side.

Table 17.10-A: Setback Standards for R-1 District

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	0 (if applicable)

* The rear setback is three feet for those portions of structures less than 15 feet in height.
** See CMC 17.10.030(A)(1) and 17.06.020, Rules of Measurement.

- Building Height: 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.

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)	16	16	16
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)	16	18	16*

- Exterior Volume: The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to table below). It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for additions only.

Table 17.10-E: Exterior Volume Factors for R-1 District

	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.
- Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street. Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures: Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards to the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.

  Studio: A studio is defined as, *"An attached or detached residential dwelling unit without kitchen or cooking facilities, designed for accessory uses by occupants of the dwelling to which it is accessory, and not designed or intended for living, sleeping and/or cooking. Studios are permitted to have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling."*

  One studio is permitted so long as it does not contain any living, sleeping, bathing or food preparation facilities of any kind. Studios may have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling. No additional parking is required for a studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

  Accessory Dwelling Units (ADUs): One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the Accessory Dwelling Unit Handbook.

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties. A preliminary grading and drainage plan is required to be submitted with the Design Study application and will be reviewed by the Environmental Compliance Manager. Feedback on potential drainage issues and solutions will be provided.

  Following design approval, plans that are submitted for a building permit must include a complete storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Properties located in areas with poor soil drainage will be required to have systems designed by an engineer.

- Site Coverage: Impermeable site coverage is limited to 22% of the base floor area for the site or **396 square feet** for a base floor area of 1,800 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 utilized. 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.

- Fences: Fences within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted a height of 6 feet and may be taller with approval by the Planning Commission. The heights should be clearly noted on the project plans.

Table 17.10-G: Maximum Track One Fence and Wall Heights

	Setback Location			
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

* These limits shall not be altered through Design Review by the Planning Commission.
** Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.030(E)(4).

Potential Neighbor Impacts:

- Privacy: The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.
- Solar Access: The Residential Design Guidelines encourage maintaining solar access for adjacent properties. The Carmel Municipal Code states, *"Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided."*
- Mass and Bulk: The Residential Design Guidelines encourage thoughtful design when it comes to bulk and massing. The Carmel Municipal Code states, *"Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as*

wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening."

- Views: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, *"Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."*
- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process.

Forest/Trees: Refer to the annotated tree survey and Significant Tree Evaluation Worksheet prepared by the City Forester.

Historic Status: The property was reviewed for historical significance and the staff determination is that the property is not eligible for the historic inventory. A determination of ineligibility will be provided under separate cover.

Design Study Application: The next step is to submit a General Planning Application Form for a Track 2 Design Study. Applications can be submitted online at https://carmel.portal.iworq.net/portalhome/carmel or by emailing your application materials to planning@ci.carmel.ca.us.

Story Pole Policy: Story poles and netting are required in Carmel-By-The-Sea. The City's Story-Pole Policy was adopted by the City Council in 2017. All story-poles, netting, and ribbons must be installed and certified, in accordance with the Story-Pole Policy, a minimum of 10 calendar days prior to a public hearing. Failure to comply with the Policy could result in the project being continued to a later hearing date.

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance and Title 7A of the Building Code, please visit our website at:

https://ci.carmel.ca.us/community-planning-and-building

Attachment 5

Significant Tree Evaluation Worksheet

APN: 010-112-012-000
Street Location: Mission St 4 NW 1st Ave
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Hermle-Collins
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							

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CO	MP	CO	CO	CO	Pitt	Pitt	MP							
YES	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
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple Pitt -- Pittosporum OT -- other

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

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

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

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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							
MOD SIGNIF			x	x											
NOT SIGNIF															

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

· Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

· Excavation within 6 feet of a tree trunk is not permitted.

· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

· Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

· Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

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Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Hapuna Residence
Mission Street 4 NE of First Avenue
Carmel-By-The-Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Tract 2 Design Study Resubmittal
September 4, 2024

Preliminary Site Assessment Report

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2025
STATE OF CALIFORNIA

Sheet No.
A3
Hapuna



HAPUNA KAILEA AHANA



Overall Main Floor Site Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- STONE PAVER DECK
- PROPOSED TREE
- EXISTING TREE
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCENT BOULDER
- STEP BOULDER
- STONE PAVERS
- DRYLAID FLAGSTONE PAVING

NORTH

0' 8' 16'

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Hapuna Residence

Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4,2024

Mission Sisters Properties Main Level Site Plan and Street Elevation

1/8" = 1'-0"

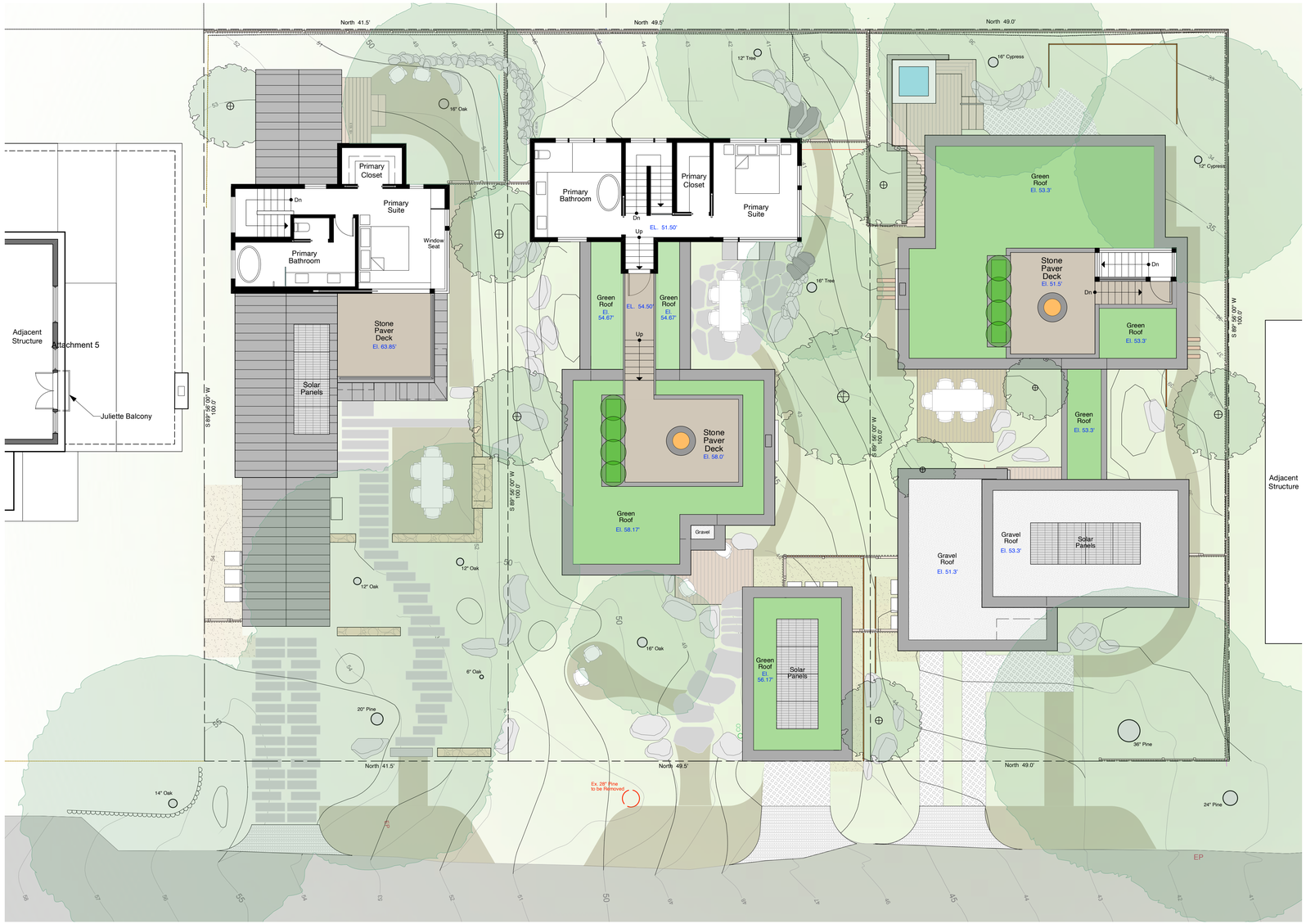
LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2025
STATE OF CALIFORNIA

Sheet No.

A4
Hapuna



HAPUNA KAILEA AHANA



Overall Upper Floor Site Plan

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

LEGEND

- STANDING SEAM METAL ROOF
- STONE PAVER DECK
- GREEN ROOF
- EXISTING CONTOUR
- PROPOSED CONTOUR

NORTH

0' 8' 16'

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Hapuna Residence

Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Mission Sisters Properties Upper Level Site Plan and Street Elevation

1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
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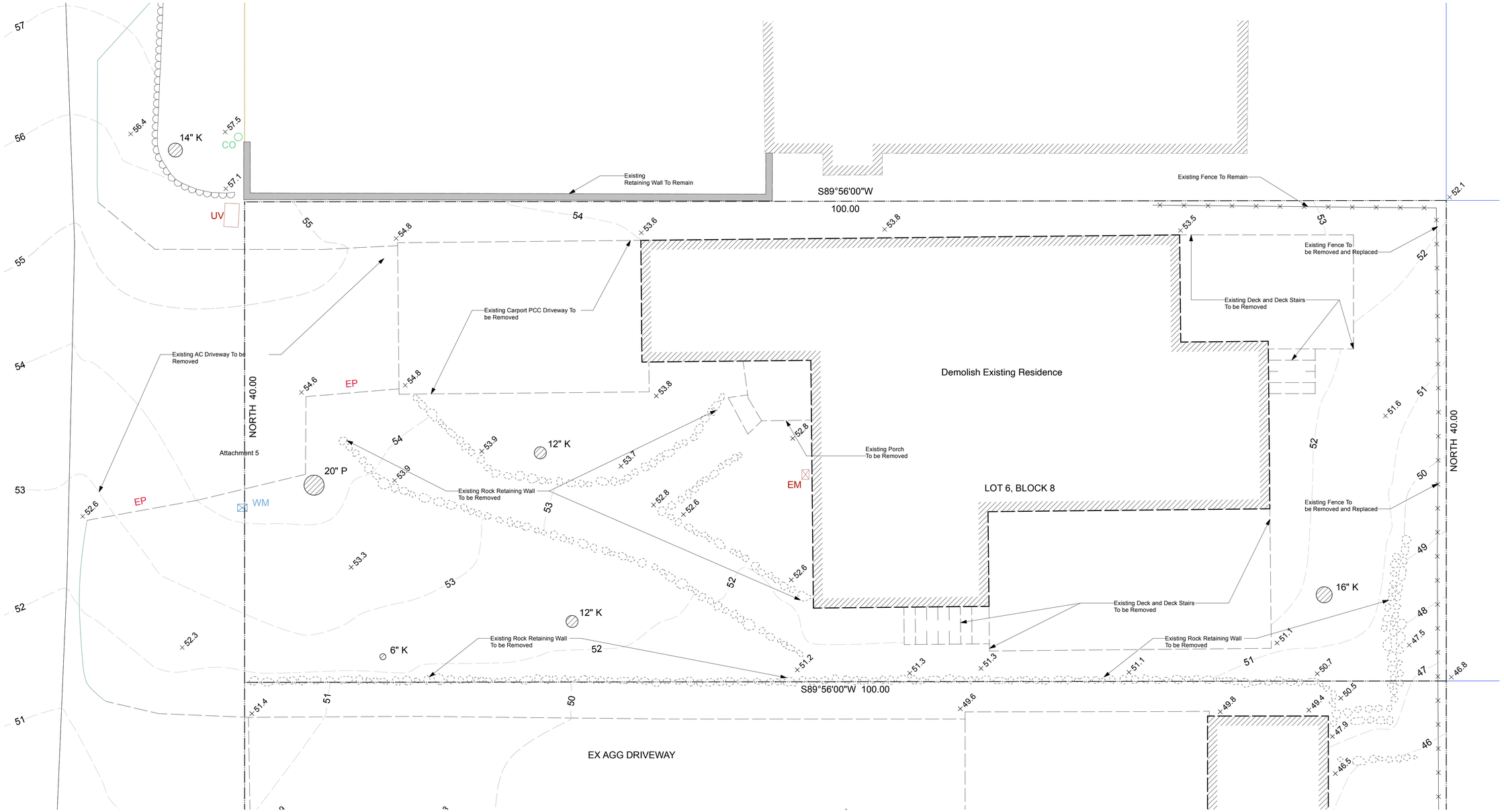
Sheet No.

A5
Hapuna



Existing + Demolition Site Plan

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

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Hapuna Residence

Mission Street 4, NE of First Avenue
Carmel-by-the-Sea, CA 93928
APN: 010-112-012

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Existing and Demolition Site Plan

1/4" = 1'-0"

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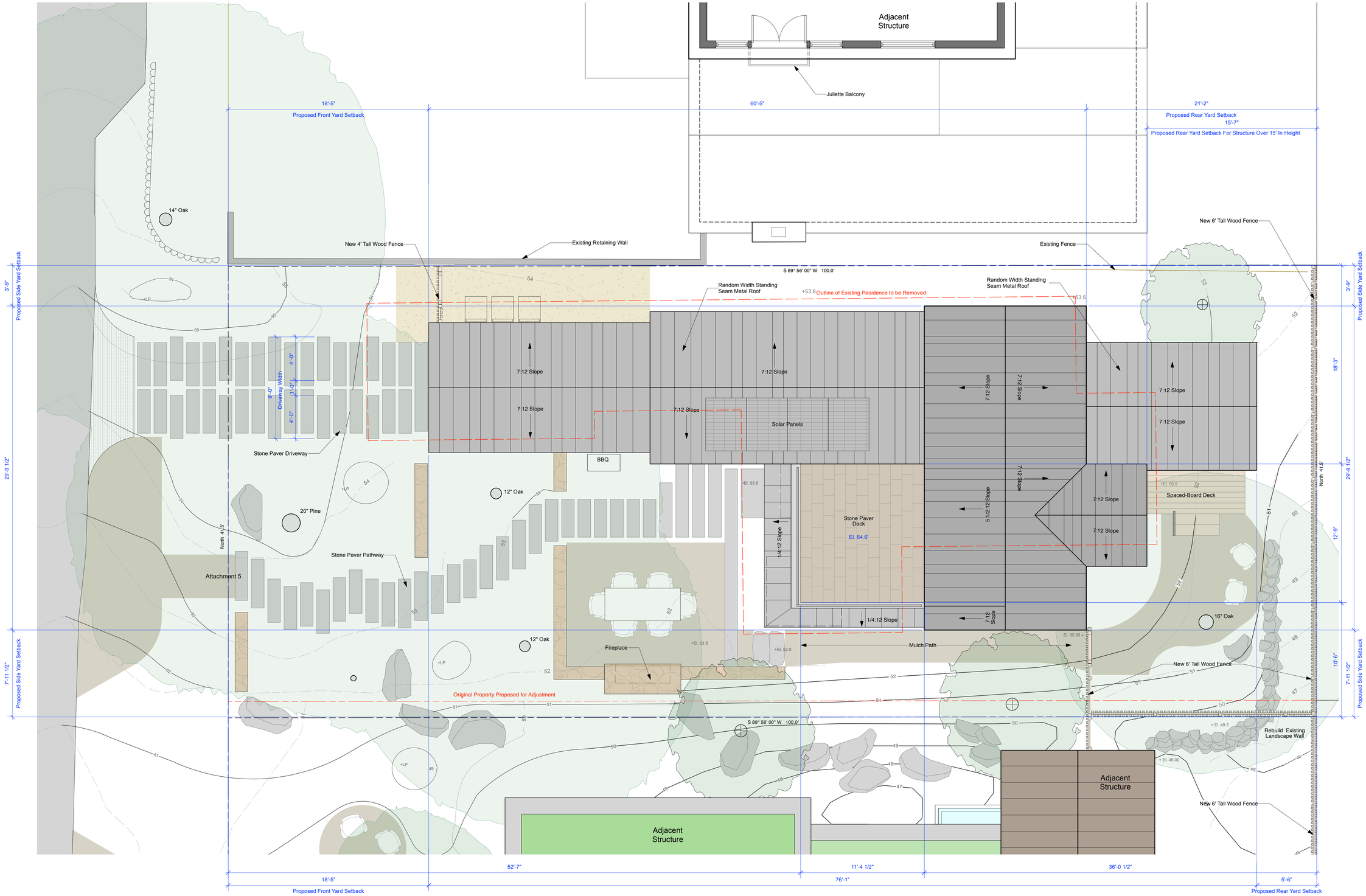
ERIK D. DYAR
No. 28518
Expires
February 2026
STATE OF CALIFORNIA

Sheet No.

A6

Hapuna



Proposed Site Plan + Roof Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- STONE PAVER DECK
- STONE PAVERS
- RANDOM WIDTH STANDING SEAM METAL ROOF
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER

NORTH

0' 4' 8'

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Hapuna Residence

Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Track 2 Design Study
July 1, 2024

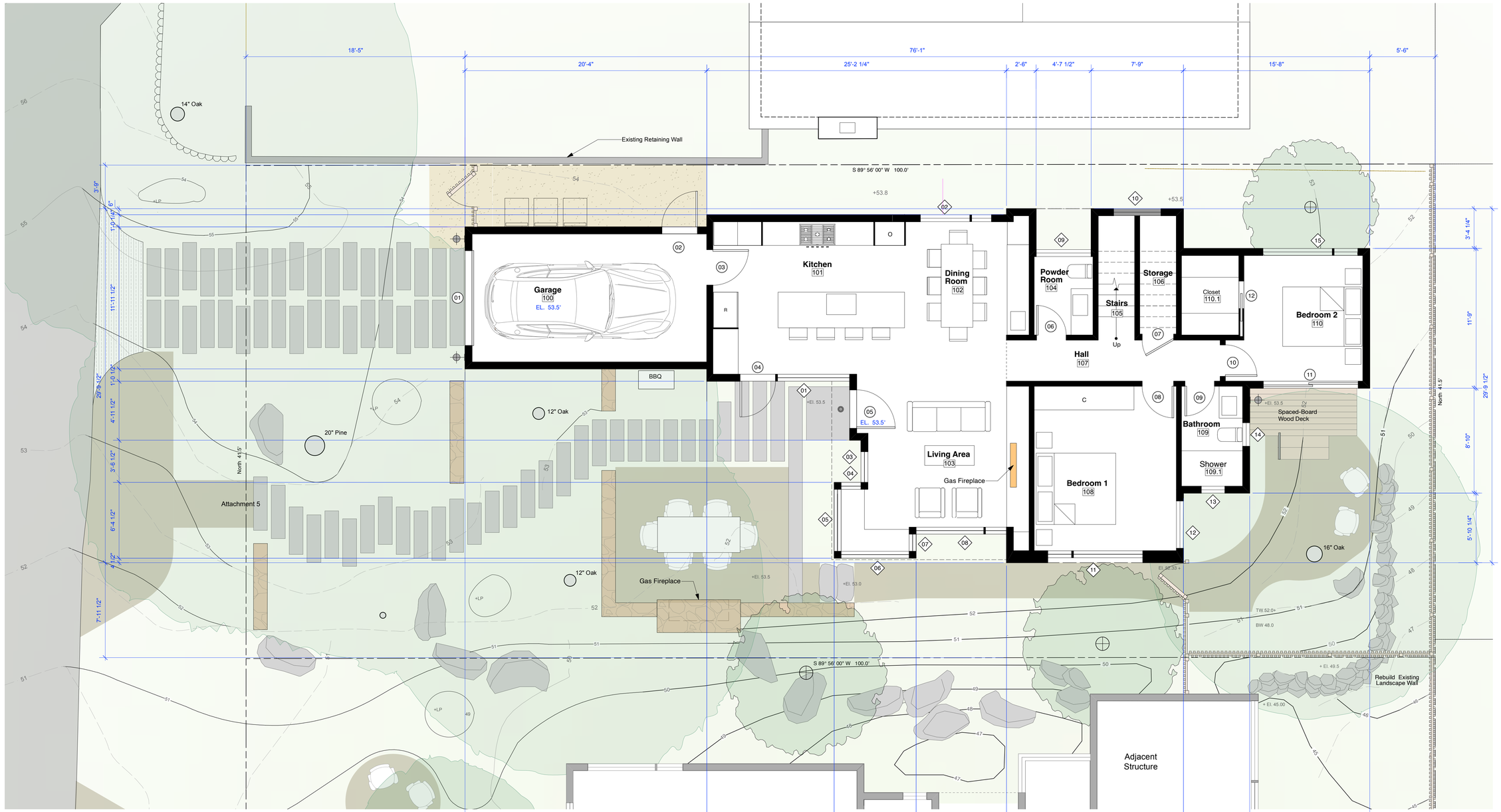
Track 2 Design Study
Resubmittal
September 4, 2024

Roof and Site Plan

1/4" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.
A7
Hapuna



Proposed Main Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- STONE PAVER DECK
- STONE PAVERS
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER
- WALL SCONCE
- SOFFIT DOWNLIGHT

NORTH

0' 4' 8'

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San Francisco, CA 94127

Hapuna Residence

Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-012

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Main Floor Plan

1/4" = 1'-0"

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No. 28518
Expires
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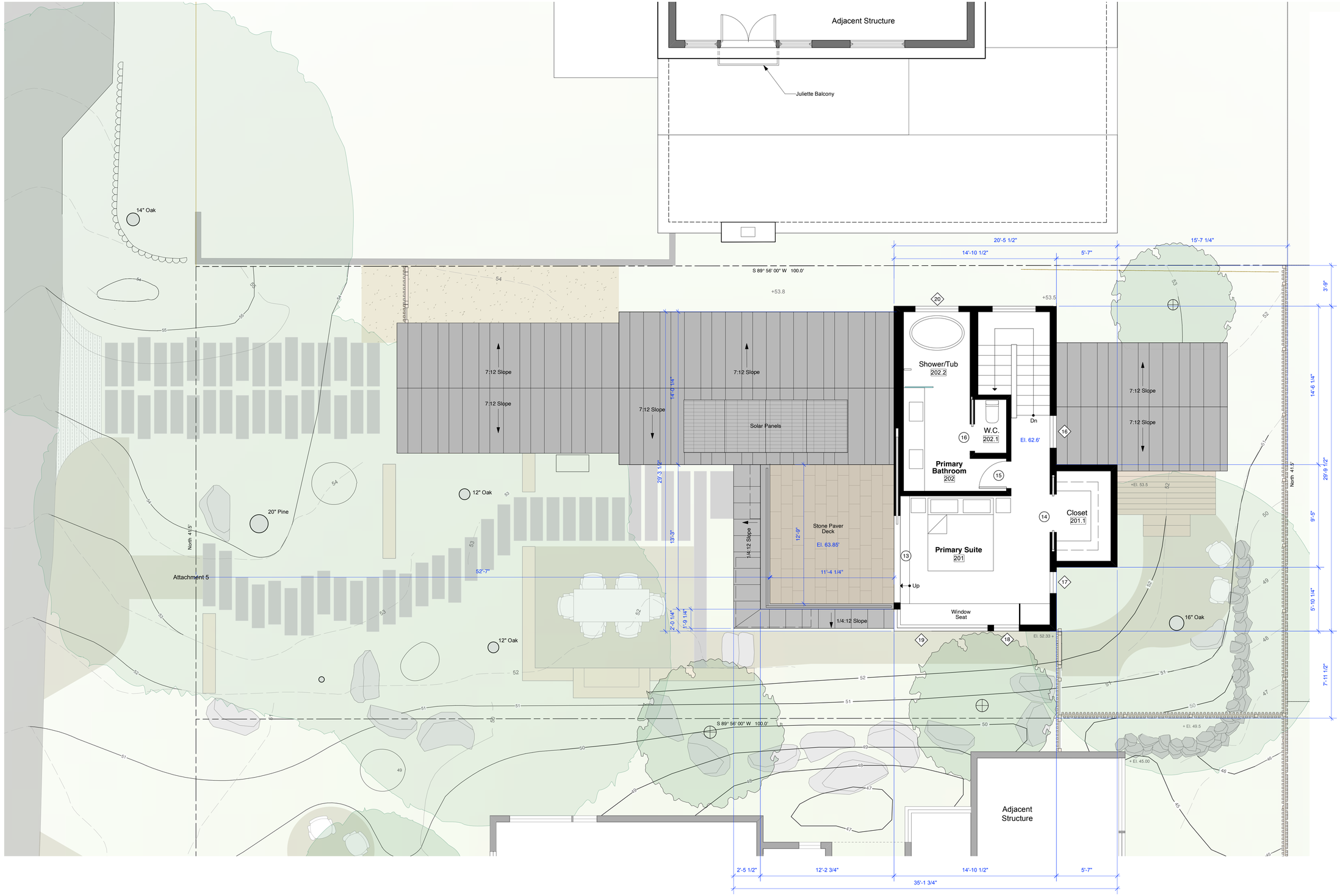
Sheet No.
A8
Hapuna



Proposed Upper Floor Plan

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

LEGEND

- RANDOM WIDTH STANDING SEAM METAL ROOF
- STONE PAVER DECK
- EXISTING CONTOUR
- PROPOSED CONTOUR

NORTH

0' 4' 8'

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Upper Floor Plan

1/4" = 1'-0"

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A9
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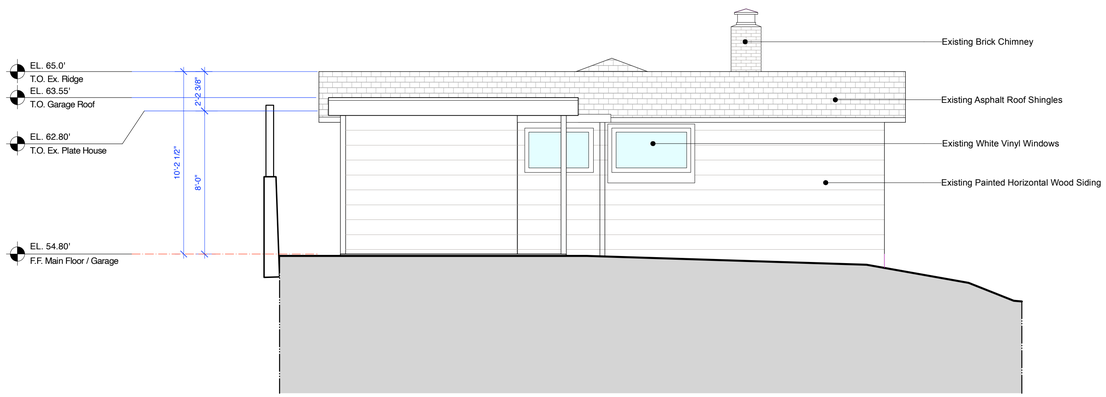
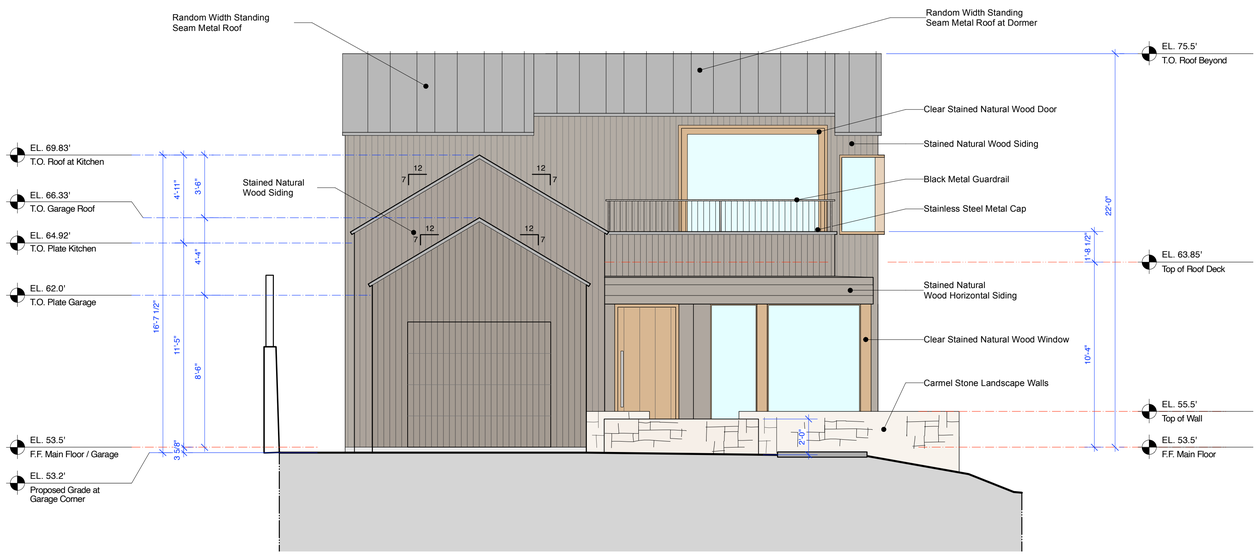
Attachment 5



Existing West Elevation

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



Proposed Hapuna West Elevation

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

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Hapuna West Elevations

1/4" = 1'-0"

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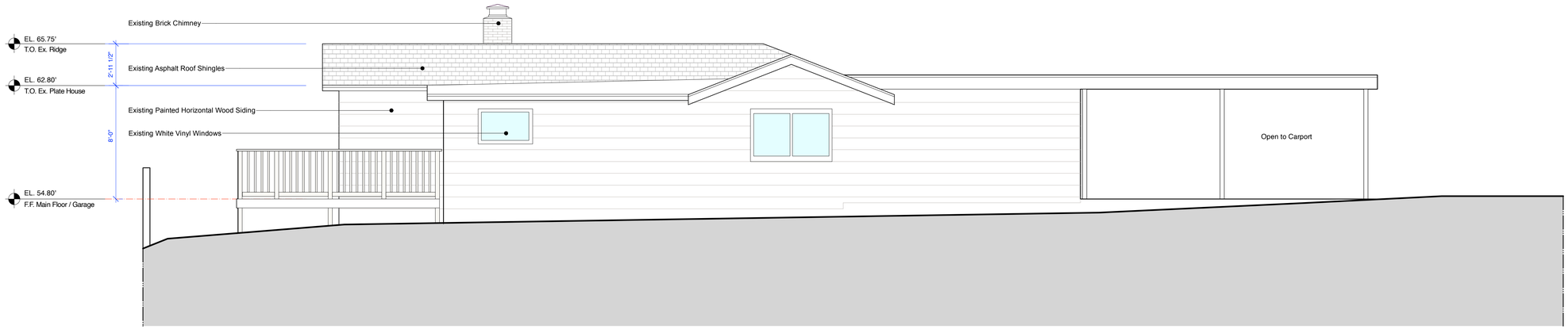
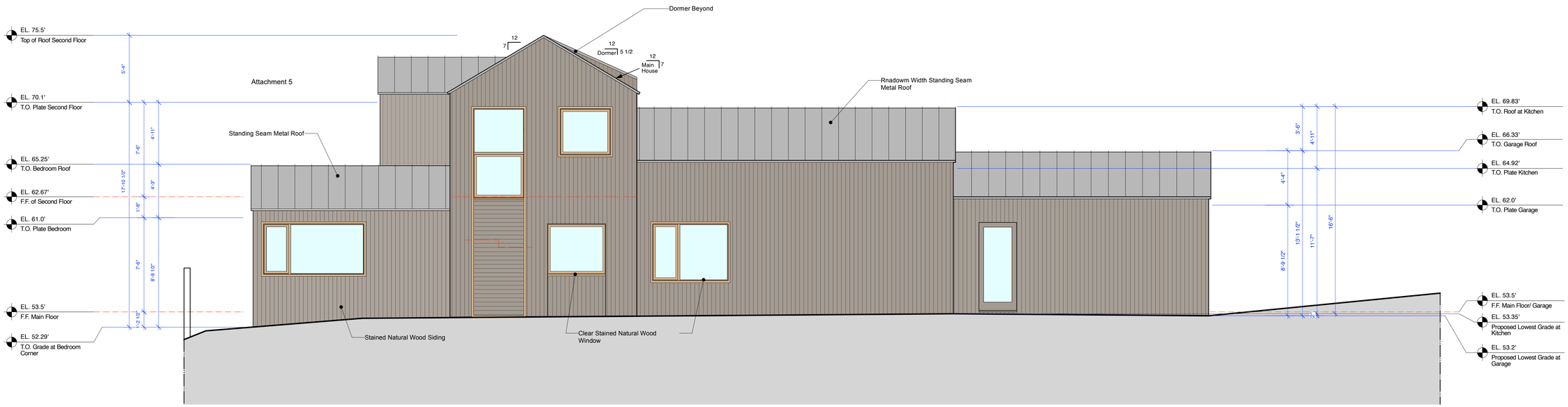


Proposed Hapuna North Elevation

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



Proposed Hapuna North Elevation

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

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Hapuna North Elevations

1/4" = 1'-0"

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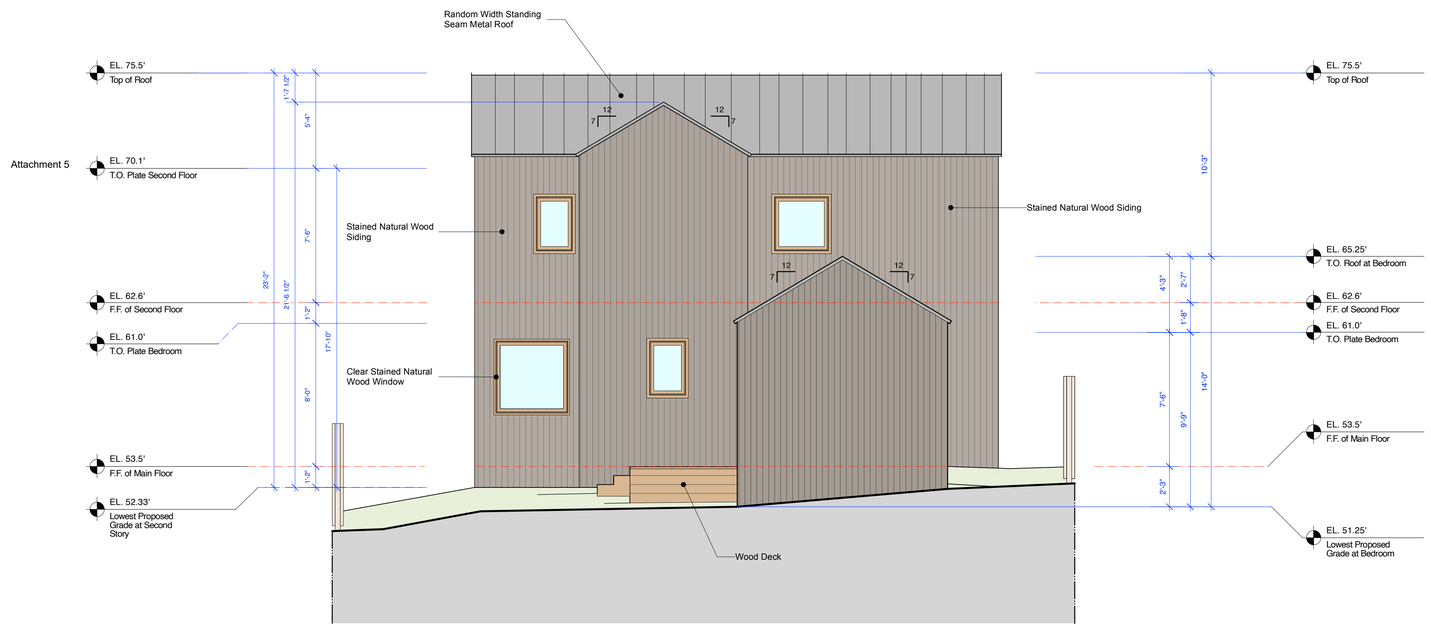
Existing East Elevation

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



Attachment 5

Proposed Hapuna East Elevation

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

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Hapuna East Elevations

1/4" = 1'-0"

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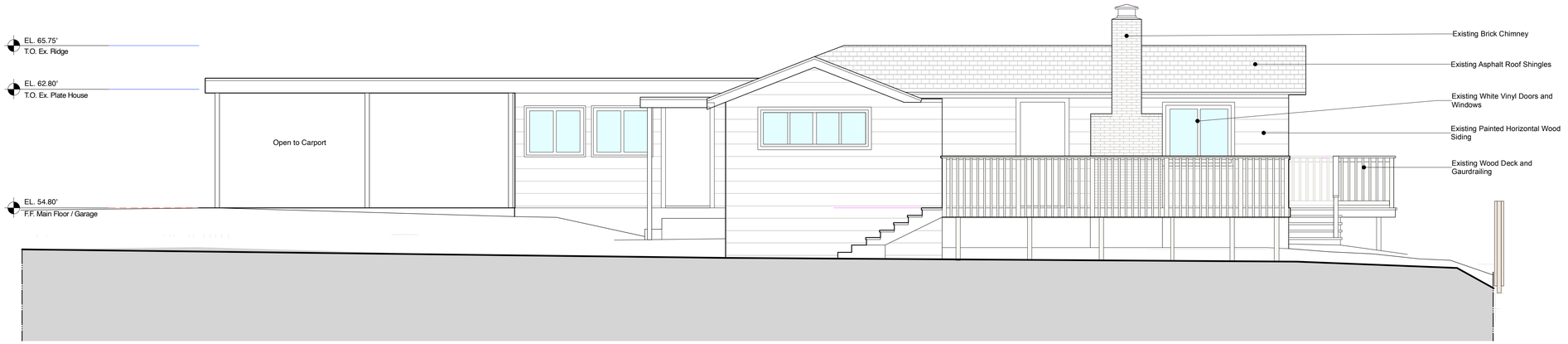
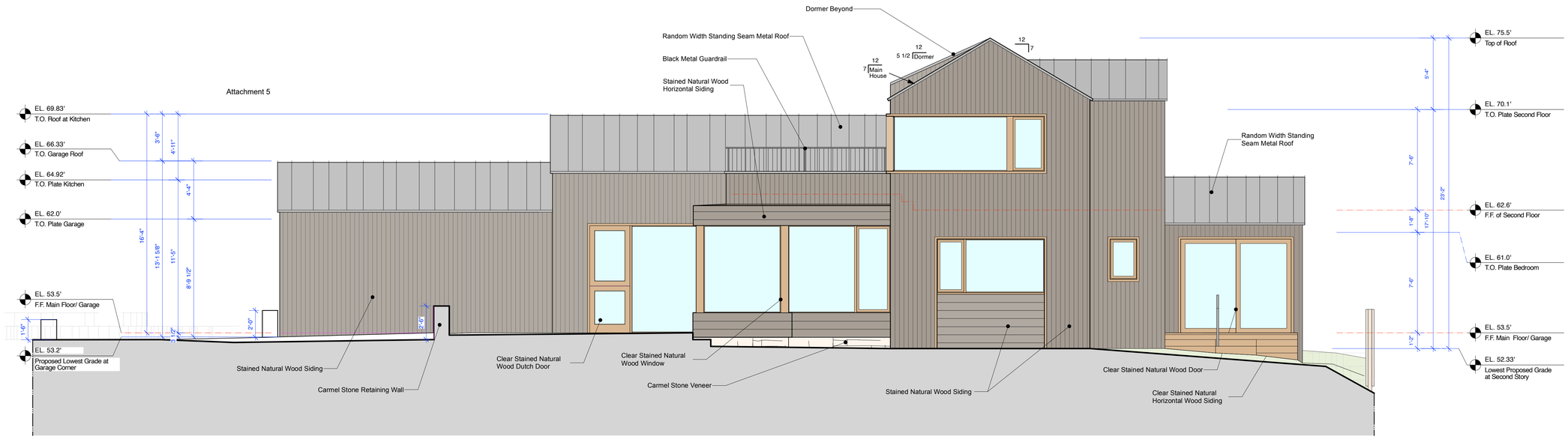


Proposed Hapuna South Elevation

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



Proposed Hapuna South Elevation

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

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Hapuna South Elevations

1/4" = 1'-0"

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A13

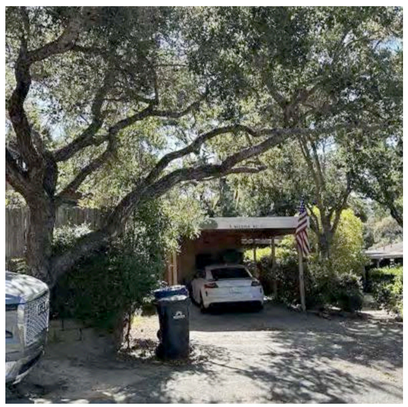
Hapuna



Proposed Street Elevation

Attachment 5







Photographs of Existing Street Elevation

D
A

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Hapuna Existing and Proposed Street Elevations

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A14

Hapuna

FXLuminaire

RH Recessed Wall/Step Light **DESIGNER** PLUS

PROJECT

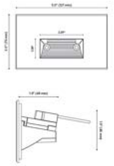
CATALOG #

TYPE

NOTES



Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and stairs. The fixtures are available with 1LED, 3LED, and ZDC configurations.The recessed integrated LED light sources are diffused for soft illumination on steps and walkways and maximum glare control, critical for applications where grade changes are inevitable and safety is a top priority. Fully potted with robust mechanical sealing and compatible with standardized single-gang junction boxes, the RH fixture is ideal for near-grade installations.



Exterior Recessed Step Light



RECESSED SOFFIT LIGHT
55822, Bega, LED Recessed ceiling down light
#4 Brushed aluminum 316 stainless steel finish
4.2 Watt : 299 Lumen

Exterior Recessed Soffit Light

WAC LIGHTING

Slant

11" Outdoor Wall Sconce 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W14911 11"	3000K	❍ BK Black	7W	441	353

Example: **WS-W14911-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Cleverly designed, minimalistic lighting.

FEATURES

- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

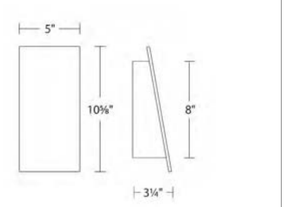
Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	50000 Hours
Mounting:	Can be mounted on wall vertically or upside down
Standards:	ETL, cETL,IP65,Title 24 JA8 Compliant
Construction:	Wet Location Listed Aluminum body with glass lens



FINISHES:

Black

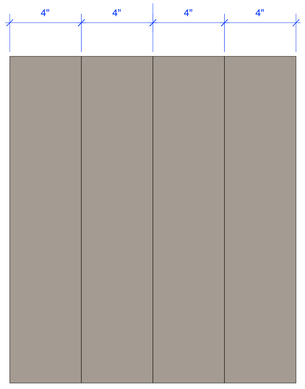
LINE DRAWING:



Exterior Wall Sconce



Wood Siding
Stained Natural Wood Siding



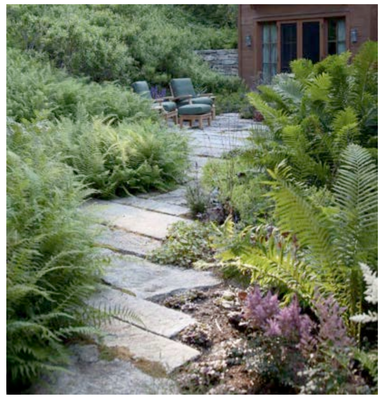
Siding Width
Siding Width: 4" Board



Roofing
Varying Width Standing Seam Metal Roof



Stone Garden Walls



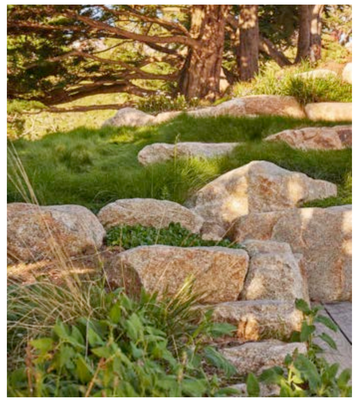
Stone Pavers



Exterior Windows + Doors
Sapele Wood



Spaced-Board Wood Deck
Ipe Wood



Landscape Boulders
Accent and Retaining Boulders

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APN: 010-112-012

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Tract 2 Design Study
July 1, 2024

Track 2 Design
Resubmittal
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Exterior Color and Materials

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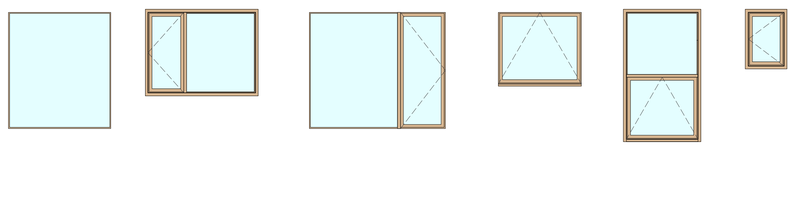
Window Schedule

Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
1	Kitchen	101	6'-1"	8'-0"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed Window
2	Dining Room	102	6'-0"	4'-6"	B	XO	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement/Fixed Window
3	Living Area	103	2'-7"	6'-6"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
4	Living Area	103	1'-8"	6'-6"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
5	Living Area	103	5'-2 3/4"	6'-6"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
6	Living Area	103	5'-8 3/4"	6'-6"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
7	Living Area	103	1'-5 1/2"	6'-6"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
8	Living Area	103	7'-7 1/2"	6'-6"	C	OX	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed, Casement
9	Powder Room	104	4-7 3/4"	4'-0"	D	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Awning
10	Stairs	105	4'-0"	7'-1 1/2"	E	OX	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed, Awning
11	Bedroom 1	106	8'-0"	4'-0"	B	XO	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement, Fixed; CASEMENT EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
12	Bedroom 1	108	4'-0"	4'-0"	A	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed
13	Bathroom	109	2'-0"	3'-0"	F	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
14	Bathroom	109	2'-0"	3'-0"	F	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
15	Bedroom 2	110	8'-0"	4'-0"	B	XO	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement, Fixed
16	Primary Suite	201	3'-0"	3'-0"	F	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
17	Primary Suite	201	2'-0"	3'-0"	F	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement
18	Primary Suite	201	2'-4"	4'-0"	F	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Casement, EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
19	Primary Suite	201	Look @ Type	Look @ Type	G	O	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Fixed Corner Window
20	Primary Bathroom	202	4'-0"	3'-8"	D	X	1" Insulated Glass, Tempered	Yes	Stained Natural Wood	Awning



Type 'A' Fixed Window

Type 'B' Casement/ Fixed Window

Type 'C' Fixed/ Casement Window

Type 'D' Awning Window

Type 'E' Fixed/ Awning Window

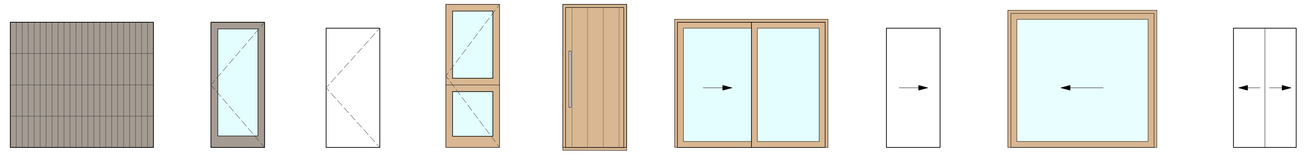
Type 'F' Casement Window

Type 'G' Fixed Corner Window

Attachment 5

Door Schedule

Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Manufacturer	Remarks
Main House											
1	Garage	100	8'-0"	7'-0"	1-3/4"	A	Stain-Grade Wood		Stain-Grade Wood		Garage Door
2	Garage	100	3'-0"	6'-8"	1-3/4"	B	Stain-Grade Wood		Stain-Grade Wood		Exterior Swing Door with Insulated Tempered Glass
3	Kitchen	101	3'-0"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
4	Kitchen	103	3'-0"	8'-0"	1-3/4"	D	Stain-Grade Wood	1" Insulated Glass, Tempered	Stain-Grade Wood		Dutch Door Solid Core Paint Grade with Tempered Insulated Glass
5	Entry	103	3'-3"	7'-10"	1-3/4"	E	Stain-Grade Wood		Stain-Grade Wood		Exterior Swing Door
6	Powder Room	105	2'-6"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
7	Storage	107	2'-8"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
8	Bedroom 1	109	2'-8"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
9	Bathroom	110	2'-6"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
10	Bedroom 2	111	2'-8"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
11	Bedroom 2	111	8'-0"	7'-4"	1-3/4"	F	Stain-Grade Wood	1" Insulated Glass, Tempered	Stain-Grade Wood		Slider Door
12	Closet	111.1	2'-4"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Pocket Door
13	Primary Suite	201	8'-0"	7'-6"	1-3/4"	H	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Exterior Solid Core Pocket Door with Insulated Tempered Glass
14	Primary Closet	201.1	3'-6"	6'-8"	1-3/4"	J	Paint-Grade Wood		Paint-Grade Wood		Interior Double Pocket Door
15	Primary Bathroom	202	2'-6"	6'-8"	1-3/4"	C	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
16	Primary Bathroom: Water Closet	202.1	2'-6"	6'-8"	1-3/4"	G	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door



Type 'A' Garage Door

Type 'B' Exterior Solid Core Swing Door with Insulated Tempered Glass

Type 'C' Interior Solid Core Swing Door

Type 'D' Exterior Solid Core Dutch Door with Insulated Tempered Glass

Type 'E' Exterior Solid Core Swing Door

Type 'F' Exterior Solid Core Double Slider with Insulated Tempered Glass

Type 'G' Interior Solid Core Pocket Door

Type 'H' Exterior Solid Core Pocket Door with Insulated Tempered Glass

Type 'J' Interior Solid Core Double Pocket Door

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Door and Window Schedules

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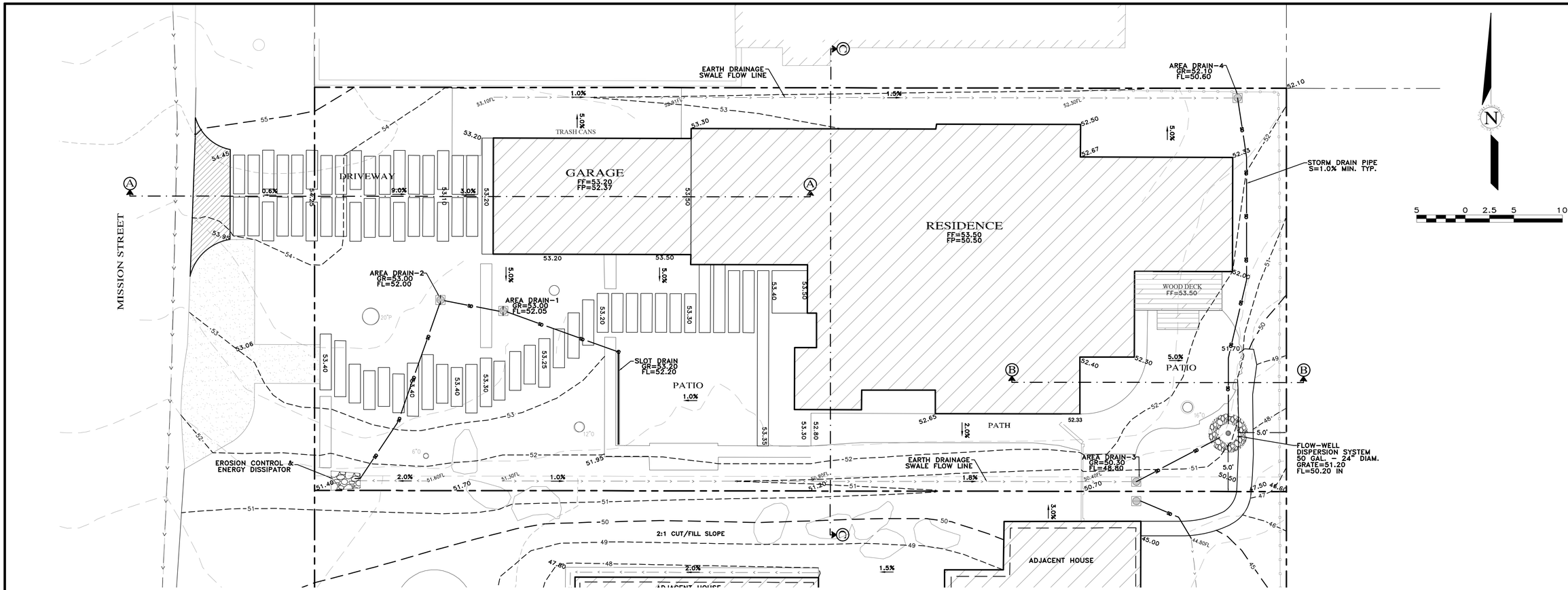
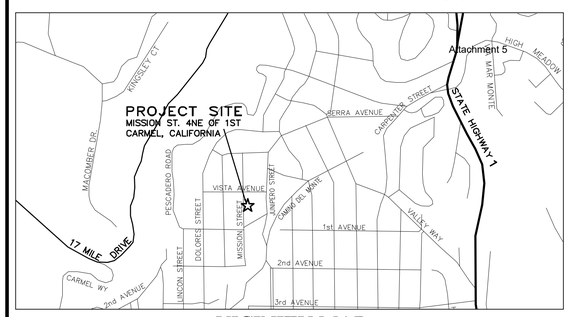


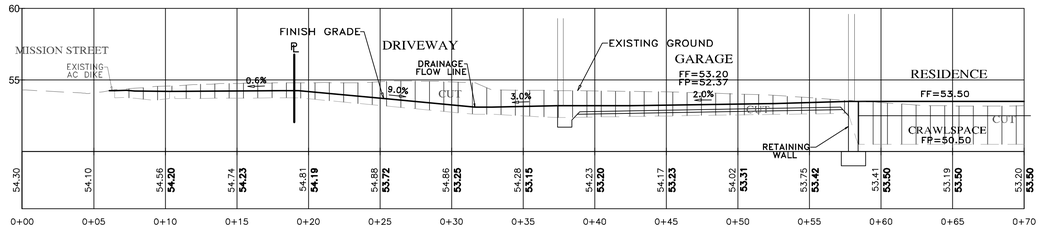
PLAN VIEW
SCALE: 1"=5'



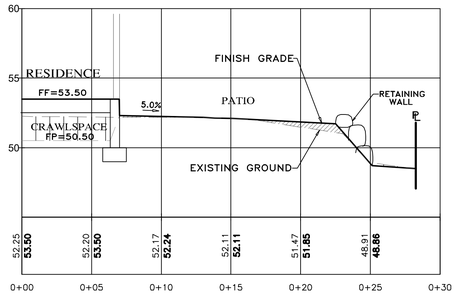
VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 4,150 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,759 SQ.FT.
TOTAL AREA OF DISTURBANCE = 4,108 SQ.FT.

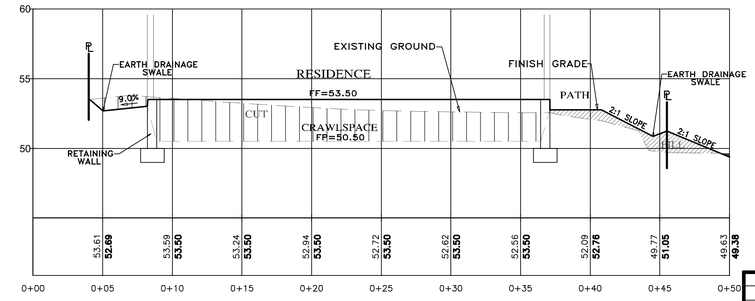
GRADING QUANTITIES:
CUT = 165 C.Y.
FILL = 20 C.Y.
NET = 145 C.Y. EXPORT



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



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



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

STORM WATER CONTROL NOTES:

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

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

INDEX TO SHEETS

SHEET C1	GRADING, DRAINAGE, UTILITY PLAN & SECTIONS
SHEET C2	EROSION CONTROL PLAN
SHEET C3	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
COLLINS HERMLE FAMILY TRUST
155 SAN RAFAEL WAY
SAN FRANCISCO, CA 94127

SECONDARY: ARCHITECT
DYAR ARCHITECTURE
ATTN: MR. ERIK DYAR
P.O. BOX 4709
CARMEL, CA 93921
PH (831)915-5602

SITE LOCATION:
MISSION STREET
4 NE OF 1ST AVENUE
CARMEL, CA 93921

" CONCEPTUAL GRADING, DRAINAGE, UTILITY PLAN & SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MISSION SISTERS - LOT 6 HAPUNA RESIDENCE

A.P.N.: 010-112-012

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

FOR

COLLINS HERMLE FAMILY TRUST

APPROVED BY:

GUY R. GIRAUDO

PROFESSIONAL ENGINEER * REGISTERED * GUY R. GIRAUDO No. 58569 Exp. 06-30-25 CIVIL * STATE OF CALIFORNIA

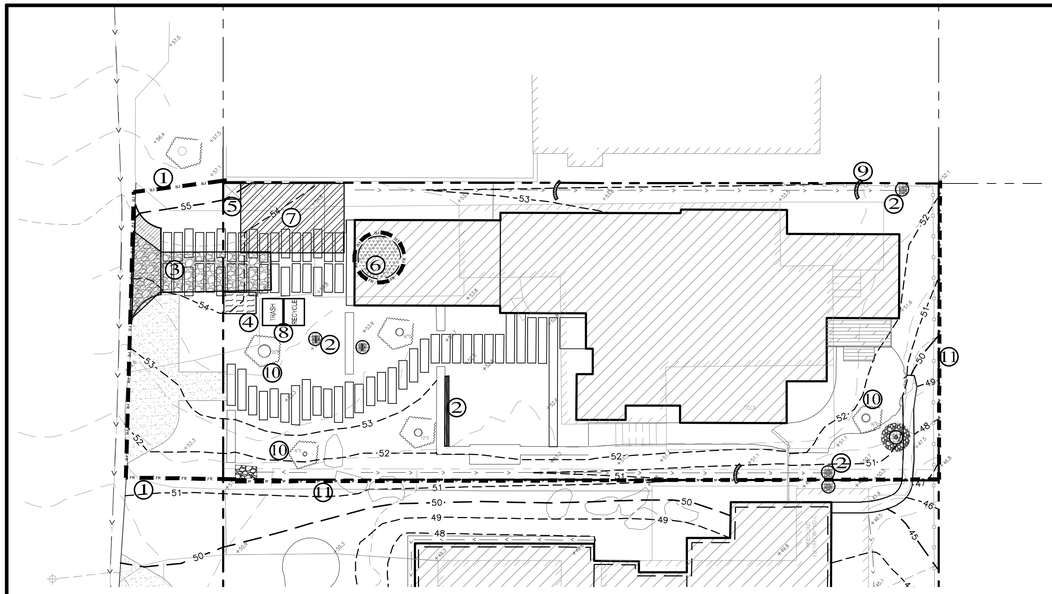
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0970 Fax (831) 443-3801
www.landsetengineering.com

SCALE: 1"=5'
DATE: AUGUST 2024
JOB NO. 2816-01

SHEET C1
OF 3 SHEETS

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

LSPROJ\2816-MISSION SISTERS\2816-CIVIL\DWG\2816-GDECP-L6.DWG/24x36C1



PLAN
SCALE: 1"=10'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

CONSTRUCTION INSPECTION REQUIREMENTS

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

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

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

LEGEND:

1. FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TARPS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ¾" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. 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.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials
- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials
- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter
- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management
- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking
- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control
- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

Erosion Control
- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adopted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

APPROVED BY: GUY R. GIRAUDO

PROFESSIONAL ENGINEER - CALIFORNIA - STATE OF - REGISTERED - Guy R. Giraudo - No. 58569 - Exp. 06-30-25 - CIVIL

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Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" EROSION & SEDIMENT CONTROL PLAN "

OF

MISSION SISTERS - LOT 6 HAPUNA RESIDENCE

A.P.N.: 010-112-012

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

FOR

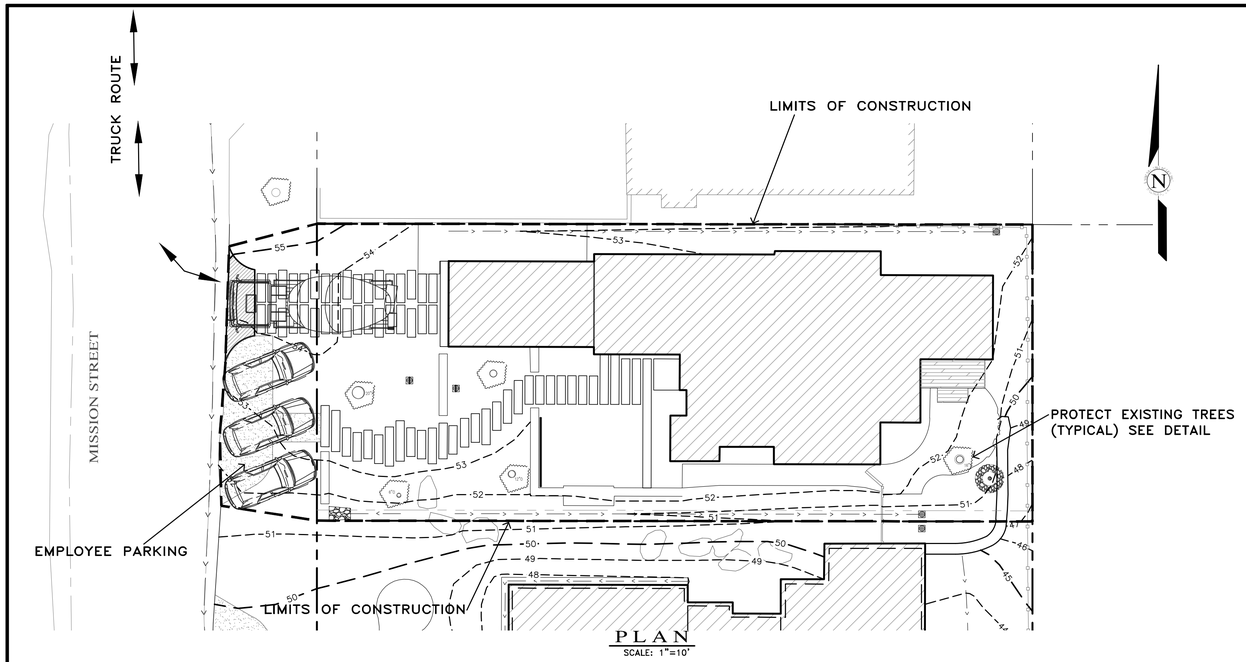
COLLINS HERMLE FAMILY TRUST

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

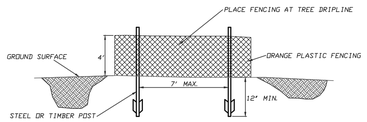
SHEET C2

OF 3 SHEETS

L:\PROJ\2816-MISSION SISTERS\2816-CIVIL\DWG\2816-01ECP-LE.DWG 8/16/2024



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

Attachment 5

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
165 CY CUT
20 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 PAVERS DRIVEWAY AND LANDSCAPING.

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

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

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

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

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG MISSION 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/CLKEARING	4	4
GRADING & SOIL REMOVAL (EXPORT)	8	2
ENGINEERING MATERIALS (IMPORT)	3	4
TOTALS	15	10

TRUCK TRIP GENERATION NOTES:

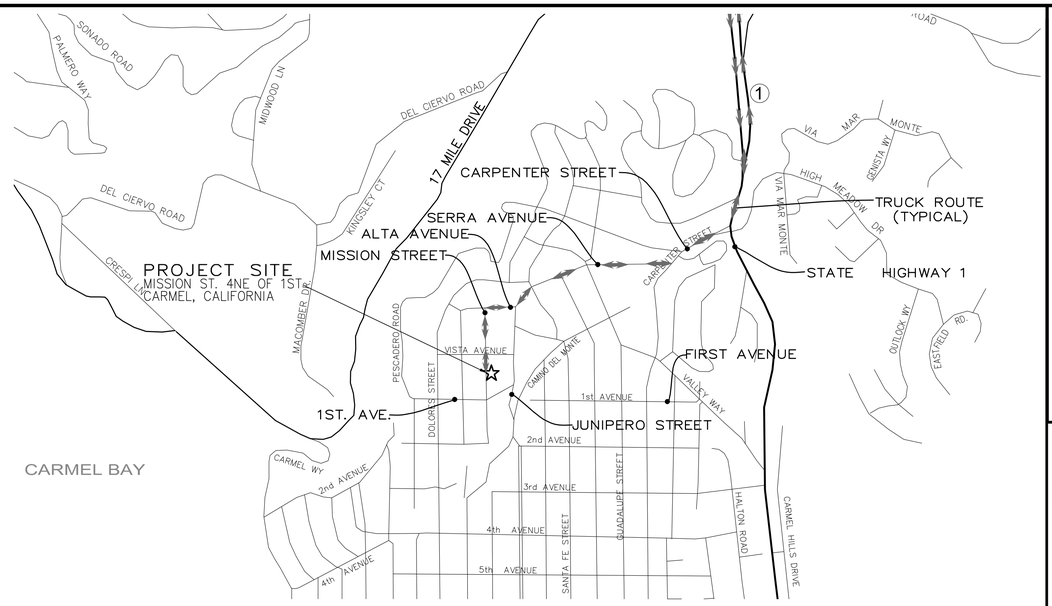
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 145 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 4-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 9 SEPTEMBER 2024, 7 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

" CONSTRUCTION MANAGEMENT PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 6 HAPUNA RESIDENCE
A.P.N.: 010-112-012
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

REGISTERED PROFESSIONAL ENGINEER GUY R. GIRAUDO No. 56589 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO

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

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C3
OF 3 SHEETS

L:\PROJ\2016-MISSION SISTERS\2016-CIVIL\DWG\2016-GDSECP-LE.DWG,8/23/2024 8:43:36 AM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

MISSION SISTERS - LOT 6 HAPUNA

MISSION STREET 4 NE OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012

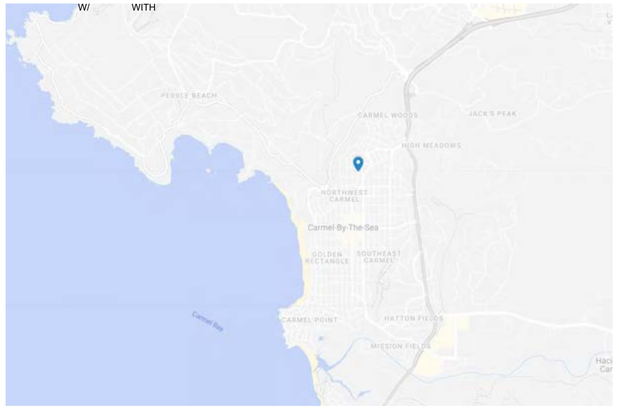
FRONT ELEVATION



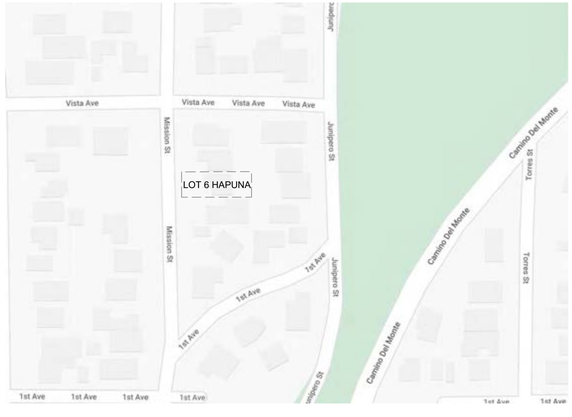
ABBREVIATIONS

@	AT
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
CBC	CALIFORNIA BUILDING CODE
CL	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
ML	MAINLINE
OC	ON CENTER
PB	PULL BOX
QCV	QUICK COUPLER VALVE
RC	RELATIVE COMPACTION
RIM	RIM ELEVATION
SD	STORM DRAIN
TS	TOP OF SURFACE
TPZ	TREE PROTECTION ZONE
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

VICINITY MAP



PROJECT MAP



PROJECT DESCRIPTION

THE LANDSCAPE FOR THE PROPOSED RESIDENCE WILL REVIVE THE FRACTURED OAK WOODLAND THAT IS ALREADY PRESENT ON THE SITE. BY ADDING LAYERS OF (MOSTLY) NATIVE OAK WOODLAND PLANTS IN THEIR NATURAL PATTERNS OF GROWTH, THE WOODLAND WILL COME TO LIFE AGAIN AND BRING BEAUTY TO BOTH THE NEW OWNERS AND THE NEIGHBORHOOD ALIKE. ALL PAVING AND HARDSCAPE MATERIALS HAVE BEEN SELECTED TO MAINTAIN THIS NATURAL AESTHETIC.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
L0.00	LOT 6 HAPUNA COVER SEET
L1.00	OVERALL SITE PLAN
L1.01	LOT 6 HAPUNA SITE PLAN
L2.00	LOT 6 HAPUNA PLANTING PLAN
L2.01	LOT 6 HAPUNA PLANTING LEGEND AND NOTES
L3.00	LOT 6 HAPUNA LIGHTING PLAN

NOT FOR CONSTRUCTION

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR STOP THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. FAILURE TO NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID SHALL CONSTITUTE ACCEPTANCE OF ALL CONDITIONS AND WORK AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS.

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC CODES DO NOT. WILD LAND WORKSHOP AND THE AUTHOR(S) OF ANY ELECTRONIC CODES TO THIS DRAWING ELECTRONIC FILE EXPRESSLY DISCLAIM ANY AND ALL EXPRESS AND IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

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LANDSCAPE ARCHITECTURE

seal



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PO BOX 4709
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project

no.	description	
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

LOT 6 HAPUNA COVER SEET

sheet title

L0.00

sheet no.

-- of

9/9/2024 12:37 PM

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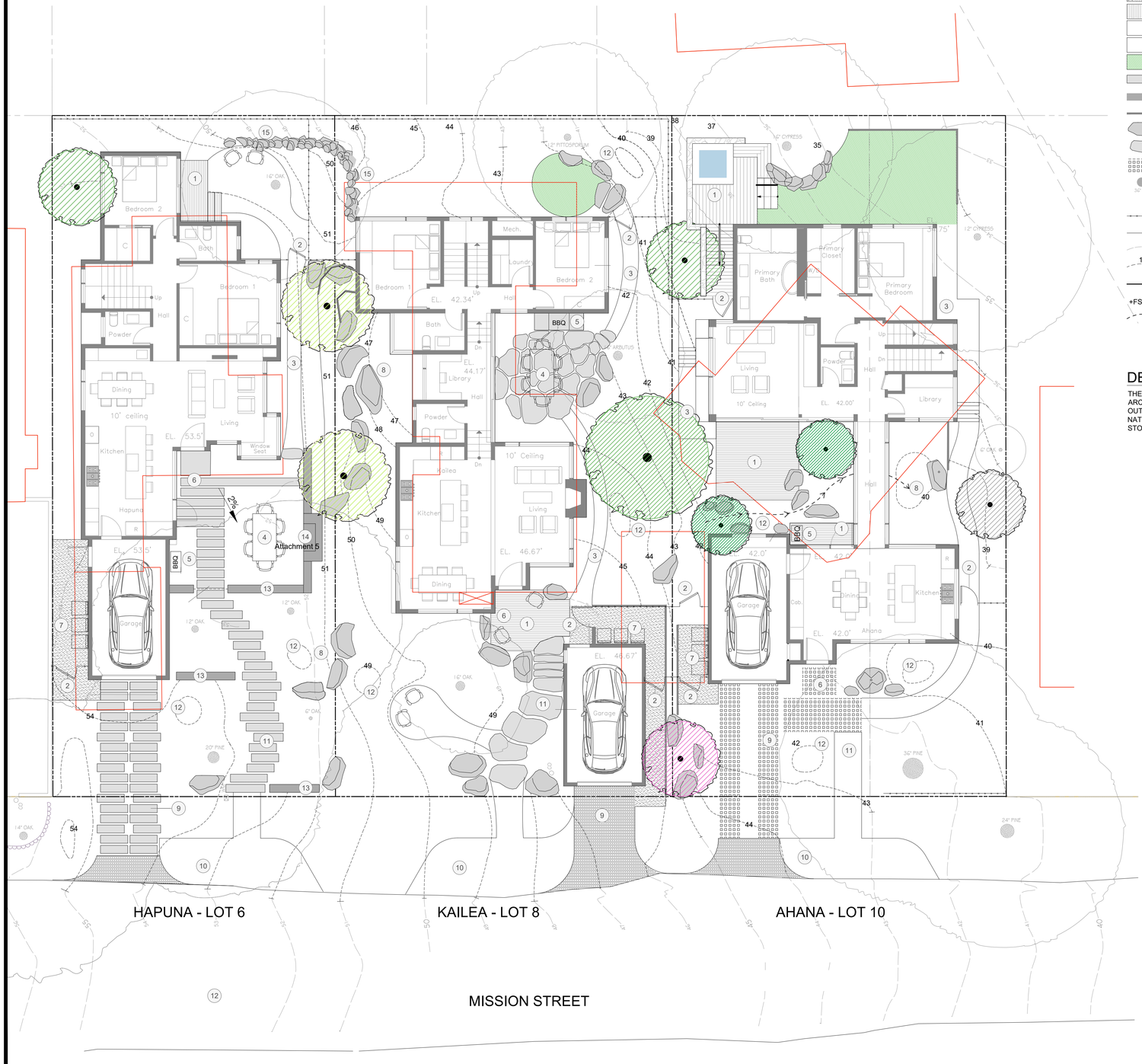

LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- CORTEN STEEL WALL
- BOULDER
- FLAGSTONE
- ROBI PERMEABLE WOOD PAVER
- EXISTING TREE (30" PINE)
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS (11)
- PROPERTY LINE
- PROPOSED SPOT ELEVATIONS (+FS 53.5)
- FLOWLINE

NUMBERED NOTES

1. DECK
2. SINGLE PEDESTRIAN GATE
3. MULCH PATH
4. MULCH DINING AREA WITH FIREPLACE
5. BBQ AREA
6. ENTRY
7. TRASH AREA
8. SCULPTURE / FOUNTAIN / FOCAL POINT
9. DRIVEWAY
10. GUEST PARKING
11. ENTRY WALKWAY
12. RAINGARDEN / SWALE
13. LOW STONE WALLS
14. STONE FIREPLACE - 4' TALL
15. (E) WALL TO REMAIN

DESCRIPTION OF WORK

THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS.

0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS, CONFLICTS OR DISCREPANCIES AND SHALL NOT PROCEED WITH THE WORK IN SUCH AREAS UNTIL ALL SUCH ERRORS, OMISSIONS, CONFLICTS OR DISCREPANCIES HAVE BEEN RESOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS, CONFLICTS OR DISCREPANCIES AND SHALL NOT PROCEED WITH THE WORK IN SUCH AREAS UNTIL ALL SUCH ERRORS, OMISSIONS, CONFLICTS OR DISCREPANCIES HAVE BEEN RESOLVED.

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
07/01/2024
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
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no.	description	date
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
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date: 09.04.2024

OVERALL SITE PLAN

sheet title

L1.00

sheet no.

-- of

9/9/2024 2:48 PM

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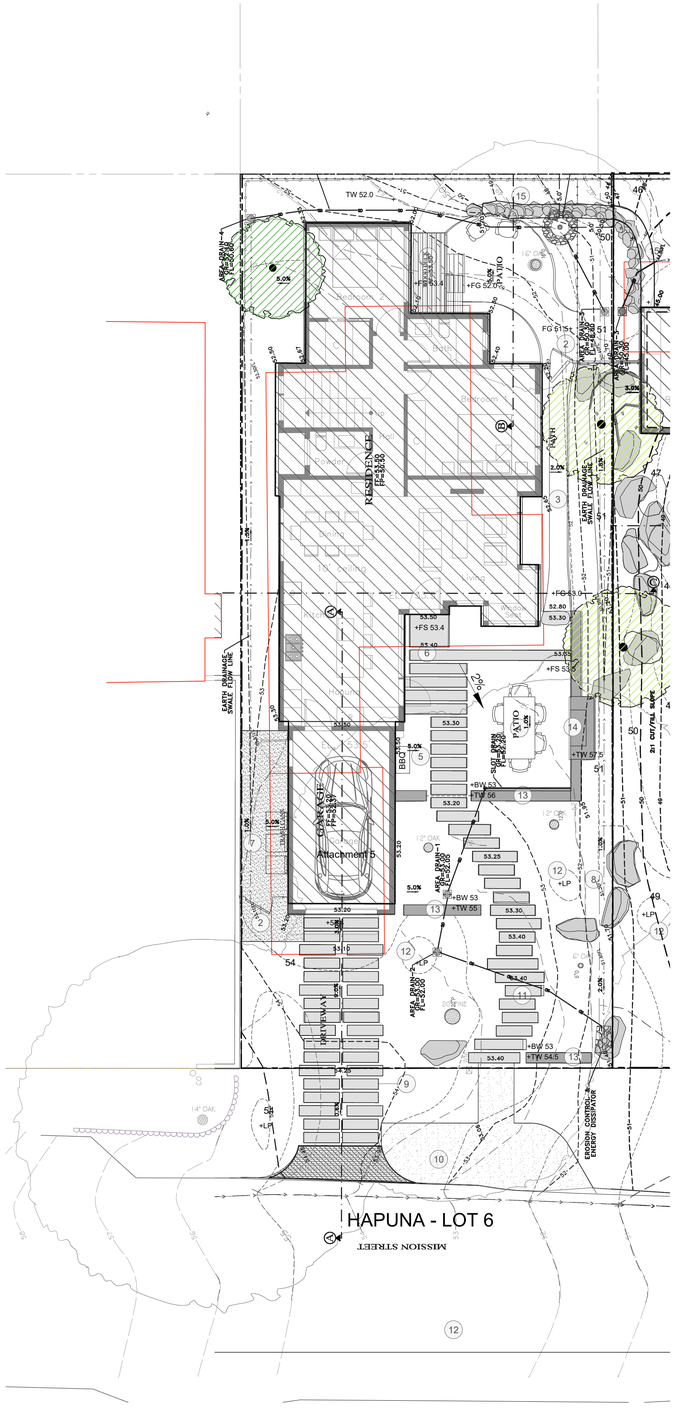

LEGEND

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- +FS 53.5 PROPOSED SPOT ELEVATIONS
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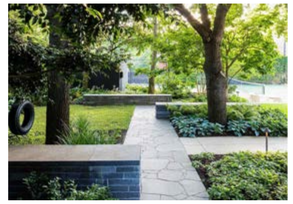
PRECEDENT IMAGES


WOOD SIDING


STONE PATH


ENTRY WALLS


OUTDOOR FIREPLACE


PROPOSED FENCE PRECEDENT, 4' AVERAGE HEIGHT


OUTDOOR PATIO


PERSPECTIVE RENDERING

0' 4' 8' 16'

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WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE

REGISTERED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
07/01/2024
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
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LOT 6 HAPUNA SITE PLAN

sheet title

L1.01

sheet no.

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9/9/2024 3:40 PM

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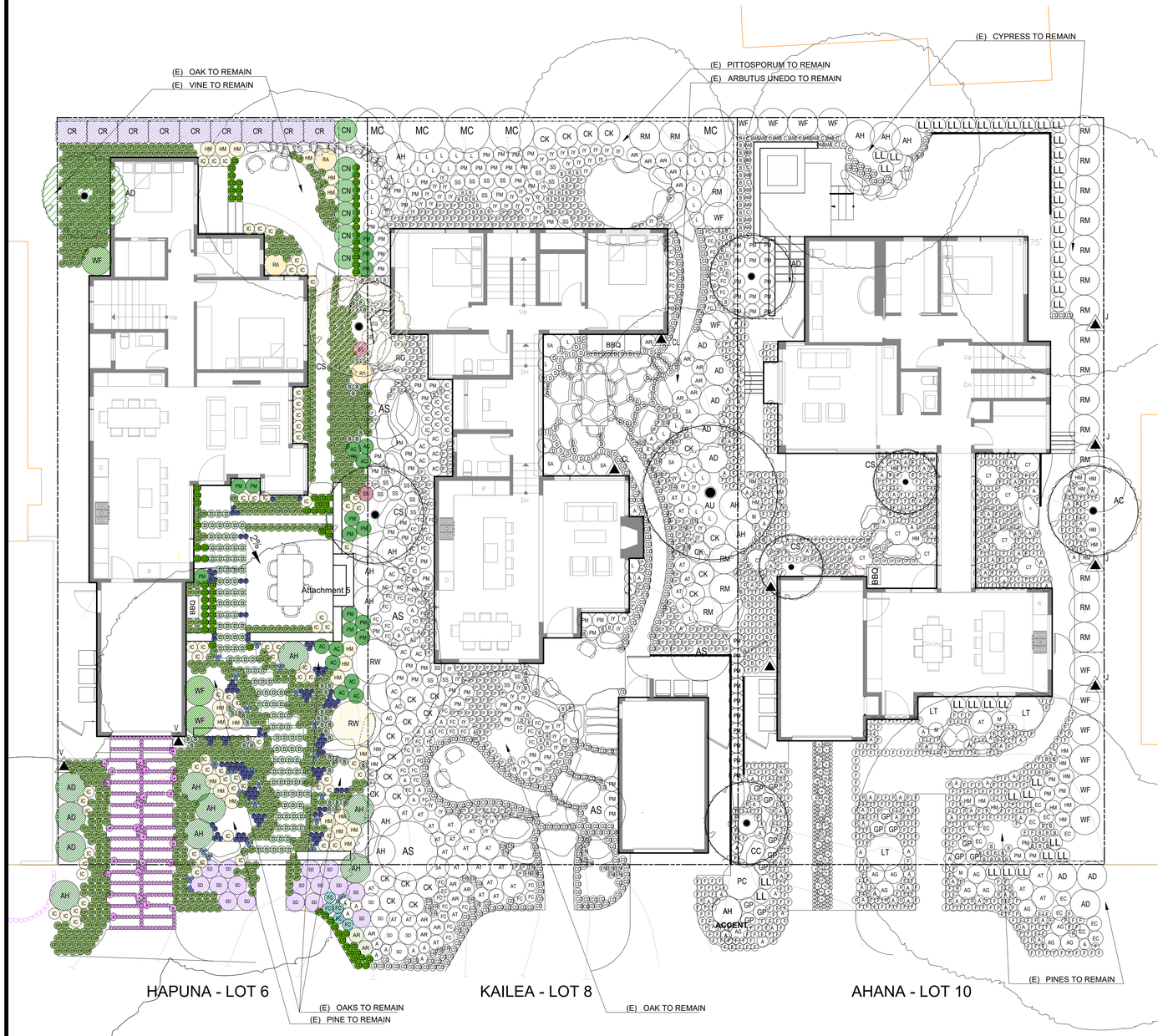

LOT 6 HAPUNA

TREE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AD	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	24" BOX	AS SHOWN	1

SHRUB AND GROUND COVER LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
AC	ACANTHUS MOLLIS	BEAR'S BREECHES	5 GAL	2' OC	9
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	3
AQ	AQUILEGIA CAERULEA	COLORADO COLUMBINE	1 GAL	2' OC	69
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	3
AH	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTEREY MANZANITA	15 GAL	4' OC	7
+	ARMERIA MARITIMA SSP CALIFORNICA	SEA THRIFT	1 GAL	1' OC	25
AR	ARTEMISIA 'DAVID'S CHOICE'	SAND HILL SAGE	5 GAL	2' OC	2
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	47
CN	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3' OC	6
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1' OC	734
CR	CEANOTHUS 'RAY HARTMAN'	CALIFORNIA LILAC	15 GAL	4' OC	24
CD	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	77
D	DYMONDIA MARGARETAE	SILVER CARPET	PLUGS	1' OC	123
FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	1'-6" OC	5
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	2' OC	21
IC	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW DOUGLAS IRIS	1 GAL	1'-6" OC	71
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	13
P	PRUNELLA VULGARIS	COMMON SELFHEAL	1 GAL	8" OC	121
RA	RIBES AUREUM	GOLDEN CURRANT	5 GAL	3' OC	3
RW	RIBES 'WHITE ICICLE'	WHITE WINTER CURRANT	15 GAL	6' OC	1
SD	SALVIA 'DARA'S CHOICE'	CREEPING SAGE	5 GAL	2'-6" OC	16
SS	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL	2' OC	2
T	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	PLUGS	6" OC	326
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	PLUGS	4' OC	3

VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
V	VITIS CALIFORNICA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	1 GAL	AS SHOWN	2

PLANTING NOTES:

PLANTING DESIGN AND IRRIGATION DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE SPECIES APPROPRIATE FOR THE AREA. THE NEW LANDSCAPE FOR THE RESIDENCE IS IN KEEPING WITH THE OAK WOODLAND ECOTYPE IN CARMEL. PLANTS SHALL BE MINIMALLY IRRIGATED WITH A DRIP SYSTEM ON THE PROPERTY, CONTROLLED WITH AN ET CONTROLLER AND RAIN SENSOR. PLANTING DESIGN ON ADJACENT LOTS SHOWN FOR REFERENCE ONLY.

SOIL AMENDMENT
1. ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.
2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

NOTE: SEE SHEET L2.01 FOR LEGEND AND NOTES

0' 4' 8' 16'
1/8" = 1' - 0"

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LOT 6 HAPUNA PLANTING PLAN

sheet title

L2.00

sheet no.
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9/9/2024 12:58 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

MATRIX PLANTS:


CLINOPODIUM DOUGLASII


CAREX PANSA


HEUCHERA MAXIMA


POLYSTICHUM MINUTUM


PRUNELLA VULGARIS

HAPUNA ACCENT PLANTS:


AQUILEGIA CAERULEA


ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'


IRIS DOUGLASIANA 'CANYON SNOW'


RIBES SANGUINEUM 'WHITE ICICLE'


SALVIA 'DARA'S CHOICE'

HAPUNA SCREENING PLANTS:


ARCTOSTAPHYLOS 'HOWARD MCMINN'


CALAMAGROSTIS NUTKAENSIS


CEANOTHUS 'RAY HARTMAN'


CEANOTHUS 'SNOW FLURRY'


VITUS CALIFORNICA 'RODGER'S RED'

HAPUNA TREES:


ARCTOSTAPHYLOS 'DR. HURD'

Attachment 5

LOT 6 HAPUNA

TREE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AD	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	24" BOX	AS SHOWN	1

SHRUB AND GROUND COVER LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
AC	ACANTHUS MOLLIS	BEAR'S BREECHES	5 GAL	2' OC	9
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	3
AQ	AQUILEGIA CAERULEA	COLORADO COLUMBINE	1 GAL	2' OC	69
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	3
AH	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTEREY MANZANITA	15 GAL	4' OC	7
+	ARMERIA MARITIMA SSP CALIFORNICA	SEA THRIFT	1 GAL	1' OC	25
AR	ARTEMISIA 'DAVID'S CHOICE'	SAND HILL SAGE	5 GAL	2' OC	2
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	47
CN	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3' OC	6
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1' OC	734
CR	CEANOTHUS 'RAY HARTMAN'	CALIFORNIA LILAC	15 GAL	4' OC	24
CD	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	77
D	DYMONDIA MARGARETAE	SILVER CARPET	PLUGS	1' OC	123
FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	1'-6" OC	5
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	2' OC	21
IC	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW DOUGLAS IRIS	1 GAL	1'-6" OC	71
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	13
P	PRUNELLA VULGARIS	COMMON SELFHEAL	1 GAL	8" OC	121
RA	RIBES AUREUM	GOLDEN CURRANT	5 GAL	3' OC	3
RW	RIBES 'WHITE ICICLE'	WHITE WINTER CURRANT	15 GAL	6' OC	1
SD	SALVIA 'DARA'S CHOICE'	CREEPING SAGE	5 GAL	2'-6" OC	16
SS	SALVIA SPATHACEA	HUMMINGBIRD SAGE	5 GAL	2' OC	2
T	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	PLUGS	6" OC	326
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	PLUGS	4' OC	3

VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
V	VITIS CALIFORNICA 'ROGER'S RED'	CALIFORNIA WILD GRAPE	1 GAL	AS SHOWN	2

PLANTING NOTES:

PLANTING DESIGN AND IRRIGATION DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE SPECIES APPROPRIATE FOR THE AREA. THE NEW LANDSCAPE FOR THE RESIDENCE IS IN KEEPING WITH THE OAK WOODLAND ECOTYPE IN CARMEL. PLANTS SHALL BE MINIMALLY IRRIGATED WITH A DRIP SYSTEM ON THE PROPERTY, CONTROLLED WITH AN ET CONTROLLER AND RAIN SENSOR. PLANTING DESIGN ON ADJACENT LOTS SHOWN FOR REFERENCE ONLY.

SOIL AMENDMENT

1. ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.
2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION

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IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR DAMAGE BECAUSE OF SITE CONDITIONS, ERRORS, DISCREPANCIES OR OMISSIONS IN THE DRAWINGS IF THE CONTRACTOR PROCEEDS WITH WORK IN THE AFFECTED AREA BEFORE NOTIFYING THE OWNER AND LANDSCAPE ARCHITECT.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
07/01/2024
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013, 010-112-007

project

no.	description	date:
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

LOT 6 HAPUNA PLANTING LEGEND AND NOTES

sheet title

L2.01

sheet no.

-- of

9/9/2024 12:37 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

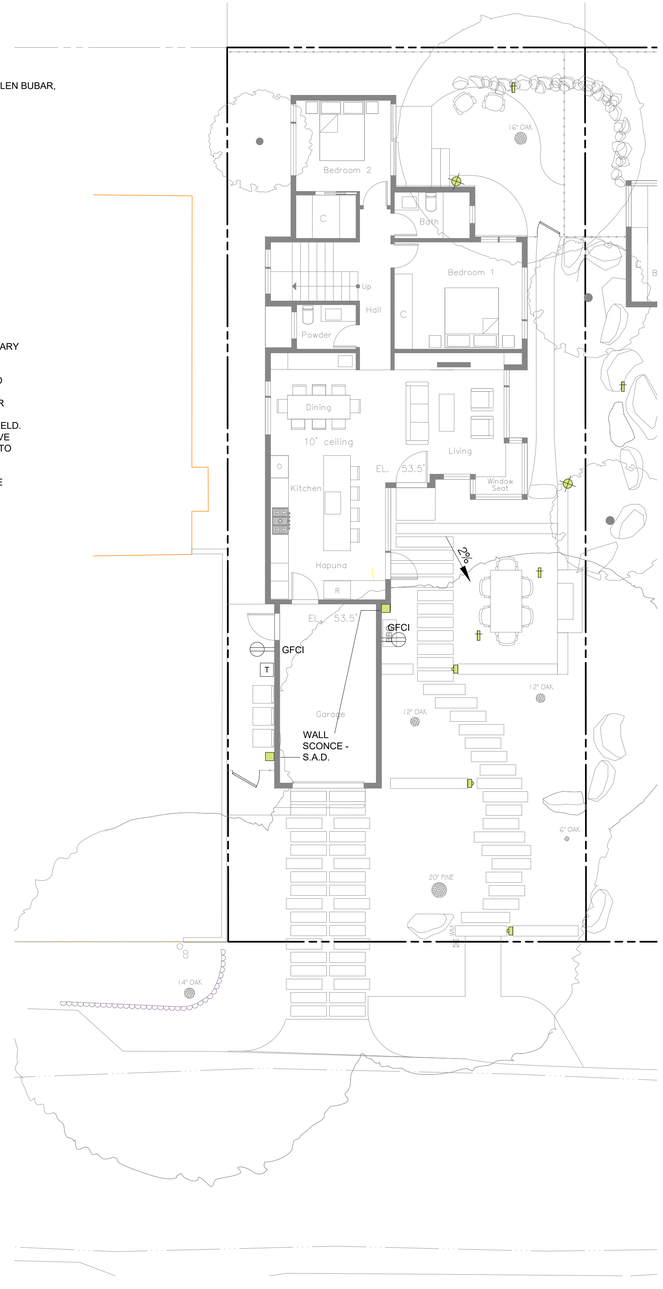
LEGEND

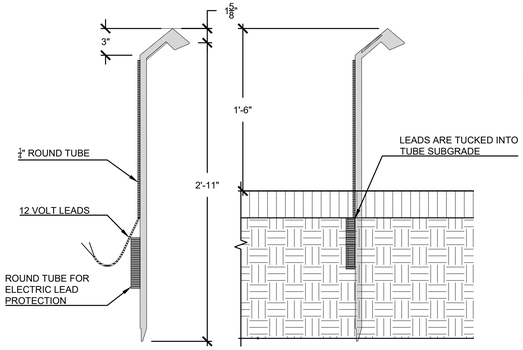
	TYPE	WATTS	MANUF - MODEL
	PATH LIGHT	1.5	STEEL - PATH LIGHT 2700 K. 18" TALL. AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-560
	WALL LIGHT	4.2	FX - RH LED 2700 K
	PENDANT LIGHT	4.0	FX - VE - ZD - 3LED - PS
	BBQ WALL LIGHT	2.0	FX - BQ
	LED STRIP LIGHT	.6 / FT	FX - SRP STRIP LIGHT 2700 K
	WALL SCONCE		SEE ARCHITECTURAL DRAWINGS
T	TRANSFORMER		CONFIRM LOCATION IN FIELD
	GFCI OUTLET		110 V GFCI OUTLET IN WATERPROOF BOX, LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO TRENCHING AND INSTALLATION

GENERAL NOTES:

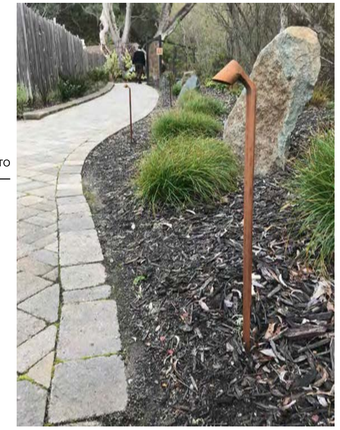
1) SEE ELECTRICAL DRAWINGS
2) CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN A MANNER CONSISTENT WITH THE MANUFACTURERS SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES.CONTRACTOR IS RESPONSIBLE FOR ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND DETERMINING LOADS FOR TRANSFORMERS
3) ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR
4) ACCENT AND AREA LIGHTS TO BE INSTALLED WITH 3' OF EXTRA WIRE FOR ADJUSTMENT IN FIELD.
5) POSITION LIGHTS IN FIELD. ADJUST TO MINIMIZE LIGHT SPILLAGE AND GLARE AND TO ACHIEVE DESIGN INTENT. FINAL LAYOUT AND LOCATIONS OF LIGHTS AND TRANSFORMER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6) FINAL ADJUSTMENTS SHALL BE MADE AT NIGHT WITH OWNER PRESENT FOR APPROVAL.
7) CONTRACTOR TO PROVIDE SUBMITTAL SHEETS OF ALL PROPOSED FIXTURES TO LANDSCAPE ARCHITECT FOR APPROVAL
8) IN CASE OF FIELD MODIFICATIONS, ELECTRICAL CONTRACTOR TO PROVIDE A SKETCH OF AS BUILT WIRING OVERLAID ON THIS DRAWING

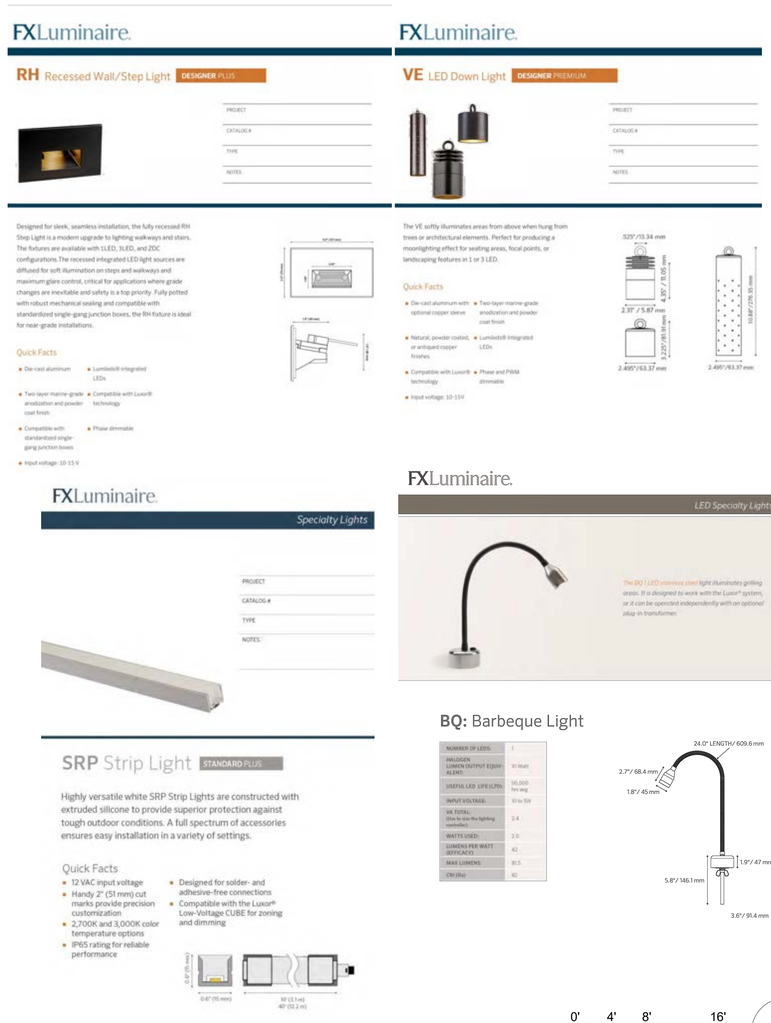
Attachment 5





STEEL PATH LIGHT LOCALLY MADE BY ALLEN BUBAR





0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IN AREAS OF SUCH CONDITIONS OR DISCREPANCIES UNTIL THEY ARE RESOLVED AND THE OWNER AND LANDSCAPE ARCHITECT HAVE AGREED TO SUCH CHANGES. ANY WORK DONE BY CONTRACTOR IN AREAS OF DISCREPANCIES OR CHANGED CONDITIONS PRIOR TO NOTIFICATION SHALL BE AT CONTRACTOR'S RISK.

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2026 07/01/2024 STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
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owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

LOT 6 HAPUNA LIGHTING PLAN

sheet title

L3.00

sheet no.

-- of

9/9/2024 12:38 PM



Attachment 6

PROJECT DATA

PROPERTY OWNER:	Collins Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127
ARCHITECT/ APPLICANT:	DYAR ARCHITECTURE P.O. BOX 4709 CARMEL, CA. 93921 CONTACT: ERIK DYAR PH: 831-915-5602
PROJECT ADDRESS:	Mission Street 3 NE OF FIRST AVE. CARMEL-BY-THE-SEA, CA. 93923
APN:	010-112-013
ZONING:	R-1
PROJECT CODE COMPLIANCE:	2022 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE & CALIFORNIA GREEN BUILDING CODE
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	VB
TOPOGRAPHY:	SLOPING DOWN SOUTH AND EAST
MAX BUILDING HEIGHT:	2-STORY PLATE: 18 FT. ROOF: 24 FT.
TREE REMOVAL:	NONE ON PROPERTY 1 HAZARDOUS EXISTING 28" PINE TO BE REMOVED IN PUBLIC RIGHT OF WAY APPROVED BY CITY FORESTER

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		4,000 SF	4,950 SF
EXISTING ALLOWABLE BASE FLOOR AREA (4000 sf x 0.45)	1,800 SF		
PROPOSED ALLOWABLE BASE FLOOR AREA 4950 sf x 0.45 - ((950) x .02) / 1,000	2,134 SF	1,595 SF Main 1,385 SF Carport 210 SF	2,102 SF Main 1,368 SF Upper 484 SF Garage 250 SF

Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
CONCRETE DRIVEWAY		568 SF	
RETAINING WALLS		48 SF	35 SF
DECOMPOSED GRANITE PATH			155 SF
TOTAL		616 SF	190 SF
PERMEABLE and SEMI PERMEABLE:			
SPACED BOARD DECK		257 SF	78 SF
WOOD DRIVEWAY PAVERS			12 SF
STONE PAVER WALKWAY			127 SF
COURTYARD PAVERS / BBQ			160 SF
TOTAL		257 SF	377 SF
PERCENTAGE PERMEABLE:	>50%	29%	66%
TOTAL SITE COVERAGE	*667 SF	873 SF	567 SF

*ALLOWABLE SITE COVERAGE
(2,134 sf x 0.22) + 198 sf Bonus

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS / TOP OF FLAT ROOF (1st / 2nd)	18' / 24'	20'-4" / 0'	11'-8" / 23'-2 1/2"
PLATE HEIGHTS (1st / 2nd)	12' / 18'	16'-9 1/2" / 0'	10'-0" / 17'-10"

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	30'-0 1/2"	26'-9 1/2"
COMPOSITE	12'-4 1/2" (25%)	5'-11"	12'-5"
SIDE YARD	3'	2'-11"	3'-1"
SIDE YARD	3'	3'-0"	9'-4"
REAR	15'/ ** 3'	9'- 10"	15'-0 1/2" / --

**Rear setback is 3' for portions of structures less than 15' in height

PROJECT DESCRIPTION

Demolition of Existing 1,384 sq. ft. Single-Family Residence, 209 sq. ft. Carport, and Existing Decks.

Project includes a Lot-Line Adjustment of the Existing 40' x 100' (4,000 sq. ft.) Lot. The North Property Line is Shifted to the South by 18" and the South Property Line is Shifted to the South 11'-0" to create the Proposed 49.5' x 100' (4,950 sq. ft.) Lot.

Construction of a New Two-Story, 1,852 sq. ft., Single-Family Residence with 250 sq. ft. Detached garage and Includes:

- New Driveway to Replace Existing
- New Flagstone Pavers
- New Wood Entry Deck
- New Green, Planted Roofs
- New 175 sq. ft. Roof Deck with Walkway
- New Wood Fencing
- New Landscaping

SHEET INDEX

A1 - Cover Sheet and Project Data
A2 - Project Renderings
Topographic Site Survey
A3 - Preliminary Site Assessment Report
A4 - Combined Main Floor Site Plan
A5 - Combined Upper Floor Site Plan
A6 - Existing and Demolition Plan
A7 - Site and Roof Plan
A8 - Main Floor Plan
A9 - Upper Floor Plan
A10 - Elevations
A11 - Elevations
A12 - Elevations
A13 - Elevations
A14 - Section Elevations
A15 - Street Elevations
A16 - Materials Sheet
A17 - Window and Door Schedules

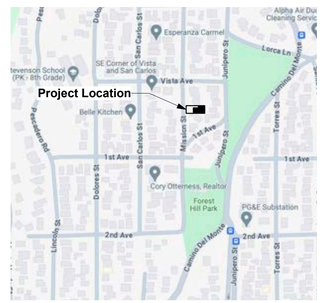
Civil Engineering

C1 - Conceptual Grading, Drainage, Utility Plan
C2 - Grading Sections
C3 - Erosion & Sediment Control Plan
C4 - Construction Management Plan

Landscape Architectural

L0.00 - Kailea Cover Sheet
L1.00 - Overall Site Plan
L1.01 - Kailea Site Plan
L2.00 - Kailea Planting Plan
L2.01 - Kailea Planting Legend and Notes
L2.02 - Kailea Green Roof Planting Plan
L3.00 - Kailea Lighting Plan

VICINITY MAP



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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Others On This Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Kailea Residence
Mission Street 3 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN:010-112-013

Job No.

Date:
Track 2 Design Study
July 1, 2024
Track 2 Design Study
Resubmittal
September 4, 2024

Cover Sheet and Project Data

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2025
STATE OF CALIFORNIA

Sheet No.
A1
Kailea



Rendering of Kailea Residence from Mission Street / Northwest



Rendering of Kailea Residence from Mission Street / Southwest

Attachment 6

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info@dyararchitecture.com

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Owner:
Collins Hermle Family Trust
150 San Rafael Way
San Francisco, CA 94127

Kailea Residence
Mission Street 3 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN:010-112-013

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Resubmittal
September 4, 2024

Renderings

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.
A2
Kailea

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- GB GRADEBREAK
- EP EDGE OF PAVEMENT
- LIP OF GUTTER
- FACE OF CURB
- CURB AND GUTTER BACK OF CURB
- SIDEWALK BACK OF SIDEWALK
- DRIVEWAY EDGE OF DRIVEWAY
- FLOWLINE FLOWLINE
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- DECK DECK
- CONC PAD CONCRETE PAD
- STEP STEP
- PLANTER PLANTER
- W WATER LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- SS SANITARY SEWER LINE
- MH SANITARY SEWER MANHOLE
- CO SANITARY SEWER CLEAN-OUT
- SD STORM DRAIN
- MH STORM DRAIN MANHOLE
- AD AREA DRAIN
- CB STORM DRAIN CATCH BASIN
- E ELECTRIC LINE
- UP UTILITY POLE
- GW GUY WIRE
- EV ELECTRIC VAULT
- UV UTILITY VAULT
- UB UTILITY BOX
- EM ELECTRIC METER
- LP LAMP POST
- G GAS LINE
- GM GAS METER
- T TELEPHONE LINE
- TS TELEPHONE STANDARD
- TV CABLE TELEVISION LINE
- CTVB CABLE TELEVISION BOX

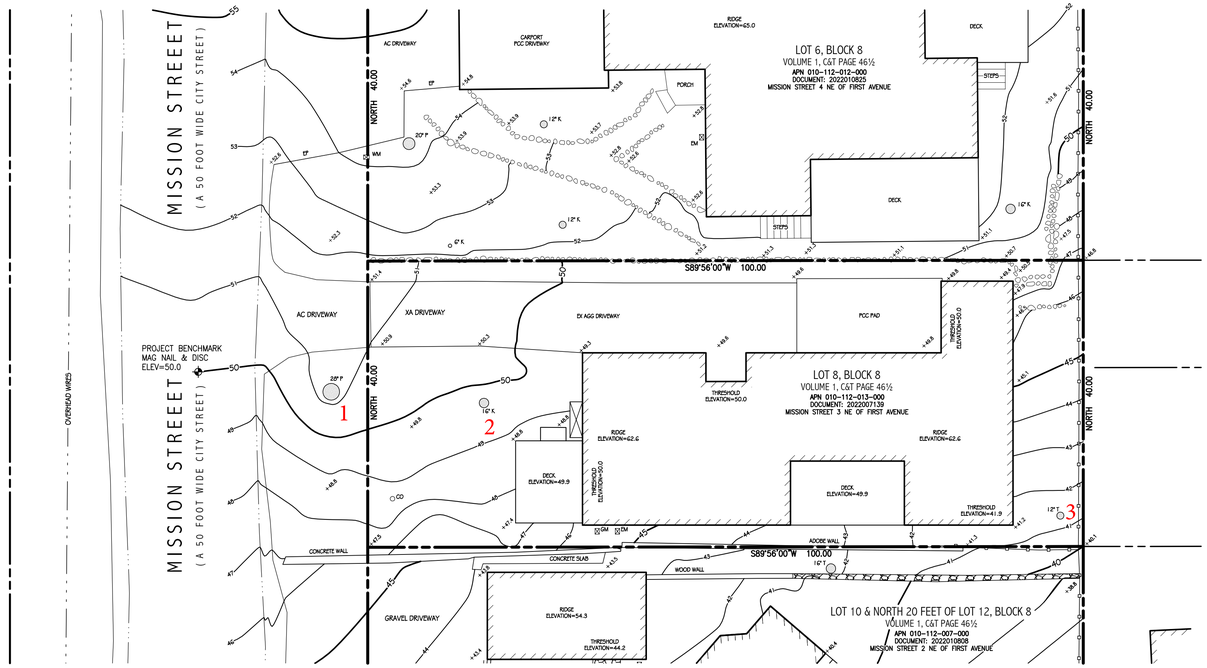
- WOOD FENCE WOOD FENCE
- WIRE FENCE WIRE FENCE
- CHAIN LINK FENCE CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- B BOLLARD
- P PILLAR
- BLOCK WALL BLOCK RETAINING WALL
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE WALL OR WALKWAY
- PCC WALKWAY/PATIO

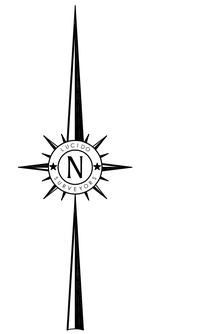
AC	ASPHALT CONCRETE
CS	CARMEL STONE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE SLAB
DG	DECOMPOSED GRANITE
EX AGG	EXPOSED AGGREGATE
HDPE	HIGH DENSITY POLY ETHYLENE
PCC	PORTLAND CEMENT CONCRETE
PS	PAVER STONE
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TE	TRASH ENCLOSURE

- EDGE OF FOLIAGE
- 12"T TREE WITH SIZE AND TYPE

A	ACACIA
C	CYPRESS
K	OAK
P	PINE
R	REDWOOD
T	TREE

- 48.9 SPOT ELEVATION





BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY LINE OF LOT 8, BLOCK 8 PER VOLUME 1, C&T PAGE 46 ½ (APN 010-112-013-000) AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MARCH OF 2023.

TOPOGRAPHIC SITE SURVEY

OF

LOT 8 IN BLOCK 8

PER VOLUME 1, C&T PAGE 46 ½

APN 010-112-013

Records of Monterey County

PREPARED FOR

Craig J. Collins

BY

LUCIDO SURVEYORS

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

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

SCALE: 1"=10'	PROJECT No. 3181	APRIL 2022
CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

Attachment 6

Preliminary Site Assessment Survey Mark-Up from City Forester

ONE SHEET ONLY

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: March 15, 2024
Planner: Marnie R. Waffle
Forester: Justin Ono
Block/Lot: 8 / 8
APN: 010-112-013
Property Owner: Collins Hermle Family Trust
Street Location: Mission Street 3 NE of 1st Avenue

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

Zoning District	R-1 Single Family Residential
Coastal Commission Appeal Jurisdiction Overlay	No
Archaeological Significance Overlay	**Yes**
Park Overlay	No
Beach and Riparian Overlay	No
Environmentally Sensitive Habitat Area	No
Very High Fire Hazard Severity Zone	**Yes**

Street and Neighborhood Character:

- Style and materials of the existing residence:
- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the neighborhood's character. A new building should differ in style from buildings on nearby and abutting properties.
- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing the right-of-way's informal, vegetated, open-space character. Parking areas in the right-of-way shall be informal and unpaved and reinforce the forest image. Planting in the right-of-way should be predominantly green foliage plants. Native trees, ground covers, and low shrubs are preferred. Gravel is not permitted in the right-of-way.

Site Conditions & Development Standards:

- Building Site Area: The lot is a standard 4,000-square-foot lot (40'x100'). A base floor area of 1,800 square feet is permitted. A minimum of 200 square feet of the base floor area and 2,200 cubic feet of exterior volume shall be reserved for required parking, whether provided by a garage, carport, or parking pad.

  Floor Area is defined as, *"...the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all buildings, basements, mezzanines, guesthouses, studios, garages, and carports. All attic, basement, and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."*

- Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side.

Table 17.10-A: Setback Standards for R-1 District

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	9
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

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

** See CMC 17.10.030(A)(1) and 17.06.020, Rules of Measurement.

- Building Height: 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.

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*

- Exterior Volume: The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to table below). It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for additions only.

Table 17.10-E: Exterior Volume Factors for R-1 District

	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.

- Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street. Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures: Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards to the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.

  Studio: A studio is defined as, *"An attached or detached residential dwelling unit without kitchen or cooking facilities, designed for accessory uses by occupants of the dwelling to which it is accessory, and not designed or intended for living, sleeping and/or cooking. Studios are permitted to have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling."*

  One studio is permitted so long as it does not contain any living, sleeping, bathing or food preparation facilities of any kind. Studios may have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling. No additional parking is required for a studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

  Accessory Dwelling Units (ADUs): One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the Accessory Dwelling Unit Handbook.

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties. A preliminary grading and drainage plan is required to be submitted with the Design Study application and will be reviewed by the Environmental Compliance Manager. Feedback on potential drainage issues and solutions will be provided.

  Following design approval, plans that are submitted for a building permit must include a complete storm water drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through the use of semi-permeable paving materials, French drains, seepage pits, etc. Properties located in areas with poor soil drainage will be required to have systems designed by an engineer.

- Site Coverage: Impermeable site coverage is limited to 22% of the base floor area for the site or **396 square feet** for a base floor area of 1,800 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 utilized. 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.

- Fences: Fences located within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted a height of 6 feet and may be taller with approval by the Planning Commission. The heights should be clearly noted on the project plans.

Table 17.10-G: Maximum Track One Fence and Wall Heights

Design Element	Setback Location			
	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

* These limits shall not be altered through Design Review by the Planning Commission.

** Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.030(E)(4).

Potential Neighbor Impacts:

- Privacy: The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.

- Solar Access: The Residential Design Guidelines encourage maintaining solar access for adjacent properties. The Carmel Municipal Code states, *"Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided."*

- Mass and Bulk: The Residential Design Guidelines encourage thoughtful design when it comes to bulk and massing. The Carmel Municipal Code states, *"Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as*

wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening."

- Views: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, *"Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."*

- Neighborhood Input: Staff strongly recommends reaching out to the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants have not reached out to neighbors early in the process.

Forest/Trees: Refer to the annotated tree survey and Significant Tree Evaluation Worksheet prepared by the City Forester.

Historic Status: The existing residence was constructed in 1978 and is 45 years old. If it reaches 50, a historic evaluation will be undertaken.

Design Study Application: The next step is to submit a General Planning Application Form for a Track 2 Design Study. Applications can be submitted on-line at, https://carmel.portal.iworq.net/portalhome/carmel or by emailing your application materials to, planning@ci.carmel.ca.us.

Story Pole Policy: Story poles and netting are required in Carmel-By-The-Sea. The City's Story Pole Policy was adopted by the City Council in 2017. All story poles, netting, and ribbons must be installed and certified in accordance with the Story Pole Policy a minimum of 10 calendar days prior to a public hearing. Failure to comply with the Policy could result in the project being continued to a later hearing date.

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance and Title 7A of the Building Code, please visit our website at:

https://ci.carmel.ca.us/community-planning-and-building

Attachment 6

Significant Tree Evaluation Worksheet

APN: 010-112-013-000
Street Location: Mission St 3 NE of 1st Ave
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Hermle-Collins
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												

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

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

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

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

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

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

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	6	10	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 installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

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Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Kailea Residence
Mission Street 3 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN:010-112-013

Job No.

Date:
Track 2 Design Study
July 1, 2024
Track 2 Design Study
Resubmittal
September 4, 2024

Preliminary Site Assessment Report

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.
A3
Kailea



HAPUNA KAILEA AHANA



Overall Main Floor Site Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- STONE PAVER DECK
- PROPOSED TREE
- EXISTING TREE
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCENT BOULDER
- STEP BOULDER
- STONE PAVERS
- DRYLAID FLAGSTONE PAVING

NORTH

0' 8' 16'

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September 4, 2024

Mission Sisters Properties Main Level Site Plan and Street Elevation

1/8" = 1'-0"

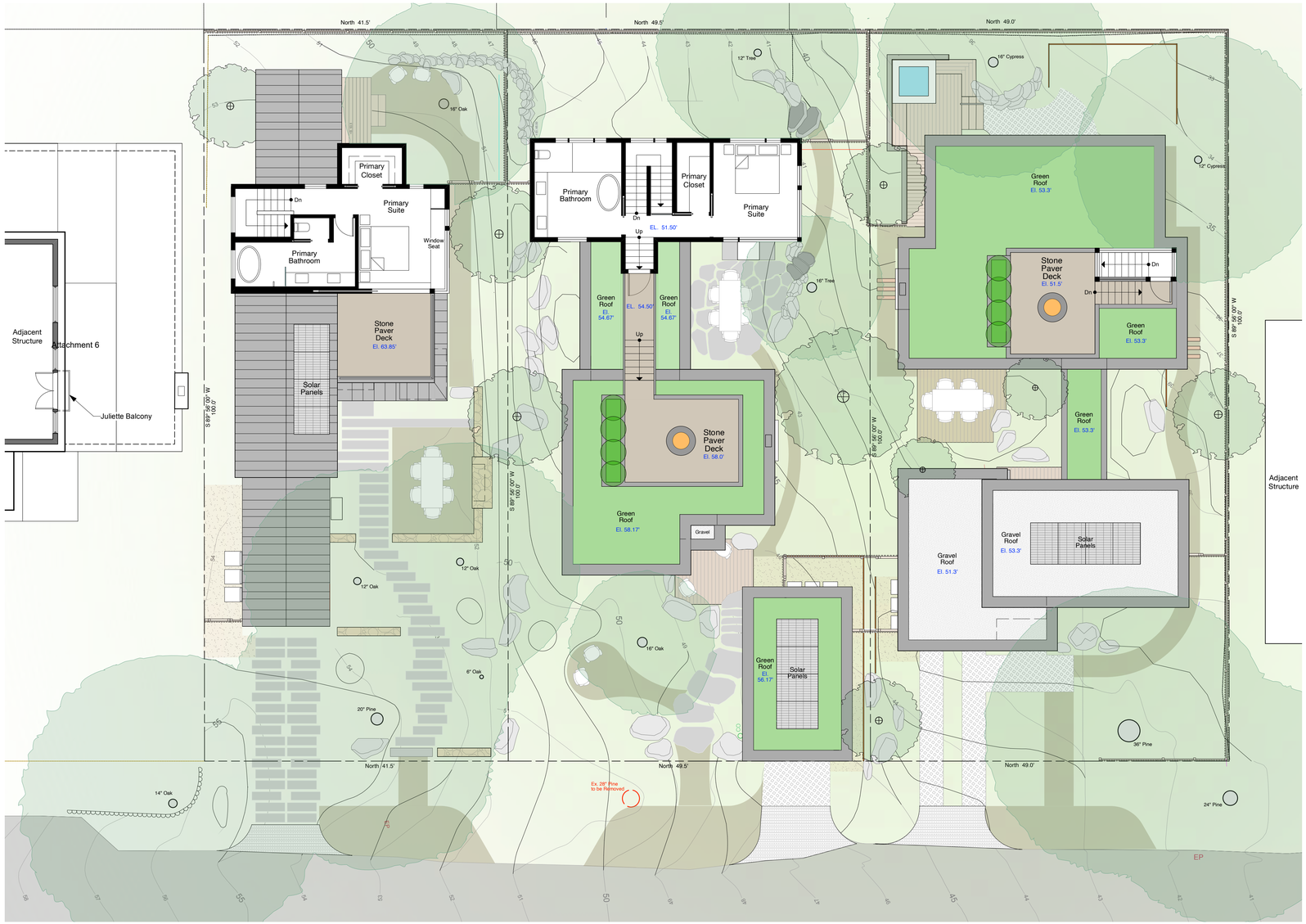
LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2025
STATE OF CALIFORNIA

Sheet No.

A4
Kailea



HAPUNA KAILEA AHANA



Overall Upper Floor Site Plan

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

LEGEND

- STANDING SEAM METAL ROOF
- STONE PAVER DECK
- GREEN ROOF
- EXISTING CONTOUR
- PROPOSED CONTOUR

NORTH

0' 8' 16'

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Mission Sisters Properties Upper Level Site Plan and Street Elevation

1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
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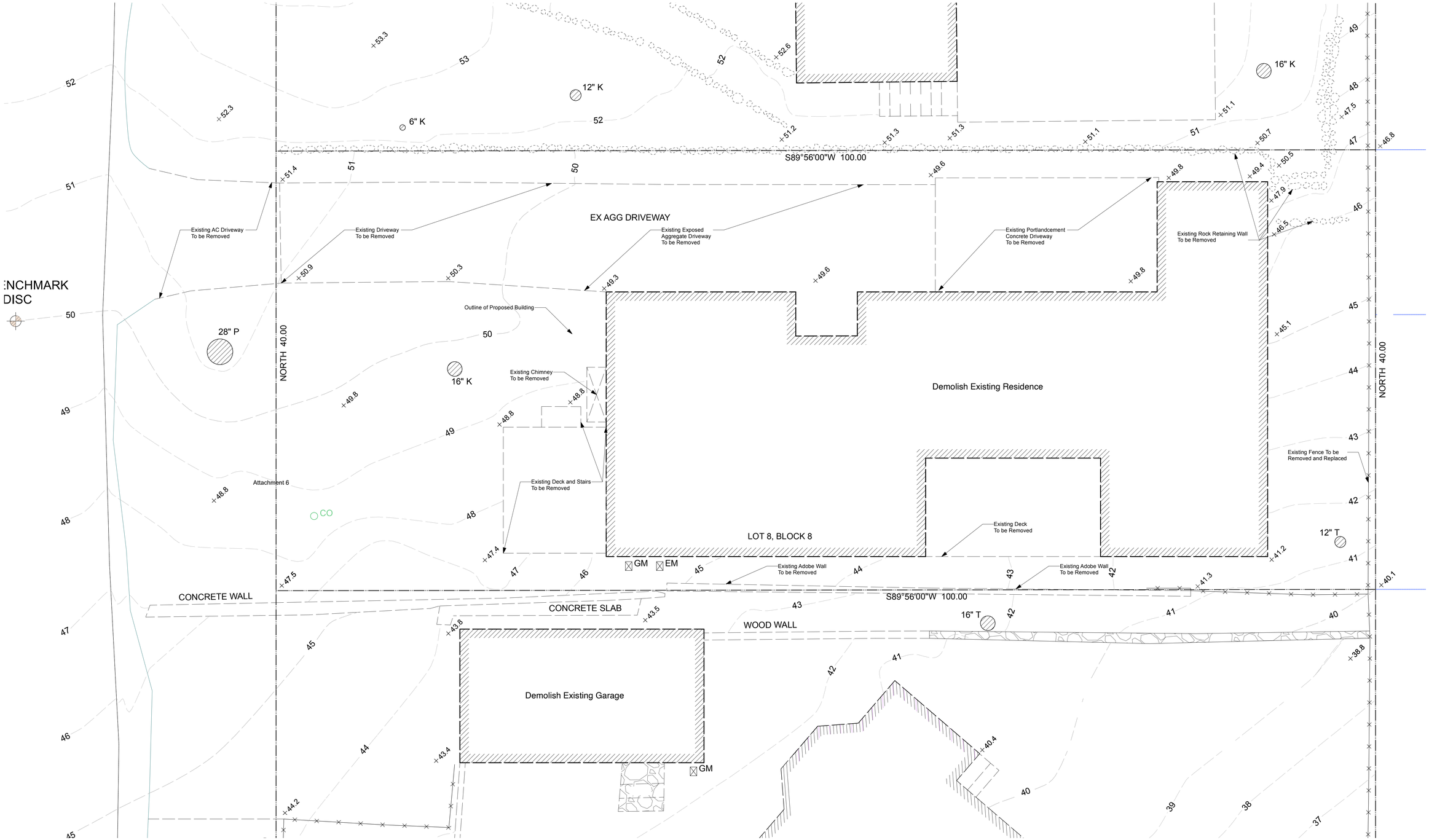
Sheet No.

A5
Kailea



Existing + Demolition Site Plan

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

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Existing and Demolition Site Plan

1/8" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
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Expires
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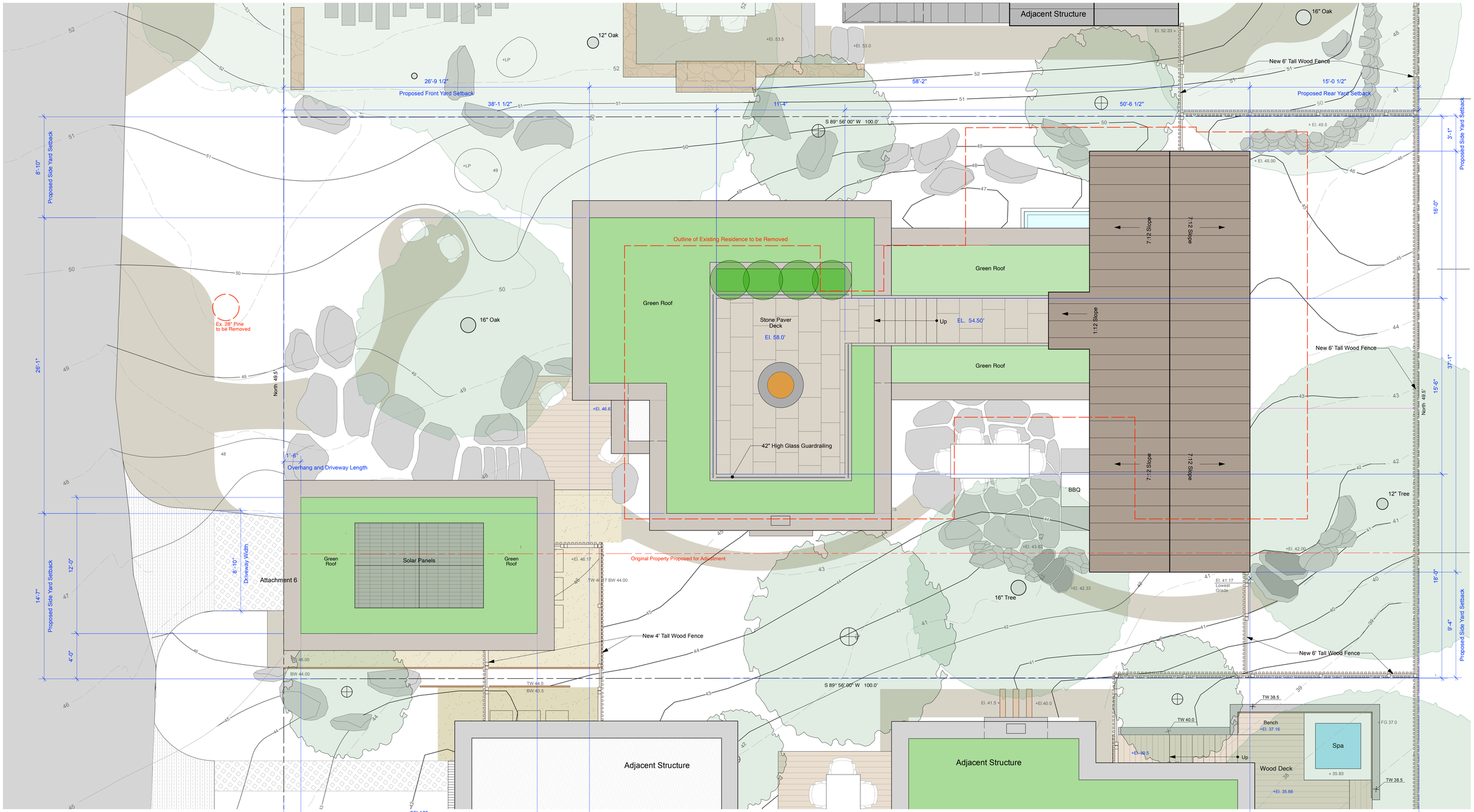
STATE OF CALIFORNIA

Sheet No.
A6
Kailea



Proposed Site Plan + Roof Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CORTEN STEEL RETAINING WALL
- CARMEL STONE GARDEN WALL
- STONE PAVER DECK
- METAL CAP EAVE
- STANDING SEAM METAL ROOFING
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER
- STEP BOULDER
- DRYLAID FLAGSTONE PAVING

NORTH

0' 4' 8'

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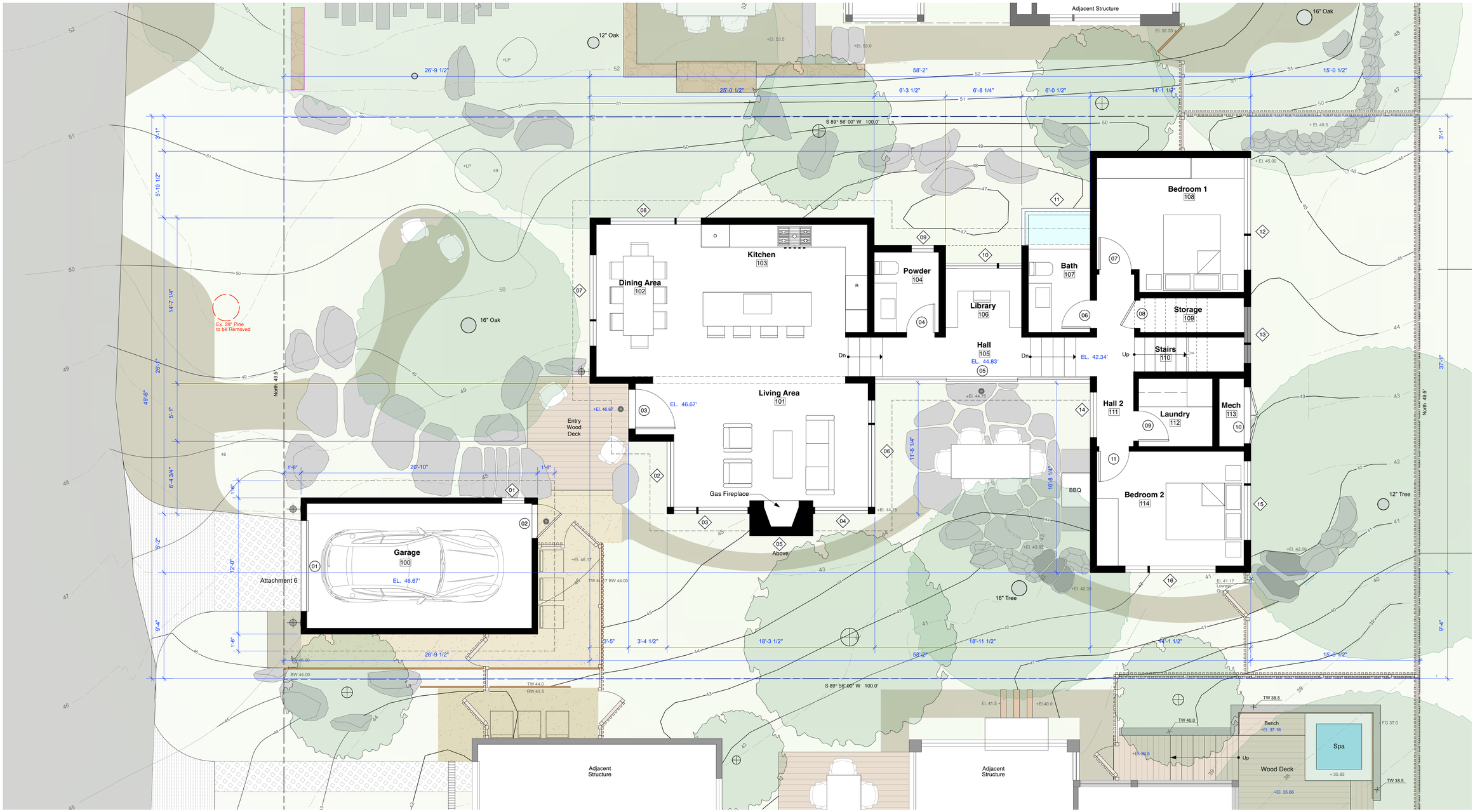
Resubmittal
September 4, 2024

Site and Roof Plan

1/4" = 1'-0"

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires:
February 2025
STATE OF CALIFORNIA

Sheet No.
A7
Kailea



Proposed Main Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CORTEN STEEL RETAINING WALL
- CARMEL STONE GARDEN WALL
- STONE PAVER DECK
- SPACED-BOARD WOOD DECK
- WOOD PAVERS
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WALL SCONCE
- SOFFIT DOWNLIGHT
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER
- STEP BOULDER
- DRYLAID FLAGSTONE PAVING

PRELIMINARY
Not For Construction

NORTH

0' 4' 8'

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155 San Rafael Way
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Kailea Residence

Mission Street 2, 3, 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-013

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Main Floor Plan

1/4" = 1'-0"

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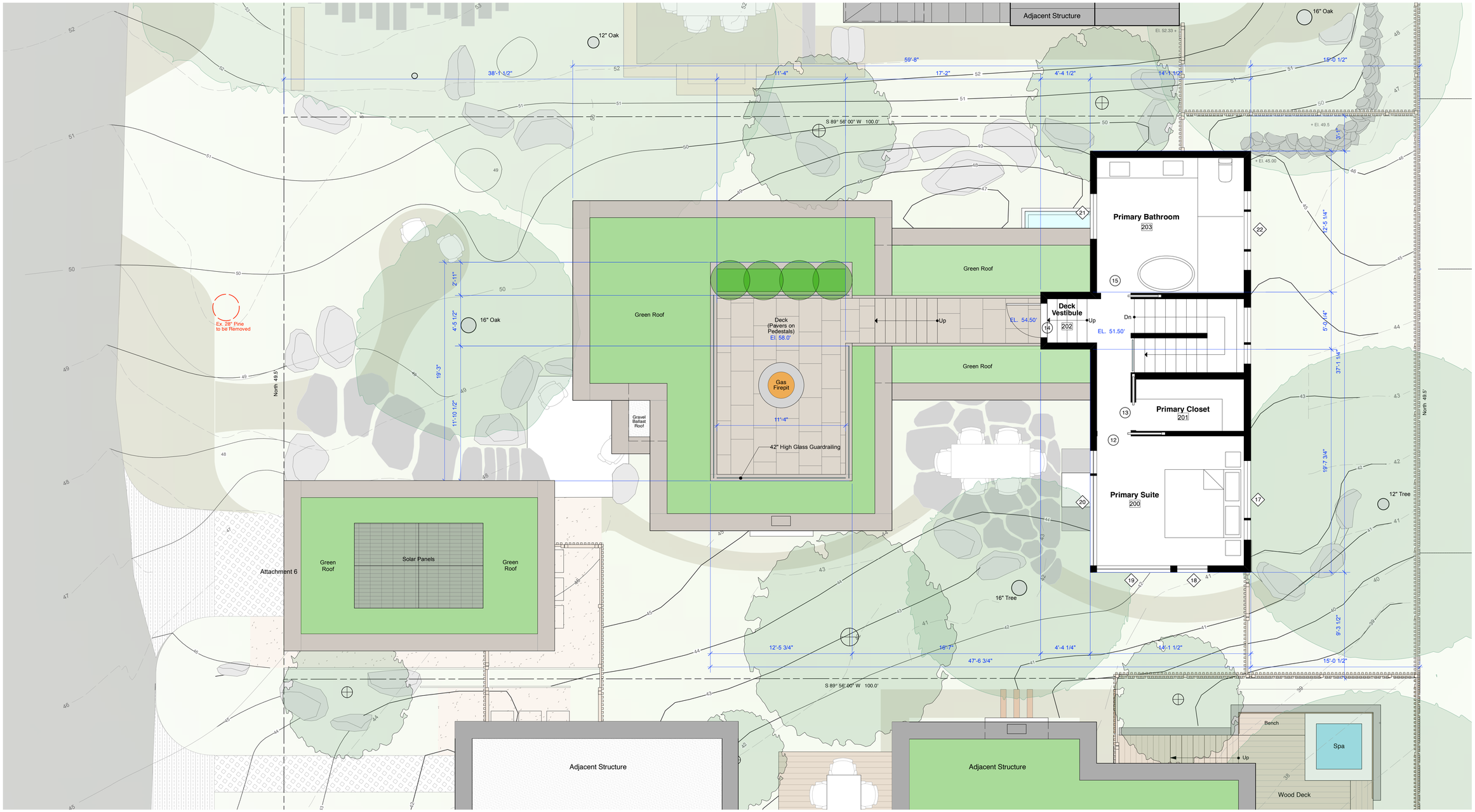

Proposed Upper Floor Plan

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

LEGEND

- STONE PAVER DECK
- GREEN ROOF
- METAL CAP EAVE
- 100 EXISTING CONTOUR
- 100 PROPOSED CONTOUR

NORTH

0' 4' 8'

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Track 2 Design Study
Resubmittal
September 4, 2024

Upper Floor Plan

1/4" = 1'-0"

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A9
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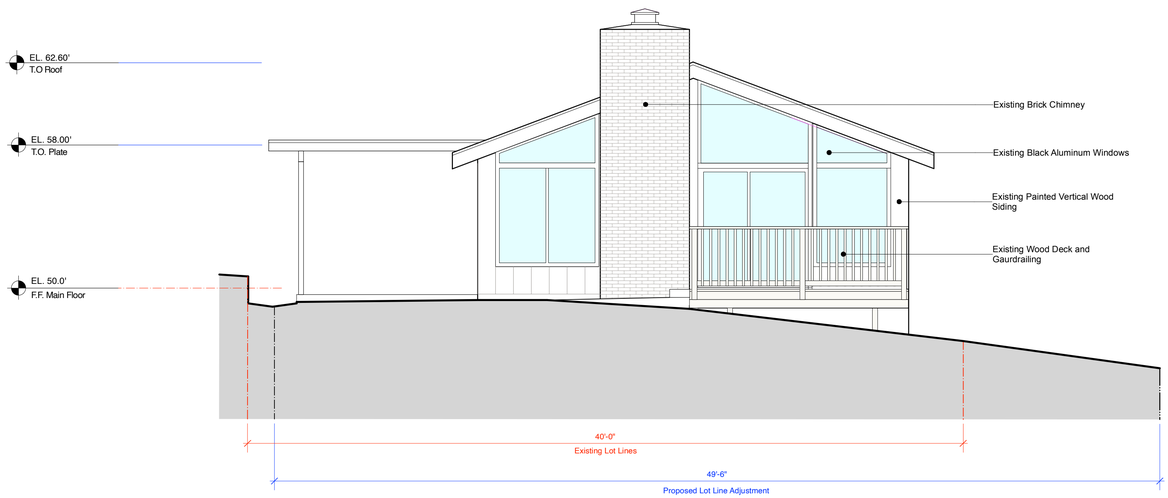
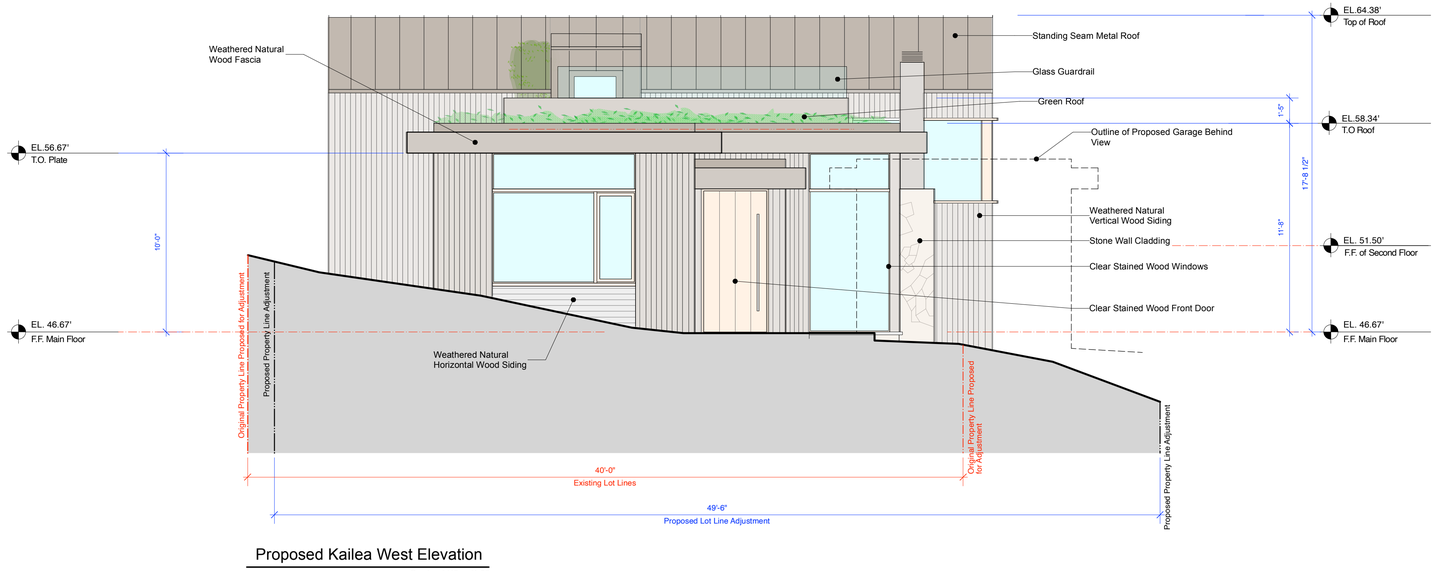


Existing West Elevation

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

Attachment 6



Proposed Kailea West Elevation

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

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Kailea Residence
Mission Street 3 NE of First Avenue
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APN: 010-112-010

Job No.

Date:
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July 1, 2024

Tract 2 Design Study
Resubmittal
September 4, 2024

West + North Kailea Elevations

1/4" = 1'-0"

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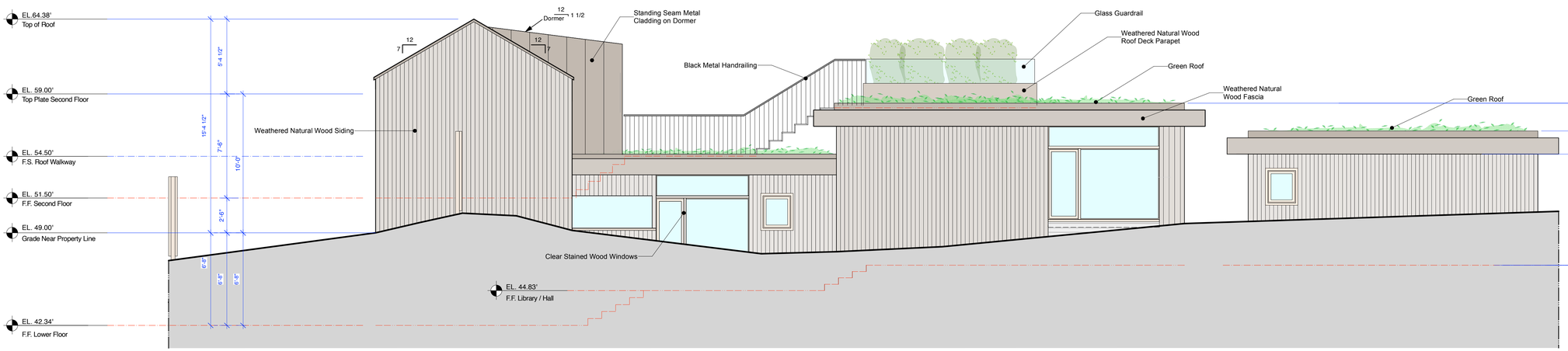
Sheet No.
A10
Kailea



Existing North Elevation

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

Attachment 6



Proposed Kailea North Elevation

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

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Job No.

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Resubmittal
September 4, 2024

West + North Kailea Elevations

1/4" = 1'-0"

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Sheet No.
A11
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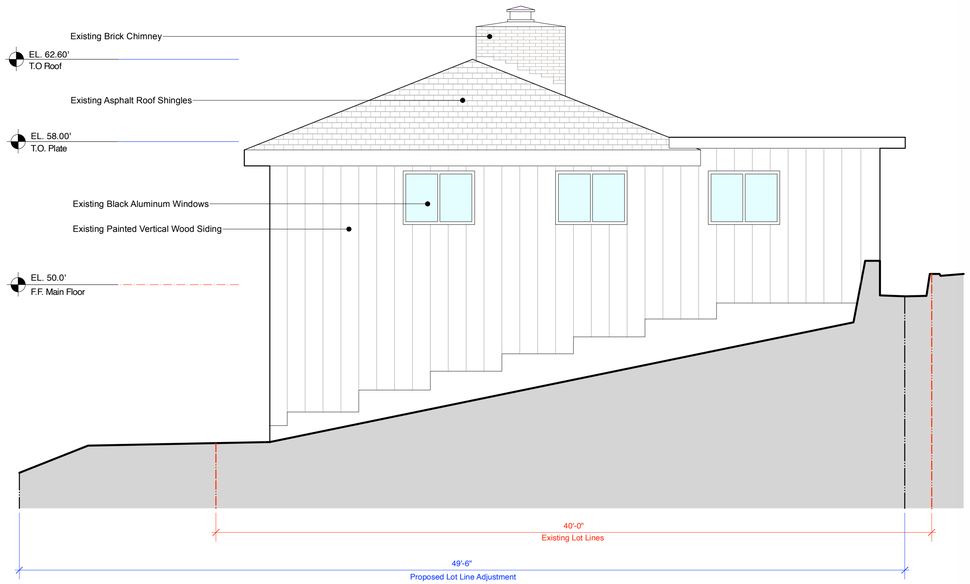
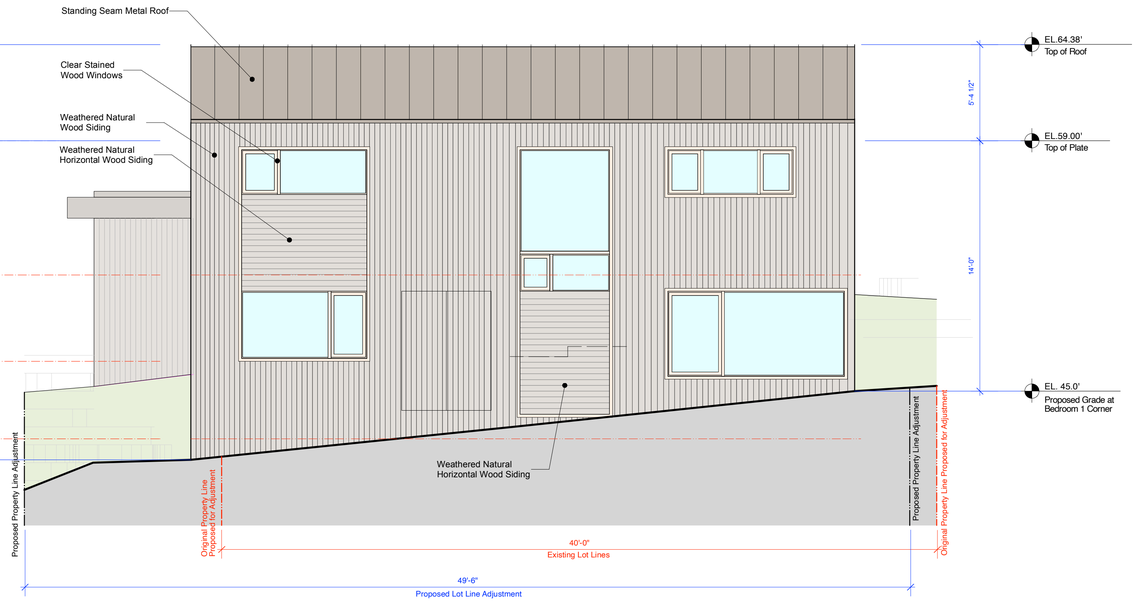


Existing East Elevation

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

Attachment 6



Proposed Kailea East Elevation

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

D A
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Kailea Residence
Mission Street 3 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-010

Job No.

Date:
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July 1, 2024
Tract 2 Design Study
Resubmittal
September 4, 2024

East + South Kailea Elevations

1/4" = 1'-0"

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No. 28518
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February 2025
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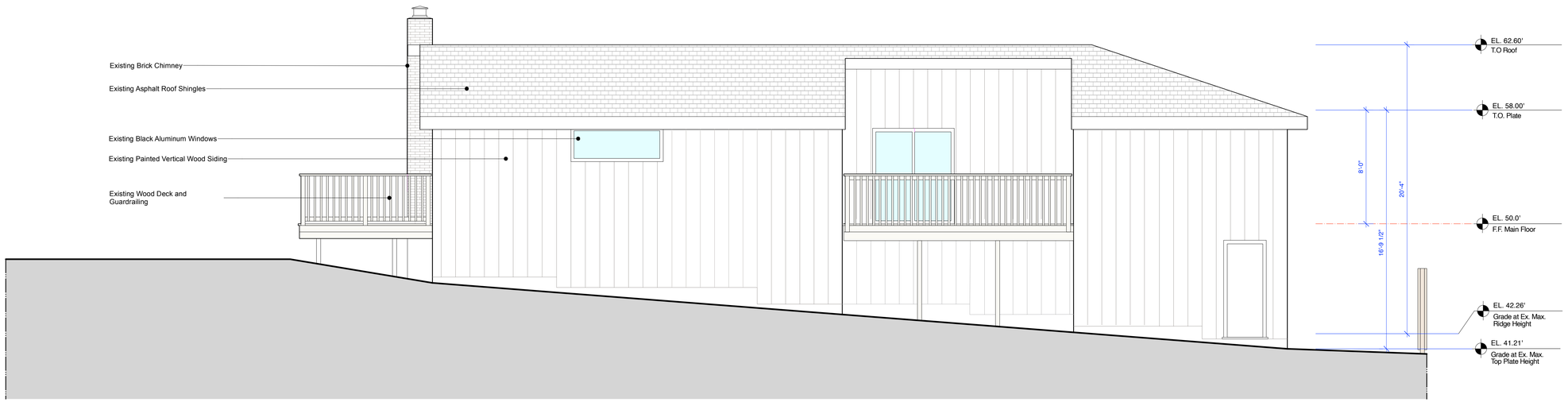
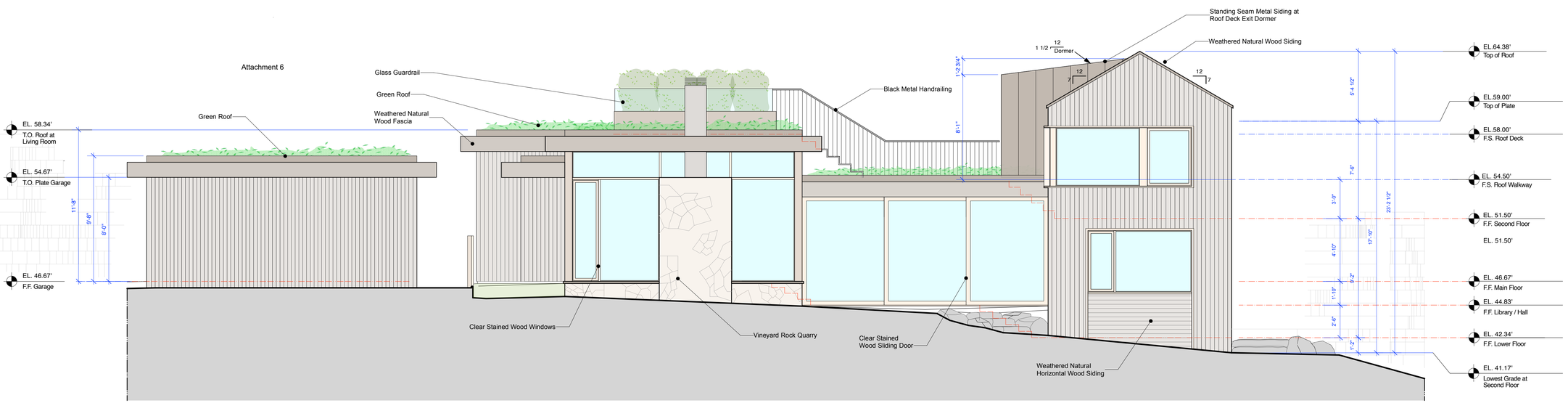
Sheet No.
A12
Kailea



Existing South Elevation

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

Attachment 6



Proposed Kailea South Elevation

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

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Kailea Residence
Mission Street 3 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN: 010-112-010

Job No.

Date:
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July 1, 2024

Tract 2 Design Study Resubmittal
September 4, 2024

South Kailea Elevations

1/4" = 1'-0"

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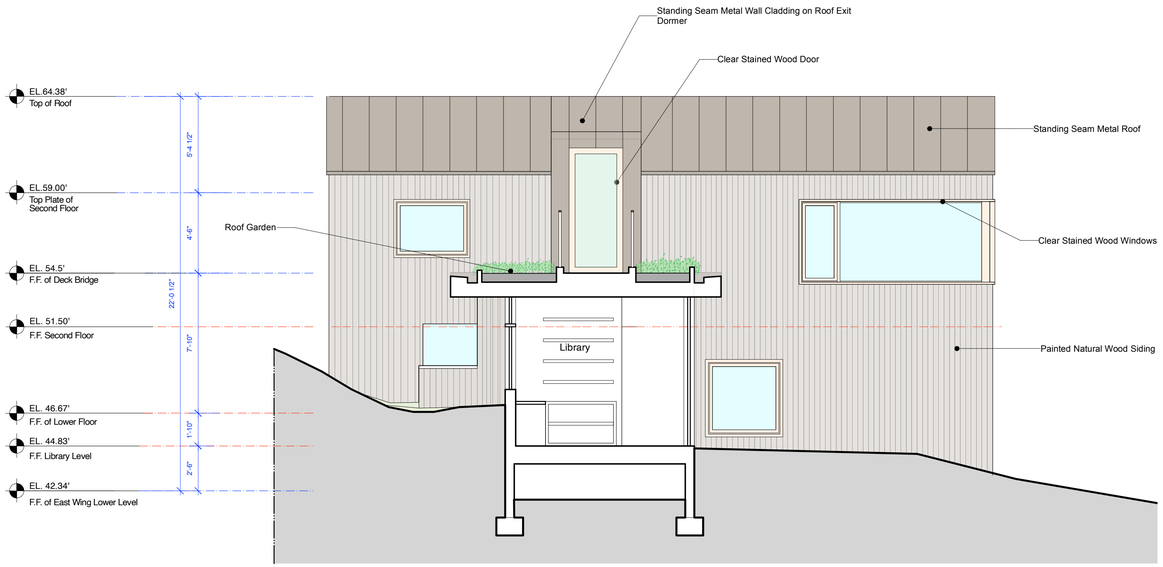
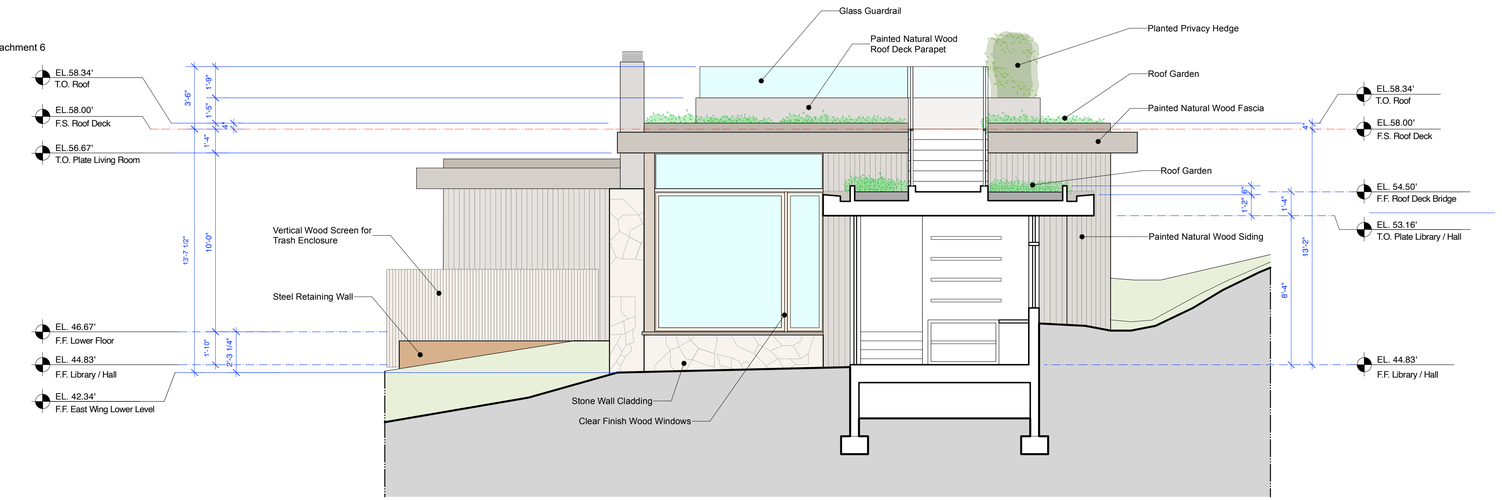
A13
Kailea



Proposed Kailea East View Section Through Library

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

Attachment 6



Proposed Kailea West View Section Through Library

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

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APN: 010-112-013

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Kailea Section Elevations

1/4" = 1'-0"

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Sheet No.
A14
Kailea



Proposed Street Elevation

Attachment 6







Photographs of Existing Street Elevation

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A

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Track 2 Design Study
Resubmittal
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Kailea Existing and Proposed Street Elevations

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A15
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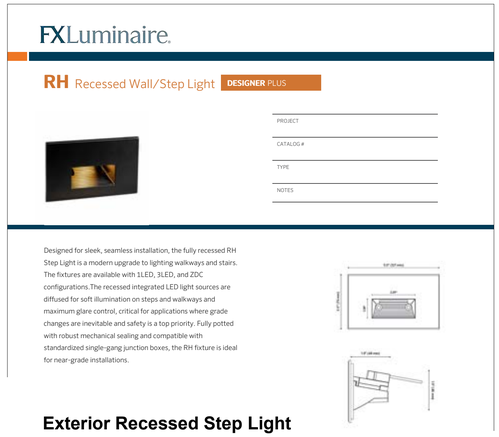


Exterior Recessed Step Light



Exterior Recessed Soffit Light

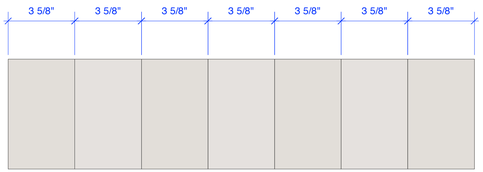


Exterior Wall Sconce



Wood Siding

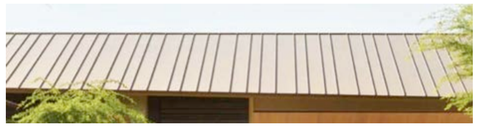
Vertical Cedar Board & Batt - Natural Weathered Grey
Siding Width: Board & Batt is 3 5/8"



Siding Width

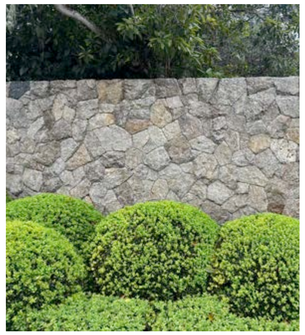
Siding Width: Board & Batt is 3 5/8"

Attachment 6



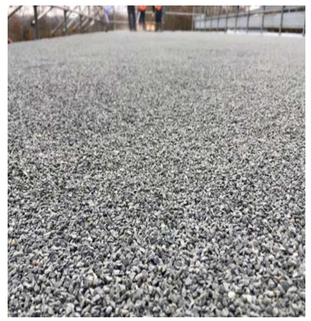
Sloped Roof

Standing Seam Metal Roof



Stone Wall

Local Granite



Flat Roof

TPO w/ Gravel Ballast



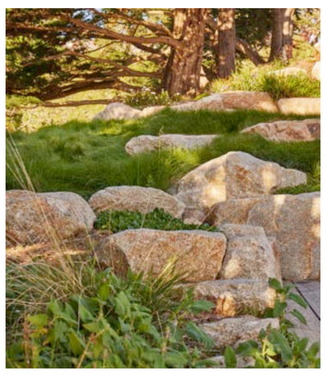
Green Roof

Native, Drought-Resistant Living Roof



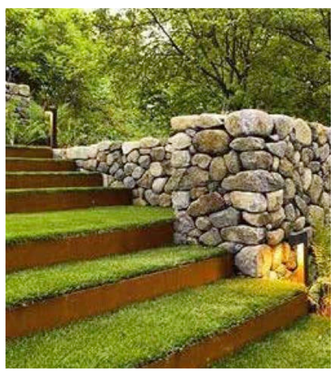
Exterior Doors + Windows

Clear Finish, Douglas Fir Wood



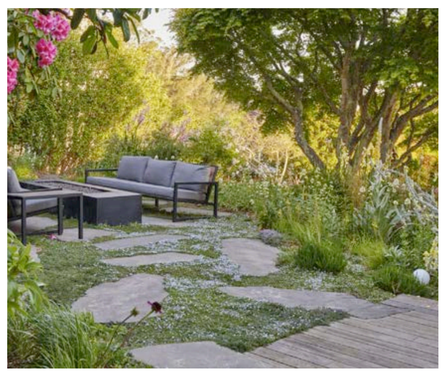
Landscape Boulders

Accent and Retaining Boulders



Low, Steel Garden Walls

Weathered Steel



Stone Pavers



Wood Decking

Ipe Wood Spaced Board

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July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Finish Materials

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No. 28518
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February 2025
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Sheet No.
A16
Kailea

Window Schedule

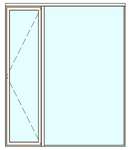
Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
1	Garage	100	2'-0"	3'-0"	**A**	**X**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement
2	Living Area	101	5'-9 3/4"	10'-0"	**B**	**O**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Transom/ Fixed Window
3	Living Area	101	6'-8 1/2"	7'-10"	**C**	**XO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed Window
4	Living Area	101	4'-10 1/2"	7'-10"	**D**	**O**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Fixed
5	Living Area	101	17'-1 1/2"	2'-0"	**E**	**O**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Fixed Transom
6	Living Area	101	9'-5 1/2"	7'-10"	**F**	**OOX**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Transom,Fixed,Casement
7	Dining Area	102	8'-0"	7'-3"	**G**	**OOX**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Transom,Fixed, Casement
8	Dining Area	102	8'-0"	7'-3"	**H**	**OXO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Transom, Casement,Fixed
9	Powder Room	104	2'-0"	3'-0"	**A**	**X**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement
10	Library	106	6'-8 1/2"	5'-10"	**H**	**XO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement,Fixed
11	Bathroom	107	Look @ Type	Look @ Type	**J**	**O**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Box Window
12	Bedroom 1	108	9'-10 1/2"	4'-9"	**K**	**XO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
13	Stairs	110	5'-0"	7'-11"	**H**	**OXO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Fixed Transom/ Casement/ Fixed Window
14	Hall 2	111	4'-0"	4'-0"	**L**	**X**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Awning
15	Bedroom 2	114	7'-0"	3'-9"	**M**	**OX**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed
16	Bedroom 2	114	8'-0"	4'-9"	**K**	**XO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
17	Primary Suite	200	7'-0"	2'-6"	**K**	**XO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement/Fixed
18	Primary Suite	200	2'-8 1/2"	4'-6"	**L**	**X**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Awning
19	Primary Suite	200	6'-6"	4'-6"	**D**	**O**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Fixed
20	Primary Suite	200	10'-1 1/2"	4'-6"	**K**	**XO**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
21	Primary Bathroom	203	4'-0"	3'-0"	**L**	**X**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Awning
22	Primary Bathroom	203	7'-0"	2'-6"	**N**	**XOX**	1" Insulated Glass, Tempered	Yes	Clear Stained Wood	Casement, Fixed, Casement



Type 'A'
Casement Window



Type 'B'
Transom/Fixed Window



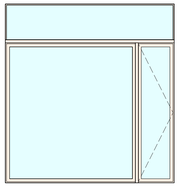
Type 'C'
Casement/Fixed Window



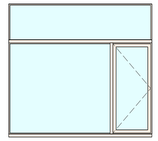
Type 'D'
Fixed Window



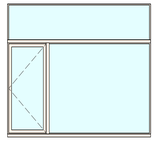
Type 'E'
Fixed Transom



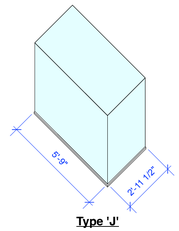
Type 'F'
Transom/ Fixed/ Casement Window



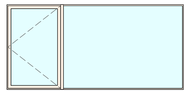
Type 'G'
Transom/ Fixed/ Casement Window



Type 'H'
Transom/ Casement/ Fixed Window



Type 'J'
Box Corner Window



Type 'K'
Casement/Fixed Window



Attachment 6

Type 'L'
Awning Window



Type 'M'
Fixed/ Casement Window



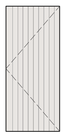
Type 'N'
Casement/ Fixed/ Casement Window

Door Schedule

Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Manufacturer	Remarks
Main House											
1	Garage	100	8'-0"	7'-0"	1-3/4"	**A**	Weathered-Grade Wood		Weathered-Grade Wood		Garage Door
2	Garage	100	3'-0"	6'-8"	1-3/4"	**B**	Weathered-Grade Wood		Weathered-Grade Wood		Exterior Swing Door
3	Living Area	101	3'-6"	8'-0"	1-3/4"	**B**	Clear Stained-Grade Wood		Clear Stained-Grade Wood		Exterior Swing Door
4	Powder Room	104	2'-6"	6'-8"	1-3/4"	**C**	Paint-Grade Wood		Paint-Grade Wood		Interior Solid Core Swing Door
5	Hall	105	18'-11 1/2"	8'-5"	1-3/4"	**D**	Clear Stained-Grade Wood	1" Insulated Glass, Tempered	Clear Stained-Grade Wood		Exterior Triple Slider Door
6	Bathroom	107	2'-6"	6'-8"	1-3/4"	**C**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
7	Bedroom 1	108	2'-10"	6'-8"	1-3/4"	**C**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
8	Storage	109	2'-6"	6'-8"	1-3/4"	**C**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
9	Laundry	112	2'-8"	6'-8"	1-3/4"	**C**	Paint-Grade Wood		Paint-Grade Wood		Garage Door
10	Mechanical	113	5'-0"	6'-8"	1-3/4"	**E**	Weathered-Grade Wood		Weathered-Grade Wood		Double Swing Door
11	Bedroom 2	114	2'-8"	6'-8"	1-3/4"	**C**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
12	Primary Suite	200	3'-0"	6'-8"	1-3/4"	**F**	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door
13	Primary Closet	201	2'-6"	6'-8"	1-3/4"	**F**	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door
14	Deck Vestibule	202	3'-0"	7'-0"	1-3/4"	**G**	Clear Stained-Grade Wood	1" Insulated Glass, Tempered	Clear Stained-Grade Wood		Exterior Swing Door with Tempered Insulated Glass
15	Primary Bathroom	203	2'-8"	6'-8"	1-3/4"	**F**	Paint-Grade Wood		Paint-Grade Wood		Interior Pocket Door



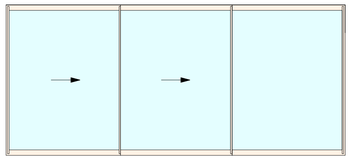
Type 'A'
Garage Door



Type 'B'
Exterior Solid Core Swing Door



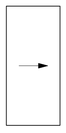
Type 'C'
Interior Solid Core Swing Door



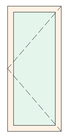
Type 'D'
Exterior Triple Slider Door



Type 'E'
Exterior Double Swing Door



Type 'F'
Interior Solid Core Pocket Door



Type 'G'
Exterior Swing Door with Insulated Tempered Glass

DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Others On Other Projects Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
150 San Rafael Way
San Francisco, CA 94127

Kailea Residence
Mission Street 3 NE of First Avenue
Carmel By the Sea, CA 93923
APN:010-112-013

Job No.

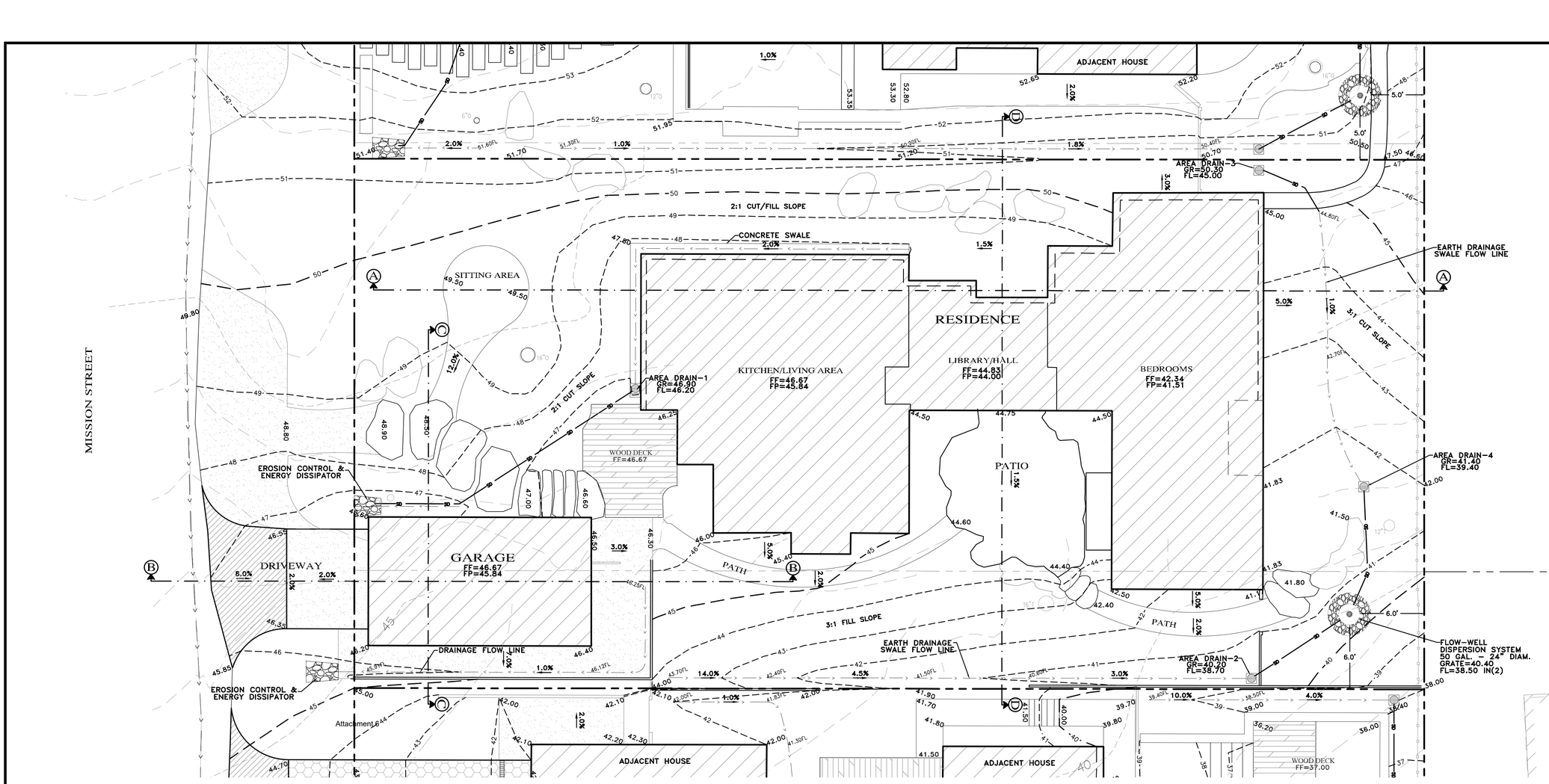
Date:
Track 2 Design Study
July 1, 2024

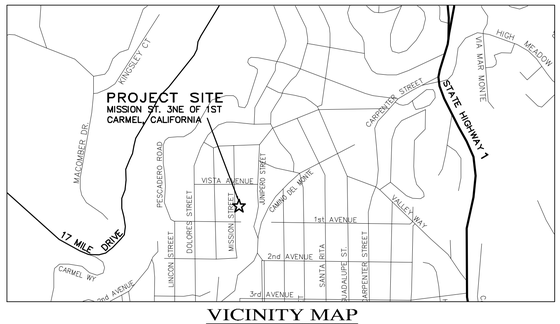
Track 2 Design Study
Resubmittal
September 4, 2024

Door + Window Schedules

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.
A17
Kailea





VICINITY MAP
NOT TO SCALE

STORM WATER CONTROL NOTES:

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

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

TOTAL LOT AREA = 4,950 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,740 SQ.FT.
TOTAL AREA OF DISTURBANCE = 4,915 SQ.FT.

GRADING QUANTITIES:
CUT = 270 C.Y.
FILL = 65 C.Y.
NET = 205 C.Y. EXPORT

INDEX TO SHEETS

SHEET C1	GRADING & DRAINAGE PLAN & SECTIONS
SHEET C2	GRADING SECTIONS
SHEET C3	EROSION CONTROL PLAN
SHEET C4	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
COLLINS HERMLE FAMILY TRUST
155 SAN RAFAEL WAY
SAN FRANCISCO, CA 94127

SECONDARY: ARCHITECT
DYAR ARCHITECTURE
ATTN: MR. ERIK DYAR
P.O. BOX 4709
CARMEL, CA 93921
PH (831)915-5602

SITE LOCATION:
MISSION STREET
3 NE OF 1ST AVENUE
CARMEL, CA 93921

" CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MISSION SISTERS - LOT 8 KAILEA RESIDENCE

A.P.N.: 010-112-013

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

FOR

COLLINS HERMLE FAMILY TRUST

APPROVED BY:

GUY R. GIRAUDO

PROFESSIONAL ENGINEER * REGISTERED * CIVIL * STATE OF CALIFORNIA
GUY R. GIRAUDO
No. 58569
Exp. 06-30-25

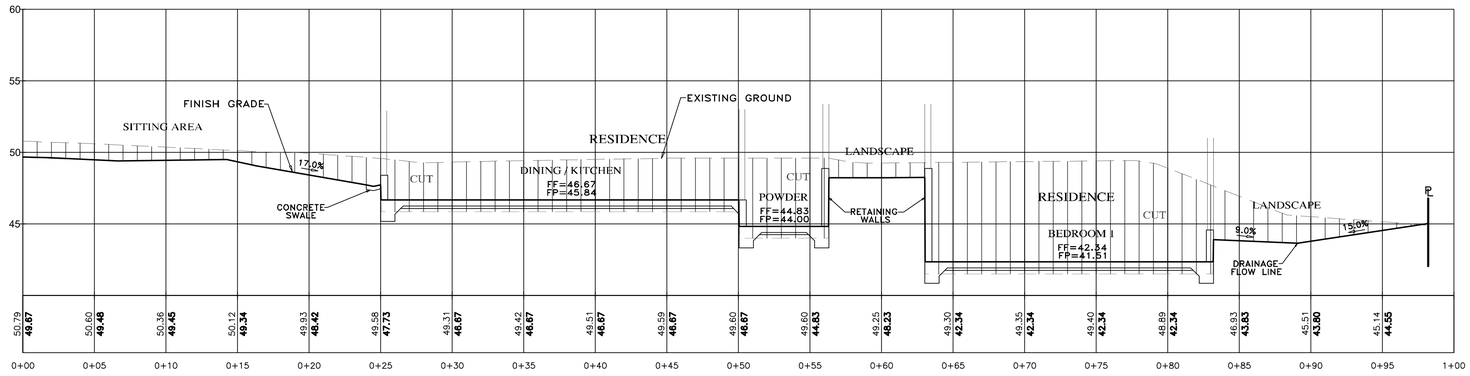
LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9771 Fax (831) 443-3801
www.landseteng.com

SCALE: 1"=5'
DATE: AUGUST 2024
JOB NO. 2816-01

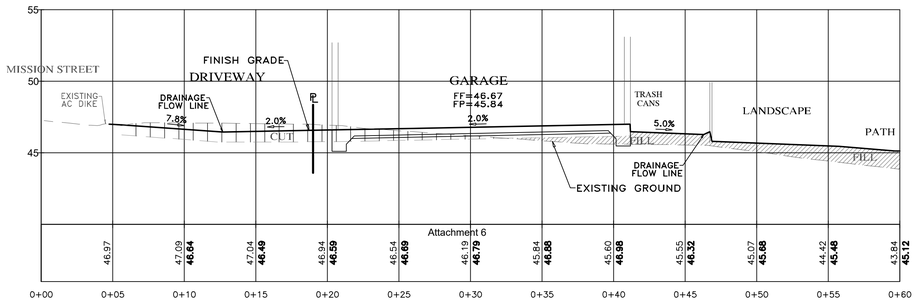
No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C1
OF 4 SHEETS

L:\SPROJ\2816-MISSION SISTERS\2816-CIVIL\DWG\2816-GDECP-L8.DWG,24x36 C3



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



SECTION B-B
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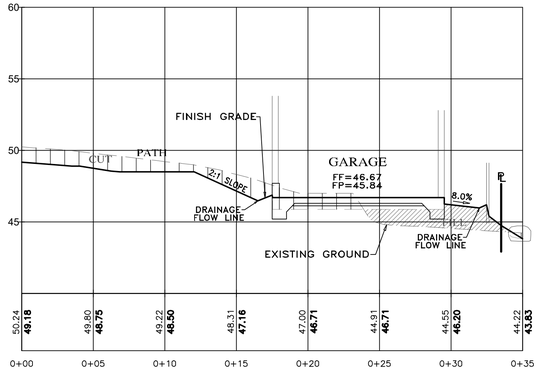
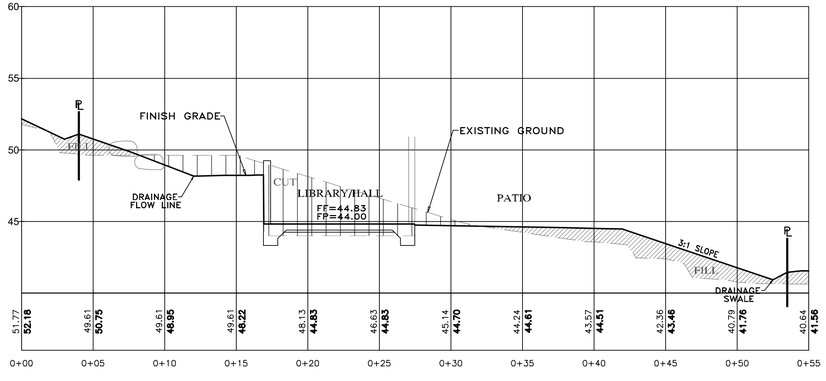


SECTION C-C
SCALE: 1"=5' H&V



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

" GRADING SECTIONS "

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

REGISTERED PROFESSIONAL ENGINEER
GUY R. GIRAUDO
No. 56569
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9770 Fax (831) 443-3801
www.landseteng.com

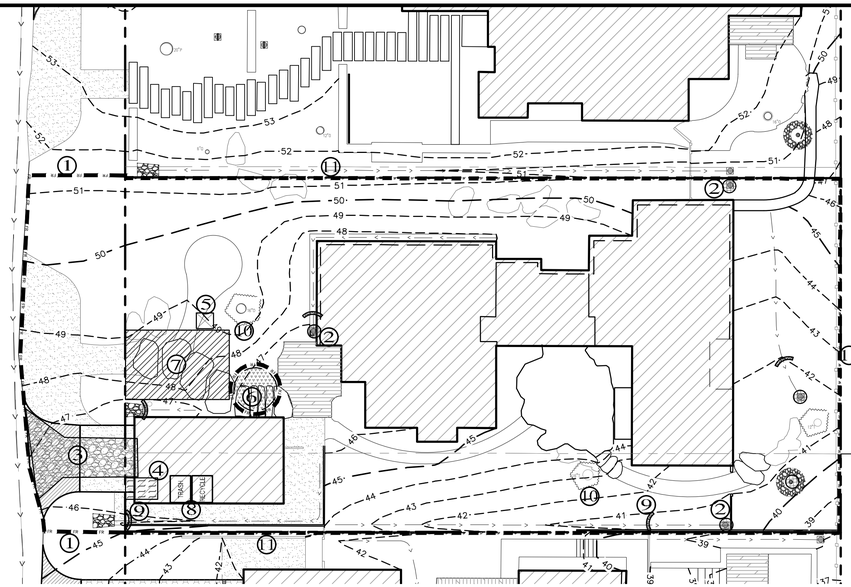
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 8 KAILEA RESIDENCE
A.P.N.: 010-112-013
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

SCALE: 1"=5' H&V
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C2
OF 4 SHEETS

Attachment 6



PLAN
SCALE: 1"=10'

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

CONSTRUCTION INSPECTION REQUIREMENTS

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

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

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

LEGEND:

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

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

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

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

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

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

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

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

9 — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ¾" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

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

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

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

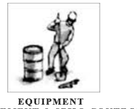
- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).



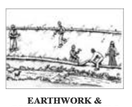
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adopted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

PROFESSIONAL ENGINEER * REGISTERED * GUY R. GIRAUDO * No. 68569 * Exp. 06-30-25 * STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO

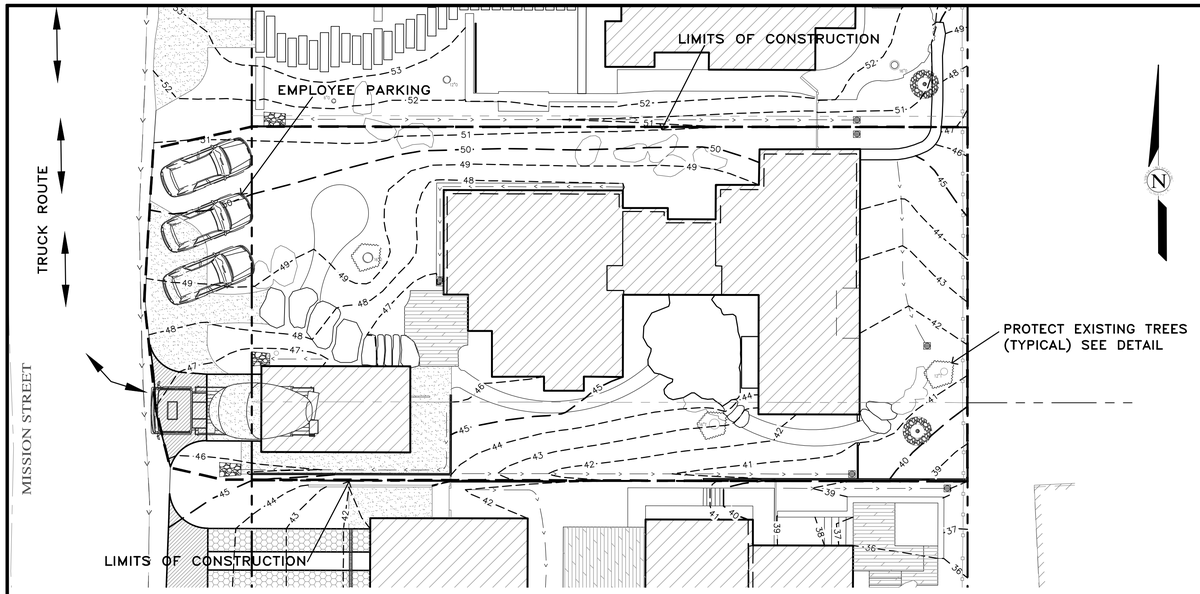
LANDSET ENGINEERS, INC.
320-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landsetengr.com

" EROSION & SEDIMENT CONTROL PLAN "
OF
GRADING, DRAINAGE & EROSION CONTROL PLAN
MISSION SISTERS - LOT 8 KAILEA RESIDENCE
A.P.N.: 010-112-013
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

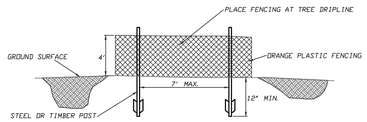
SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C3
OF 4 SHEETS



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

Attachment 6

EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
270 CY CUT
65 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 PAVERS DRIVEWAY AND LANDSCAPING.

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

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

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

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

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG MISSION 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/CLKEARING	4	4
GRADING & SOIL REMOVAL (EXPORT)	10	2
ENGINEERING MATERIALS (IMPORT)	3	3
TOTALS	17	9

TRUCK TRIP GENERATION NOTES:

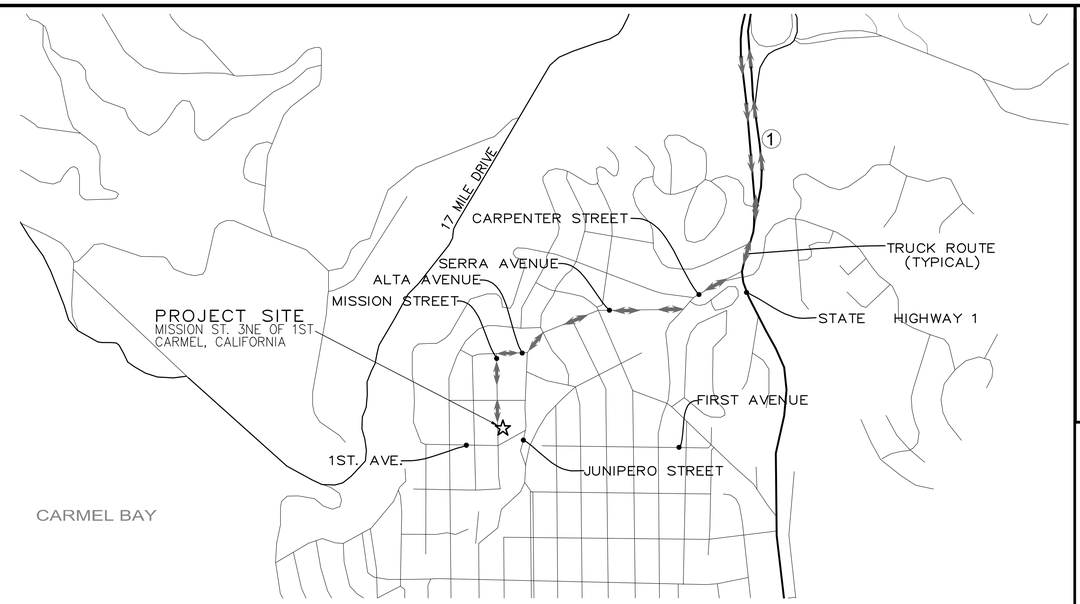
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 205 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 9 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 9 SEPTEMBER 2024, 9 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
	08/16/24	AMS	RELEASED TO CLIENT

GUY R. GIRAUDO
No. 56589
Exp. 06-30-25
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO

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GRADING, DRAINAGE & EROSION CONTROL PLAN

" CONSTRUCTION MANAGEMENT PLAN "

OF

MISSION SISTERS - LOT 8 KAILEA RESIDENCE

A.P.N.: 010-112-013

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

FOR

COLLINS HERMLE FAMILY TRUST

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

SHEET C4

OF 4 SHEETS

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

MISSION SISTERS - LOT 8 KAILEA

MISSION STREET 3 NE OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-013

FRONT ELEVATION



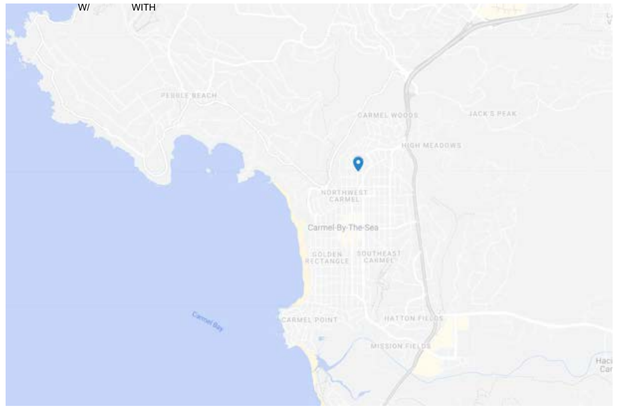
Attachment 6

ABBREVIATIONS

@	AT
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
CBC	CALIFORNIA BUILDING CODE
CL	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
ML	MAINLINE
OC	ON CENTER
PB	PULL BOX
QCV	QUICK COUPLER VALVE
RC	RELATIVE COMPACTION
RIM	RIM ELEVATION
SD	STORM DRAIN
TS	TOP OF SURFACE
TPZ	TREE PROTECTION ZONE
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

VICINITY MAP

W/ WITH



PROJECT MAP



PROJECT DESCRIPTION

THE LANDSCAPE FOR THE PROPOSED RESIDENCE WILL REVIVE THE FRACTURED OAK WOODLAND THAT IS ALREADY PRESENT ON THE SITE. BY ADDING LAYERS OF (MOSTLY) NATIVE OAK WOODLAND PLANTS IN THEIR NATURAL PATTERNS OF GROWTH, THE WOODLAND WILL COME TO LIFE AGAIN AND BRING BEAUTY TO BOTH THE NEW OWNERS AND THE NEIGHBORHOOD ALIKE. ALL PAVING AND HARDSCAPE MATERIALS HAVE BEEN SELECTED TO MAINTAIN THIS NATURAL AESTHETIC.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
L0.00	LOT 8 KAILEA COVER SHEET
L1.00	OVERALL SITE PLAN
L1.01	LOT 8 KAILEA SITE PLAN
L2.00	LOT 8 KAILEA PLANTING PLAN
L2.01	LOT 8 KAILEA PLANTING LEGEND AND NOTES
L2.02	LOT 8 KAILEA GREEN ROOF PLANTING PLAN
L3.00	LOT 8 KAILEA LIGHTING PLAN

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE



seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

LOT 8 KAILEA COVER SHEET

sheet title

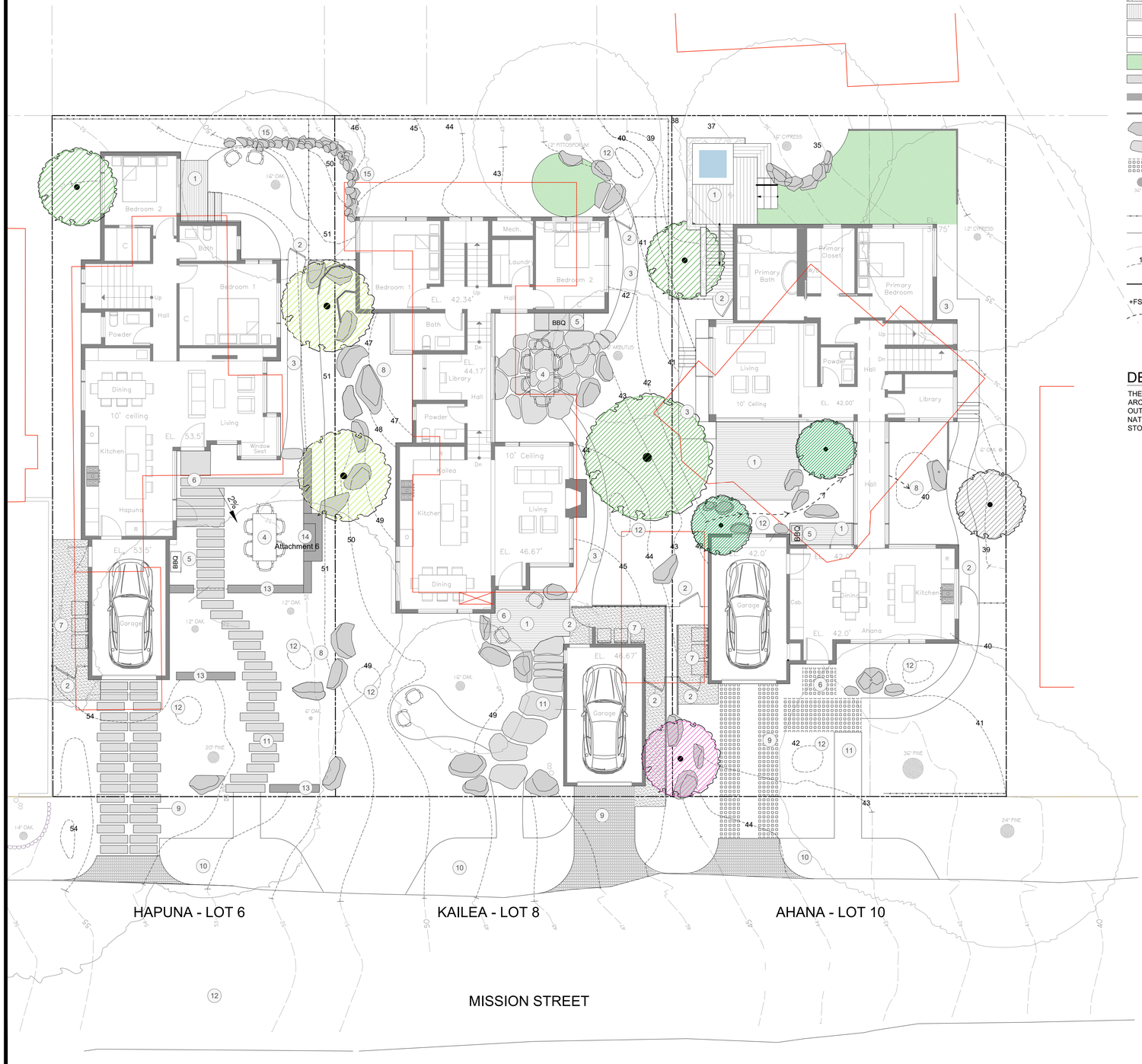
L0.00

sheet no.

-- of

9/9/2024 1:00 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- CORTEN STEEL WALL
- BOULDER
- FLAGSTONE
- ROBI PERMEABLE WOOD PAVER
- EXISTING TREE (30" PINE)
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS (11)
- PROPERTY LINE
- PROPOSED SPOT ELEVATIONS (+FS 53.5)
- FLOWLINE

NUMBERED NOTES

1. DECK
2. SINGLE PEDESTRIAN GATE
3. MULCH PATH
4. MULCH DINING AREA WITH FIREPLACE
5. BBQ AREA
6. ENTRY
7. TRASH AREA
8. SCULPTURE / FOUNTAIN / FOCAL POINT
9. DRIVEWAY
10. GUEST PARKING
11. ENTRY WALKWAY
12. RAINGARDEN / SWALE
13. LOW STONE WALLS
14. STONE FIREPLACE - 4' TALL
15. (E) WALL TO REMAIN

DESCRIPTION OF WORK

THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS.

0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
07/01/2024
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

OVERALL SITE PLAN

sheet title

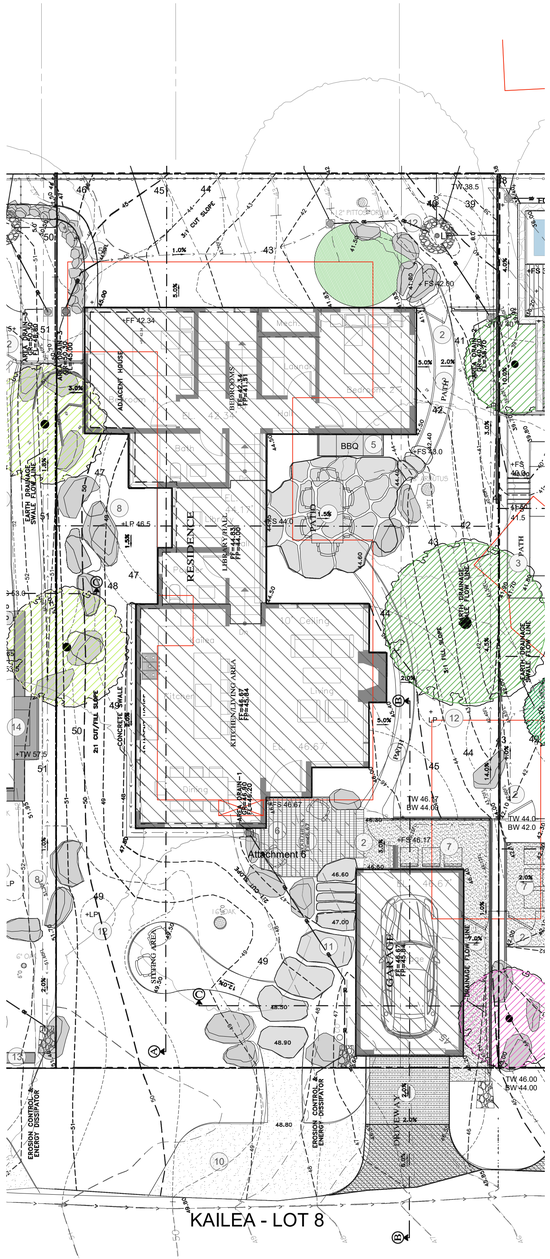
L1.00

sheet no.

-- of

9/9/2024 2:48 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



KAILEA - LOT 8

MISSION STREET

LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- CORTEN STEEL WALL
- BOULDER
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- EXISTING TREE
- PROPOSED TREE
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- PROPOSED SPOT ELEVATIONS
- FLOWLINE

NUMBERED NOTES

1. DECK
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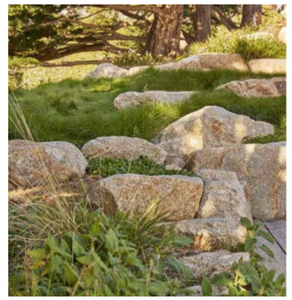
15. (E) WALL TO REMAIN

DESCRIPTION OF WORK

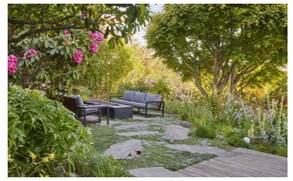
THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS. GREEN ROOFS HELP TO REDUCE RUNOFF WHILE ALSO PROVIDING ADDITIONAL HABITAT AND GARDEN SPACES WITHIN THE ARCHITECTURE.

PRECEDENT IMAGES


BOULDERS RETAIN SLOPE


FLAGSTONE PATH


OUTDOOR KITCHEN


FLAGSTONE PATIO


GREEN ROOF PLANTING


PROPOSED FENCE PRECEDENT, 4' AVERAGE HEIGHT


PERSPECTIVE RENDERING

0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

IF THE CONTRACTOR DISCOVERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. CONTRACTOR SHALL NOT PROCEED WITH WORK IN AREAS OF SUCH CONDITIONS UNTIL ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS HAVE BEEN RESOLVED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL CORRECTIVE WORK AND REPLACEMENT REQUIRED AS A RESULT OF SUCH CONDITIONS.

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE FOR ANY ADDITIONS MADE TO THIS DRAWING ELECTRONICALLY OR OTHERWISE THAT EXIST OUTSIDE OF WILD LAND WORKSHOP.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE



seal

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DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
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project

no.	description	date:
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

LOT 8 KAILEA SITE PLAN

sheet title

L1.01

sheet no.
-- of

9/9/2024 3:42 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LOT 8 KAILEA

TREE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AU	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	AS SHOWN	1
CS	CEANOTHUS THYRSIFLORUS 'SNOW FLURRY'	CALIFORNIA LILAC	24" BOX	AS SHOWN	1

SHRUB AND GROUND COVER LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
AC	ACANTHUS MOLLIS	BEAR'S BREECHES	5 GAL	2' OC	14
AT	ACHILLEA 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL	2' OC	19
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	35
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	5
AH	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTEREY MANZANITA	15 GAL	4' OC	8
AT	ARCTOSTAPHYLOS PACIFIC MIST	MANZANITA	15 GAL	3' OC	8
AS	ARCTOSTAPHYLOS SILVICOLA	BONNY DOON MANZANITA	15 GAL	8' OC	5
AR	ARTEMISIA 'DAVID'S CHOICE'	SAND HILL SAGE	5 GAL	2' OC	18
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	65
CK	CALOMOGROSTIS X ACUTIFOLIA 'KARL FOERSTER'	KARL FOERSTER'S FEATHER REED GRASS	5 GAL	2.5'	23
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1' OC	340
CD	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	258
D	DYMONDIA MARGARETAE	SILVER CARPET	1 GAL	1' OC	80
ER	ESCHSCHOLZIA CALIFORNICA 'MARITIMA'	CALIFORNIA POPPY	4" POT	1' OC	19
EN	ESCHSCHOLZIA CALIFORNICA 'PINK CHAMPAGNE'	PINK CHAMPAGNE CALIFORNIA POPPY	4" POT	1' OC	17
FC	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	1'-6" OC	68
F	FESTUCA RUBRA	RED FESCUE	1 GAL	1' OC	76
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	2' OC	2
IC	IRIS DOUGLASIANA 'CANYON SNOW"	CANYON SNOW DOUGLAS IRIS	1 GAL	1'-6" OC	17
IY	IRIS DOUGLASIANA 'YELLOW'	YELLOW DOUGLAS IRIS	1 GAL	1'-6" OC	65
J	JUNCUS PATENS	SPREADING RUSH	1 GAL	1' OC	1
L	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	PLATINUM BEAUTY MAT RUSH	1 GAL	2' OC	39
MC	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	15 GAL	6' OC	5
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	65
RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	4' OC	6
RG	RIBES SANGUINEUM VAR. GLUTINOSUM	PINK WINTER CURRANT	15 GAL	6' OC	1
RW	RIBES 'WHITE ICICLE'	WHITE WINTER CURRANT	15 GAL	6' OC	1
SA	SALVIA APIANA	WHITE SAGE	5 GAL	3' OC	6
SD	SALVIA 'DARA'S CHOICE'	CREEPING SAGE	FLATS	2'-6" OC	5
SS	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	2' OC	22
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	15 GAL	4' OC	2

VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
CL	CLEMATIS LASIANTHA	CHAPARRAL CLEMATIS	5 GAL	AS SHOWN	2

NATIVE NO-MOW FESCUE SAND ROOTED AND NETTED SOD LAWN, 67 SQUARE FEET

PLANTING NOTES:

PLANTING DESIGN AND IRRIGATION DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE SPECIES APPROPRIATE FOR THE AREA. THE NEW LANDSCAPE FOR THE RESIDENCE IS IN KEEPING WITH THE OAK WOODLAND ECOTYPE IN CARMEL. PLANTS SHALL BE MINIMALLY IRRIGATED WITH A DRIP SYSTEM ON THE PROPERTY, CONTROLLED WITH AN ET CONTROLLER AND RAIN SENSOR. PLANTING DESIGN ON ADJACENT LOTS SHOWN FOR REFERENCE ONLY.

SOIL AMENDMENT
1. ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.
2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

NOTE: SEE SHEET L2.01 FOR LEGEND AND NOTES

NOTE: SEE SHEET L2.02 FOR GREEN ROOF PLANTING PLAN

0' 4' 8' 16'
1/8" = 1' - 0"

NOT FOR CONSTRUCTION

ANY IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT WILD LAND WORKSHOP WILL NOT BE RESPONSIBLE OR ANY MODIFICATIONS MADE TO THIS DRAWING. ELECTRONIC OR PRINTED COPIES SHALL NOT BE USED BY WILD LAND WORKSHOP OR ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF WILD LAND WORKSHOP. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS, OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED. THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS, OR DISCREPANCIES. THE OWNER AND LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED BY THE CONTRACTOR WHICH CONTAINS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, OMISSIONS, OR DISCREPANCIES. THE OWNER AND LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION PERFORMED BY THE CONTRACTOR WHICH CONTAINS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

CALIFORNIA LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
07/01/2024
RENEWAL DATE
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date
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LOT 8 KAILEA PLANTING PLAN

sheet title

L2.00

sheet no.
-- of

9/9/2024 1:02 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

MATRIX PLANTS:


ARCTOSTAPHYLOS 'PACIFIC MIST'


BLECHNUM SPICANT


CLINOPODIUM DOUGLASII


CAREX PANSA


FESTUCA CALIFORNICA

KAILEA ACCENT PLANTS:


ACHILLEA 'TERRA COTTA'


CALAMAGROSTIS 'KARL FOERSTER'


ESCHSCHLOZIA CALIFORNICA 'PINK CHAMPAGNE'


IRIS DOUGLASIANA 'YELLOW'


SALVIA APIANA

KAILEA SCREENING PLANTS:


ARCTOSTAPHYLOS 'HOWARD MCMINN'


CLEMATIS LASIANTHA


MYRICA CALIFORNICA


RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'

KAILEA TREES:


ARBUTUS UNEDO


ARCTOSTAPHYLOS SILVICOLA

LOT 8 KAILEA

TREE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
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RW	RIBES 'WHITE ICICLE'	WHITE WINTER CURRANT	15 GAL	6' OC	1
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SD	SALVIA 'DARA'S CHOICE'	CREEPING SAGE	FLATS	2'-6" OC	5
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VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
CL	CLEMATIS LASIANTHA	CHAPARRAL CLEMATIS	5 GAL	AS SHOWN	2

NATIVE NO-MOW FESCUE SAND ROOTED AND NETTED SOD LAWN, 67 SQUARE FEET

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SOIL AMENDMENT

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NOT FOR CONSTRUCTION

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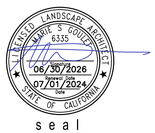
WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE



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date: 09.04.2024

LOT 8 KAILEA PLANTING LEGEND AND NOTES

sheet title

L2.01

sheet no.

-- of

Attachment 6

9/9/2024 1:01 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



GREEN ROOF PLANT LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	60
CN	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3' OC	8
C	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	34
ER	ESCHSCHOLZIA CALIFORNICA 'MARITIMA'	CALIFORNIA POPPY	4" POT	1' OC	69
F	FESTUCA RUBRA	RED FESCUE	1 GAL	1' OC	508
LB	LOTUS BERTHELOTII	PARROT'S BEAK	1 GAL	2' OC	18

PLANTING NOTES:

PLANTING DESIGN DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO SOFTEN THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE, SITE SPECIFIC GRASSLAND AND LOW MAINTENANCE SPECIES APPROPRIATE FOR THE AREA. THE RAISED CONTAINMENT PLANTING AREA ADJACENT TO THE SEATING IS INTENDED TO SCREEN THE VIEW FROM THE NEIGHBORING ROOF.

GREEN ROOF PRECEDENTS:





ACCENT PLANTS:



ACHILLEA MILLEFOLIUM



ESCHSCHLOZIA CALIFORNICA 'MARITIMA'



LOTUS BERTHELOTII

MATRIX PLANTS:



FESTUCA RUBRA

0' 4' 8' 16'
1/8" = 1' - 0"

NOT FOR CONSTRUCTION

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S GOULET
6335
Expiration Date
06/30/2026
Signature Date
07/01/2024
Date
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
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MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
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CARMEL-BY-THE-SEA, CA 93923
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LOT 8 KAILEA GREEN ROOF PLANTING PLAN

sheet title

L2.02

sheet no.

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9/9/2024 1:01 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

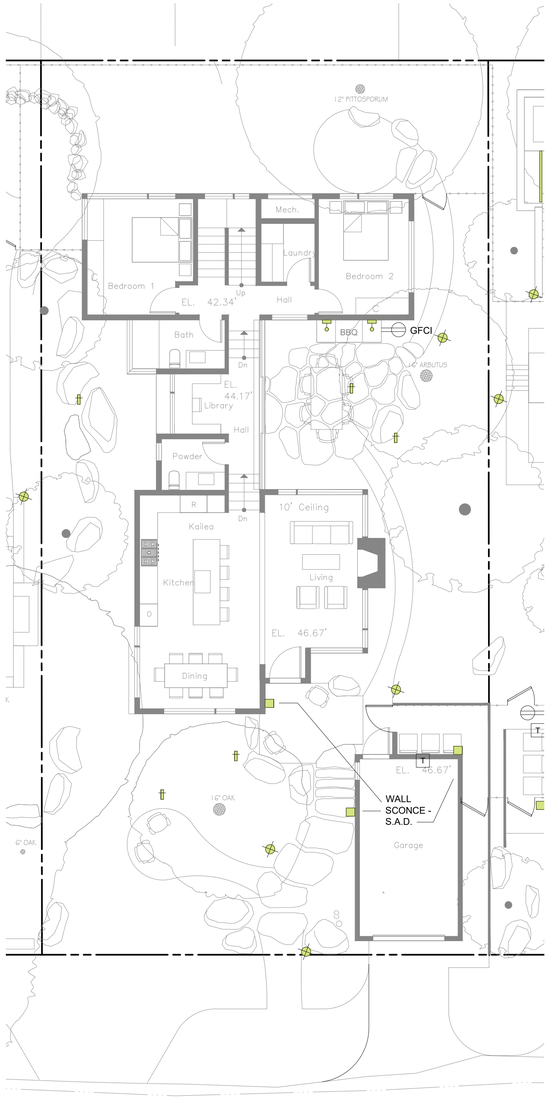
LEGEND

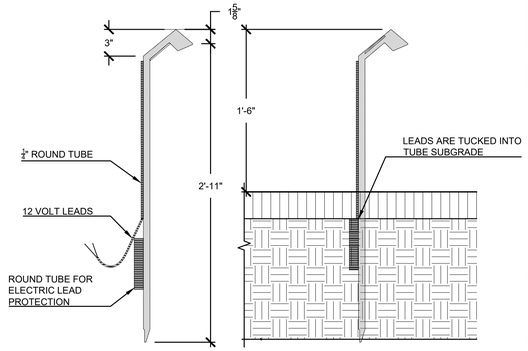
	TYPE	WATTS	MANUF - MODEL
	PATH LIGHT	1.5	STEEL - PATH LIGHT 2700 K. 18" TALL. AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-560
	WALL LIGHT	4.2	FX - RH LED 2700 K
	PENDANT LIGHT	4.0	FX - VE - ZD - 3LED - PS
	BBQ WALL LIGHT	2.0	FX - BQ
	LED STRIP LIGHT	.6 / FT	FX - SRP STRIP LIGHT 2700 K
	WALL SCONCE		SEE ARCHITECTURAL DRAWINGS
T	TRANSFORMER		CONFIRM LOCATION IN FIELD
	GFCI OUTLET		110 V GFCI OUTLET IN WATERPROOF BOX, LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO TRENCHING AND INSTALLATION

GENERAL NOTES:

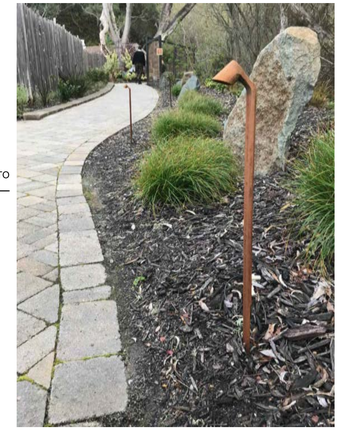
1) SEE ELECTRICAL DRAWINGS
2) CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN A MANNER CONSISTENT WITH THE MANUFACTURERS SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES.CONTRACTOR IS RESPONSIBLE FOR ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND DETERMINING LOADS FOR TRANSFORMERS
3) ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR
4) ACCENT AND AREA LIGHTS TO BE INSTALLED WITH 3' OF EXTRA WIRE FOR ADJUSTMENT IN FIELD.
5) POSITION LIGHTS IN FIELD. ADJUST TO MINIMIZE LIGHT SPILLAGE AND GLARE AND TO ACHIEVE DESIGN INTENT. FINAL LAYOUT AND LOCATIONS OF LIGHTS AND TRANSFORMER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6) FINAL ADJUSTMENTS SHALL BE MADE AT NIGHT WITH OWNER PRESENT FOR APPROVAL.
7) CONTRACTOR TO PROVIDE SUBMITTAL SHEETS OF ALL PROPOSED FIXTURES TO LANDSCAPE ARCHITECT FOR APPROVAL
8) IN CASE OF FIELD MODIFICATIONS, ELECTRICAL CONTRACTOR TO PROVIDE A SKETCH OF AS BUILT WIRING OVERLAID ON THIS DRAWING

Attachment 6



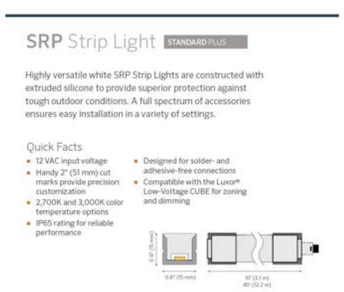


STEEL PATH LIGHT LOCALLY MADE BY ALLEN BUBAR





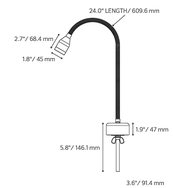






BQ: Barbeque Light

NUMBER OF LEDS:	1
NOMINAL LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs (avg)
INPUT VOLTAGE:	10 to 15 V
VA TOTAL: (Use to size the lighting controller)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY):	42
MAX LUMENS:	81.5
CRI (Ra):	82



0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES IN THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT THE ORDERLY AND TIMELY COMPLETION OF WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH THE WORK. ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP RETAINS ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS TO THIS DRAWING, ELECTRONIC OR OTHERWISE, AND IT IS NOT TO BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF WILD LAND WORKSHOP.

WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
07/01/2024
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

LOT 8 KAILEA LIGHTING PLAN

sheet title

L3.00

sheet no.
-- of

9/9/2024 1:01 PM



Attachment 7

PROJECT DATA

PROPERTY OWNER:	Collins Hermle Family Trust 155 San Rafael Way San Francisco, CA 94127
ARCHITECT/ APPLICANT:	DYAR ARCHITECTURE P.O. BOX 4709 CARMEL, CA. 93921 CONTACT: ERIK DYAR PH: 831-915-5602
PROJECT ADDRESS:	Mission Street 2 NE OF FIRST AVE. CARMEL-BY-THE-SEA, CA. 93923
APN:	010-112-007
ZONING:	R-1
PROJECT CODE COMPLIANCE:	2022 CBC, CRC, CPC, CEC, CMC, CFC, CALIFORNIA ENERGY CODE & CALIFORNIA GREEN BUILDING CODE
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	VB
TOPOGRAPHY:	SLOPING TO SOUTH
MAX BUILDING HEIGHT:	2-STORY PLATE: 18 FT. ROOF: 24 FT.
TREE REMOVAL:	NONE

Floor Area	ALLOWED	EXISTING	PROPOSED
LOT AREA =		6,000 SF	4,900 SF
ALLOWABLE BASE FLOOR AREA 6,000 sf x 0.45 - ((2000) x .02) / 1,000	2,460 sq. ft.		
		1,362 SF Main 1,092 SF Garage 270 SF	
PROPOSED LOT AREA (AFTER LOT LINE ADJUSTMENT) = 4,900 SF			
PROPOSED ALLOWABLE BASE FLOOR AREA 4900 sf x 0.45 - ((900) x .02) / 1,000	2,117 SF		2,116 SF Main 1,451 SF Lower 401 SF Garage 264 SF

Site Coverage	ALLOWED	EXISTING	PROPOSED
IMPERMEABLE:			
STONE PATIOS/ LANDINGS/ RETAINING WALLS		348 SF	
CONCRETE/ WOOD/ STONE RETAINING WALLS		151 SF	45 SF
DECOMPOSED GRANITE PATH			68 SF
HOT TUB			36 SF
TOTAL		499 SF	149 SF
PERMEABLE and SEMI PERMEABLE:			
GRAVEL PATHS		944 SF	
SPACED BOARD STEPS		8 SF	
WOOD DRIVEWAY/ ENTRY PAVERS			141 SF
SPACED-BOARD COURTYARD DECK / BBQ DECK			161 SF
BACKYARD SPACED-BOARD DECK / STAIRS			143 SF
BACKYARD WOOD PAVERS			63 SF
TOTAL		952 SF	508 SF
PERCENTAGE PERMEABLE:	>50%	66%	77%
TOTAL SITE COVERAGE	*662 SF	1,451 SF	657 SF

*ALLOWABLE SITE COVERAGE
(2,117 sf x 0.22) + 196 sf Bonus

Building Heights	ALLOWED	EXISTING	PROPOSED
RIDGE HEIGHTS / TOP OF FLAT ROOF (1st / 2nd)	18' / 24'	20'-7 5/8" / 0'	13'-6" / 19'-2"
PLATE HEIGHTS (1st / 2nd)	12' / 18'	8'-0" / 0'	11'-10" / 17'-10"

PROJECT DESCRIPTION

Demolition of Existing 1,091 sq. ft. Single-Family Residence and 270 sq. ft. Detached Garage.

Project includes a Lot-Line Adjustment of the Existing 60' x 100' (6,000 sq. ft.) Lot. The North Property Line is Shifted to the South 11'-0" to create the Proposed 49.0' x 100' (4,900 sq. ft.) Lot.

Construction of a New Two-Story, 1,852 sq. ft., Single-Family Residence with 250 sq. ft. Detached garage and Includes:

- New Driveway to Replace Existing
- New Wood Pavers
- New Wood Decks with Jacuzzi in Backyard
- New Green, Planted Roofs
- New 160 sq. ft. Roof Deck
- New Wood Fencing
- New Landscaping

Building Setbacks	ALLOWED	EXISTING	PROPOSED
FRONT	15'	34'-5"	16'-7 "
COMPOSITE	12'-3" (25%)	11'-4 1/2"	12'-3"
SIDE YARD	3'	8'-3 1/2"	5'-3 1/2"
SIDE YARD	3'	3'-1"	6'-11 1/2"
REAR	15'/ ** 3'	21'- 10"	15'-11 1/2" / --

**Rear setback is 3' for portions of structures less than 15' in height

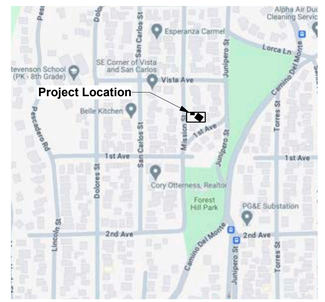
SHEET INDEX

A1 - Cover Sheet and Project Data
A2 - Project Rendering
Topographic Site Survey
A3 - Preliminary Site Assessment Report
A4 - Combined Main Floor Site Plan
A5 - Combined Upper Floor Site Plan
A6 - Existing and Demolition Plan
A7 - Site and Roof Plan
A8 - Main Floor Plan
A9 - Lower Floor Plan
A10 - Roof Level Plan
A11 - Elevations
A12 - Elevations
A13 - Elevations
A14 - Elevations
A15 - Section Elevations
A16 - Street Elevations
A17 - Materials Sheet
A18- Window and Door Schedules

Civil Engineering
C1 - Conceptual Grading, Drainage, Utility Plan
C2 - Grading Sections
C3 - Erosion & Sediment Control Plan
C4 - Construction Management Plan

Landscape Architectural
L0.00 - Ahana Cover Sheet
L1.00 - Overall Site Plan
L1.01 - Ahana Site Plan
L2.00 - Ahana Planting Plan
L2.01 - Ahana Planting Legend and Notes
L2.02 - Ahana Green Roof Planting Plan
L3.00 - Ahana Lighting Plan

VICINITY MAP



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info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By Owner Or Other On Any Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Ahana Residence
Mission Street, 2 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN: 010-112-007

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Cover Sheet and Project Data

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2025
STATE OF CALIFORNIA

Sheet No.
A1
Ahana



Attachment 7

Rendering of Ahana Residence from Mission Street / Southwest

DYAR
ARCHITECTURE

P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Prepared And Used By Owner Or Other On Owner's Friend Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
150 San Rafael Way
San Francisco, CA 94127

Ahana Residence
Mission Street, 2 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN: 010-112-007

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Rendering

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

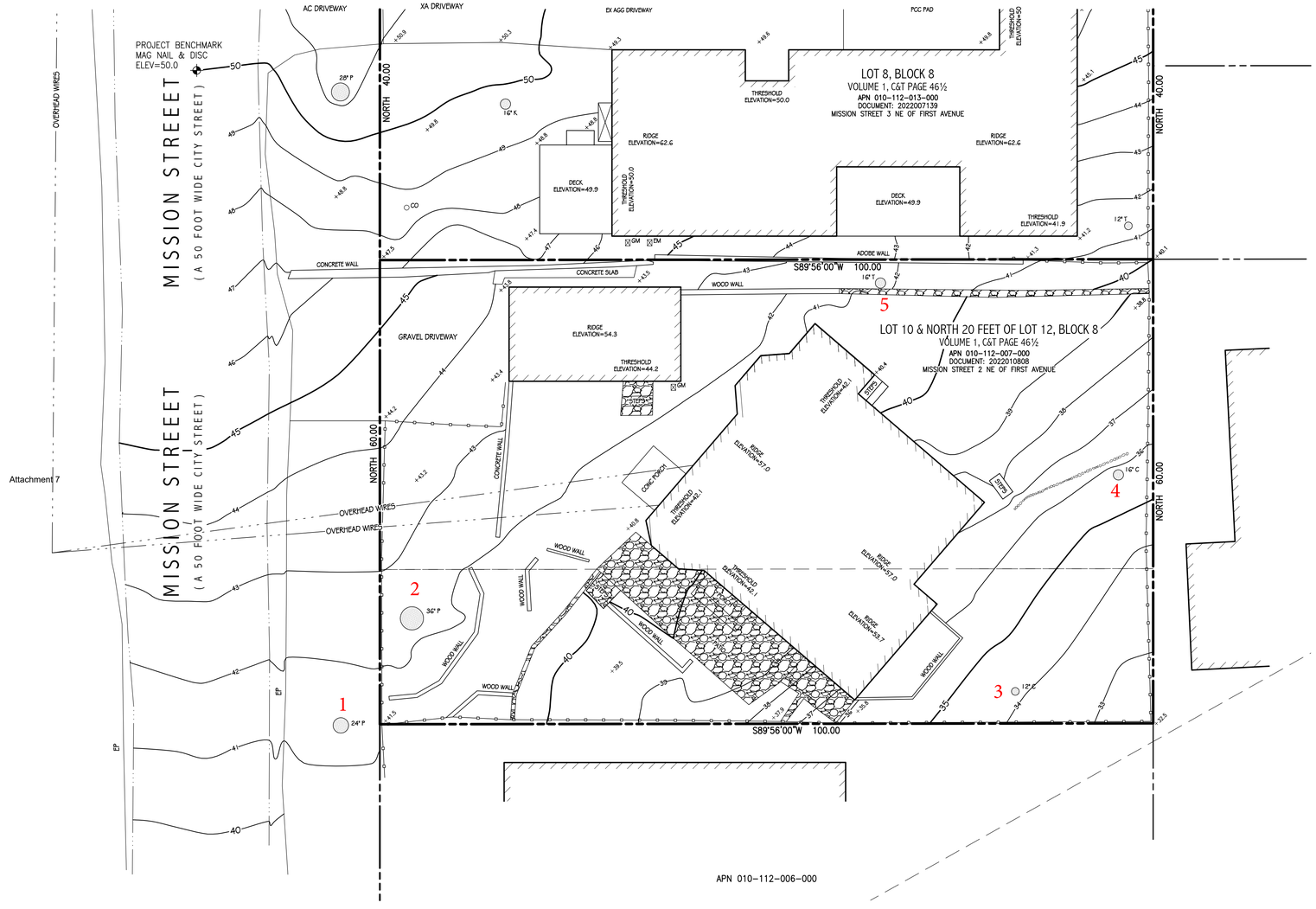
Sheet No.
A2
Ahana

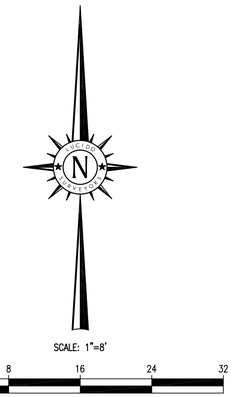
LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 — CONTOUR (MAJOR)
- 49 — CONTOUR (MINOR)
- EP — EDGE OF PAVEMENT
- DRIVEWAY — EDGE OF DRIVEWAY
- FLOWLINE — FLOWLINE
- BUILDING — APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION — APPROXIMATE FLOOR ELEVATION
- DECK — DECK
- CONC PAD — CONCRETE PAD
- STEP — STEP
- WV — WATER VALVE
- WM — WATER METER
- FH — FIRE HYDRANT
- MH — SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEAN-OUT
- MH — STORM DRAIN MANHOLE
- AD — AREA DRAIN
- CB — STORM DRAIN CATCH BASIN
- E — ELECTRIC LINE
- UP — UTILITY POLE
- GW — GUY WIRE
- EM — ELECTRIC METER
- LP — LAMP POST
- GM — GAS METER
- WOOD FENCE — WOOD FENCE
- MB — MAIL BOX
- P — PILLAR
- BLOCK WALL — BLOCK RETAINING WALL
- ROCK WALL — ROCK RETAINING WALL
- STACKED BLOCK WALL
- CARMEL STONE WALL OR WALKWAY
- AC — ASPHALT CONCRETE
- CS — CARMEL STONE
- CMP — CORRUGATED METAL PIPE
- CONC — CONCRETE SLAB
- DG — DECOMPOSED GRANITE
- EX AGG — EXPOSED AGGREGATE
- HDPE — HIGH DENSITY POLY ETHYLENE
- PCC — PORTLAND CEMENT CONCRETE
- PS — PAVER STONE
- PVC — POLY VINYL CHLORIDE
- RCP — REINFORCED CONCRETE PIPE
- TE — TRASH ENCLOSURE

- 12" T — TREE WITH SIZE AND TYPE
- A — ACACIA
- C — CYPRESS
- K — OAK
- P — PINE
- R — REDWOOD
- T — TREE

- +48.9 — SPOT ELEVATION





BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 50.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY LINE OF LOT 8, BLOCK 8 PER VOLUME 1, C&T PAGE 46 ½ (APN 010-112-013-000) AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MARCH OF 2023.

TOPOGRAPHIC SITE SURVEY

OF

LOT 10 & A PORTION OF 12 IN BLOCK 8

PER VOLUME 1, C&T PAGE 46 ½

APN 010-112-007, 012, & 013

Records of Monterey County

PREPARED FOR

Craig J. Collins

BY

LUCIDO SURVEYORS

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

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

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

SCALE: 1"=8' | PROJECT No. 3181 | APRIL 2022

CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA

Preliminary Site Assessment Survey Mark-Up from City Forester

ONE SHEET ONLY

PRELIMINARY SITE ASSESSMENT REPORT

Date of Site Visit: March 15, 2024
Planner: Marnie R. Waffle
Forester: Justin Ono
Block/Lot: 8 / 10 & N ½ 12
APN: 010-112-007
Property Owner: Collins Hermle Family Trust
Street Location: Mission Street 2 NE of 1st Avenue

Purpose: The information contained in this Preliminary Site Assessment is meant to provide input to the applicant on potential project issues prior to project submittal.

Location:

Zoning District	R-1 Single Family Residential
Coastal Commission Appeal Jurisdiction Overlay	No
Archaeological Significance Overlay	**Yes**
Park Overlay	No
Beach and Riparian Overlay	No
Environmentally Sensitive Habitat Area	No
Very High Fire Hazard Severity Zone	**Yes**

Street and Neighborhood Character:

- Style and materials of the existing residence:




- Style and materials of the neighboring residences: The Residential Design Guidelines encourage diversity of architectural styles while maintaining compatibility with the neighborhood's character. A new building should differ in style from buildings on nearby and abutting properties.

- Right-of-way characteristics: The Residential Design Guidelines encourage maintaining and enhancing the right-of-way's informal, vegetated, open-space character. Parking areas in the right-of-way shall be informal and unpaved and reinforce the forest image. Planting in the right-of-way should be predominantly green foliage plants. Native trees, ground covers, and low shrubs are preferred. Gravel is not permitted in the right-of-way.

Site Conditions & Development Standards:

- Building Site Area: The lot is 6,000 square feet lot (60'x100'). A base floor area of 2,460 square feet is permitted. A minimum of 200 square feet of the base floor area, and 2,200 cubic feet of exterior volume, shall be reserved for required parking whether provided by a garage, carport, or parking pad.

  Floor Area is defined as, *"...the total gross square footage included within the surrounding exterior walls of all floors contained within all enclosed buildings on a building site whether finished or unfinished. In above-ground spaces, floor area is measured at the exterior of the enclosing walls. In basement spaces, floor area is measured at the interior of the enclosing walls. Floor area shall include, but shall not be limited to, all floors of all enclosed spaces within all buildings, basements, mezzanines, guesthouses, studios, garages, and carports. All attic, basement, and storage shed spaces with five or more feet of clearance between the floor or walking surface and the ceiling or roof surface shall be counted as floor area. All required parking shall be counted as floor area, whether supplied by garage, carport or other means."*

- Setbacks: The minimum front and rear setbacks are 15 feet. The composite side yard setback is 25% of the lot width with a 3-foot minimum on one side.

Table 17.10-A: Setback Standards for R-1 District

Lot Type	Front Setback (in feet)	Rear Setback* (in feet)	Side Setbacks		
			Composite** (both sides)	Minimum Setbacks (in feet)	
				Interior Side	Street Side
Interior Site	15	15	25% of site width	3	N/A
Corner Site	15	15	25% of site width	3	5
Resubdivided Corner Site	10	15	25% of site width	3	3
Double-Frontage Site	15	N/A	25% of site width	3	5 (if applicable)

* The rear setback is three feet for those portions of structures less than 15 feet in height.
** See CMC 17.10.030(A)(1) and 17.06.020, Rules of Measurement.

- Building Height: 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.

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*

- Exterior Volume: The maximum allowable exterior volume is the total allowed base floor area for the site multiplied by the volume factors in Table 17.10-E (refer to table below). It is recognized that existing homes built prior to 2003 may not have been designed to comply with volume standards. For these homes, the Code allows the exterior volume to be calculated for additions only.

Table 17.10-E: Exterior Volume Factors for R-1 District

	Maximum Exterior Volume (Cubic Feet) Per Square Foot of Floor Area	
	One-Story Elements of the Building	Two-Story Elements of the Building
Located under a pitched or sloping roof greater than 3:12 pitch	12	11
Located under a flat roofed area of the building 3:12 or less pitch	11	10

- Parking: One parking space per primary dwelling is required on sites 8,000 square feet or less. Required parking shall be provided by a garage, carport or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume. On each site, a minimum of 200 square feet of base floor area and 2,200 cubic feet of exterior volume shall be reserved for each required parking space whether provided by means of a garage, carport or parking pad.

- Garage: To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within the front setback and/or side yard setback facing a street. Garages permitted to be located within a setback are limited to a single-car, detached structure not exceeding 12 feet in width,

250 square feet in floor area and 15 feet in height. Detached garages may encroach into an interior side yard setback, rear yard setbacks, or both, if limited to 15 feet in height, the setback encroachment would not impact significant or moderately significant trees, and the garage location/design complies with design guidelines.

- Accessory Structures: Up to two accessory structures may be constructed on the property. Accessory structures cannot exceed 400 square feet in floor area (unless an exception applies) and count towards to the total base floor area allowed for the site. Sheds that exceed 5 feet in height also count as floor area.

  Studio: A studio is defined as, *"An attached or detached residential dwelling unit without kitchen or cooking facilities, designed for accessory uses by occupants of the dwelling to which it is accessory, and not designed or intended for living, sleeping and/or cooking. Studios are permitted to have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling."*

  One studio is permitted so long as it does not contain any living, sleeping, bathing or food preparation facilities of any kind. Studios may have a bathroom with a sink and toilet. Studios that are attached to the primary dwelling are not required to have inter-accessibility with the primary dwelling. No additional parking is required for a studio. Studios shall be a maximum size of 400 square feet and shall not exceed the allowed floor area ratio for the lot.

  Accessory Dwelling Units (ADUs): One accessory dwelling unit and one junior accessory dwelling unit are permitted pursuant to CA State Law. For more information, please refer to the Accessory Dwelling Unit Handbook.

- Topography and drainage features: The Residential Design Guidelines encourage designs that follow the natural contours of the site and that avoid abrupt changes in grade on the site and between properties. A preliminary grading and drainage plan is required to be submitted with the Design Study application and will be reviewed by the Environmental Compliance Manager. Feedback on potential drainage issues and solutions will be provided.

  Following design approval, plans submitted for a building permit must include a complete stormwater drainage plan. The drainage plan shall include applicable Best Management Practices and all drainage shall be retained on-site through semi-permeable paving materials, French drains, seepage pits, etc. Properties located in areas with poor soil drainage will require systems designed by an engineer.

- Site Coverage: Impermeable site coverage is limited to 22% of the base floor area for the site or **541 square feet** for a base floor area of 2,640 square feet. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unpaved

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 property's site coverage is made of permeable or semi-permeable materials, an additional up to four percent of the site area, **240 square feet**, may be utilized. 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.

- Fences: Fences located within the front setback are limited to 4 feet in height. This limit cannot be increased through a Design Study. Side and/or rear yard fences are permitted a height of 6 feet and may be taller with approval by the Planning Commission. The heights should be clearly noted on the project plans.

Table 17.10-G: Maximum Track One Fence and Wall Heights

	Setback Location			
Design Element	Front Setback	Side Setback	Side Setback Facing Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	3 feet**	6 feet	3 feet**	6 feet
Pillars and Gates	6 feet	N/A	6 feet	N/A
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

* These limits shall not be altered through Design Review by the Planning Commission.
** Up to six feet may be allowed for retaining walls that are not visible from the street. See CMC 17.10.030(E)(4).

Potential Neighbor Impacts:

- Privacy: The Residential Design Guidelines encourage preserving reasonable privacy for adjacent properties and locating windows such that they avoid overlooking active indoor and outdoor use areas of adjacent properties. Additionally, the Guidelines recommend screening patios and terraces.

- Solar Access: The Residential Design Guidelines encourage maintaining solar access for adjacent properties. The Carmel Municipal Code states, *"Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided."*

- Mass and Bulk: The Residential Design Guidelines encourage thoughtful design regarding bulk and massing. The Carmel Municipal Code states, *"Residential designs shall maintain Carmel's enduring principles of modesty and simplicity and preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass*

or bulk to public view or to adjoining properties. Large box-like buildings and buildings with large, continuous, unrelieved surfaces can appear massive. Designing building and roof planes with just a few, simple forms and keeping floor levels and plate heights close to grade help reduce mass and bulk. The use of natural materials such as wood or stone and the creative use of landscaping can also help to avoid excess mass by introducing texture, variety and screening."

Attachment 7

- Views: The Residential Design Guidelines encourage maintaining view opportunities to natural features that lie outside the property. The Carmel Municipal Code states, *"Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided."*

- Neighborhood Input: Staff strongly recommends contacting the adjacent property owners prior to any public hearings to explain the proposed project and address any concerns. Most project delays occur when applicants do not contact neighbors early in the process.

Forest/Trees: Refer to the annotated tree survey and Significant Tree Evaluation Worksheet prepared by the City Forester.

Historic Status: The property was reviewed for historical significance and the staff determination is that the property is not eligible for the historic inventory. A determination of ineligibility will be provided under separate cover.

Design Study Application: The next step is to submit a General Planning Application Form for a Track 2 Design Study. Applications can be submitted on-line at, https://carmel.portal.iworq.net/portalhome/carmel or by emailing your application materials to planning@ci.carmel.ca.us.

Story Pole Policy: Story poles and netting are required in Carmel-By-The-Sea. The City's Story Pole Policy was adopted by the City Council in 2017. All story poles, netting, and ribbons must be installed and certified in accordance with the Story Pole Policy a minimum of 10 calendar days prior to a public hearing. Failure to comply with the Policy could result in the project being continued to a later hearing date.

Additional Resources: For more information on the Design Review Process, Residential Design Guidelines, Carmel Municipal Code, Green Building Ordinance, and Title 7A of the Building Code, please visit our website at: https://ci.carmel.ca.us/community-planning-and-building

Significant Tree Evaluation Worksheet

APN: 010-112-007-000
Street Location: Mission St 2 NE of 1st Ave
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Hermle-Collins
Recommended Tree Density: 4 upper, 3 lower

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES															
NO	x	x	x	x	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	MC	MC	Arb										
YES	x	x	x	x											
NO					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 Arb -- Arbutus OT -- other

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

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

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

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

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

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

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

Yes _____

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

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

Items to note:
Required Structural Root Zone

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

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

· Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

· Excavation within 6 feet of a tree trunk is not permitted.

· No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.

· Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

· Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.

· The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.

· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

· If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

D A
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Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Ahana Residence
Mission Street, 2 NE of First Avenue
Carmel, CA 93923
APN: 010-112-007

Job No.

Date:
Tract 2 Design Study
September 4, 2024

Preliminary Site Assessment Report

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2025
STATE OF CALIFORNIA

Sheet No.
A3
Ahana



HAPUNA KAILEA AHANA



Overall Main Floor Site Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CARMEL STONE GARDEN WALL
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- STONE PAVER DECK
- PROPOSED TREE
- EXISTING TREE
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ACCENT BOULDER
- STEP BOULDER
- STONE PAVERS
- DRYLAID FLAGSTONE PAVING

NORTH

0' 8' 16'

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Ahana Residence

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Carmel by the Sea, CA 93923
APN: 010-112-007

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Mission Sisters Properties Main Level Site Plan and Street Elevation

1/8" = 1'-0"

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No. 28518
Expires February 2025
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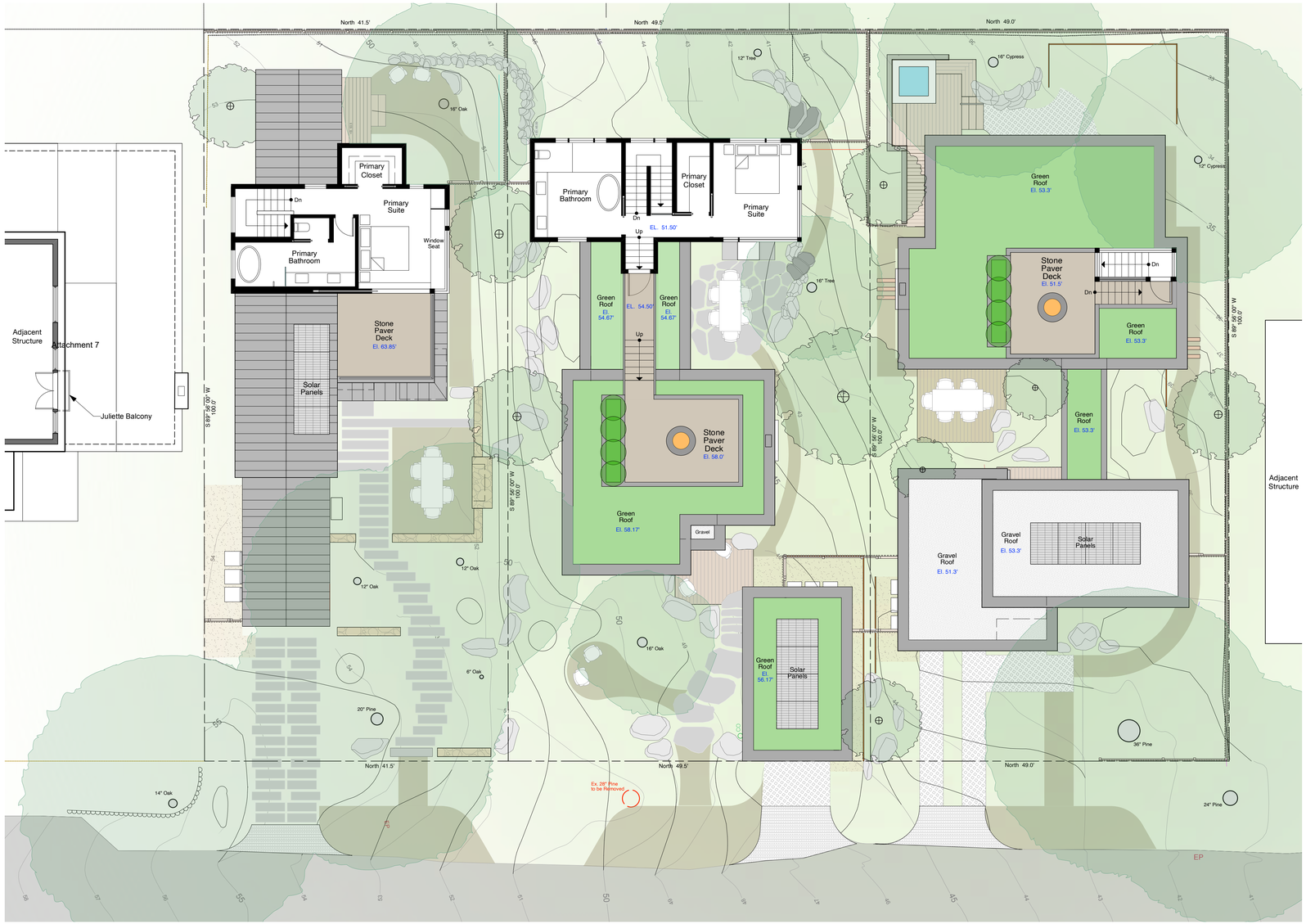
Sheet No.

A4
Ahana



HAPUNA KAILEA AHANA



Overall Upper Floor Site Plan

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

LEGEND

- STANDING SEAM METAL ROOF
- STONE PAVER DECK
- GREEN ROOF
- EXISTING CONTOUR
- PROPOSED CONTOUR

NORTH

0' 8' 16'

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APN: 010-112-007

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Resubmittal
September 4, 2024

Mission Sisters Properties Upper Level Site Plan and Street Elevation

1/8" = 1'-0"

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A5
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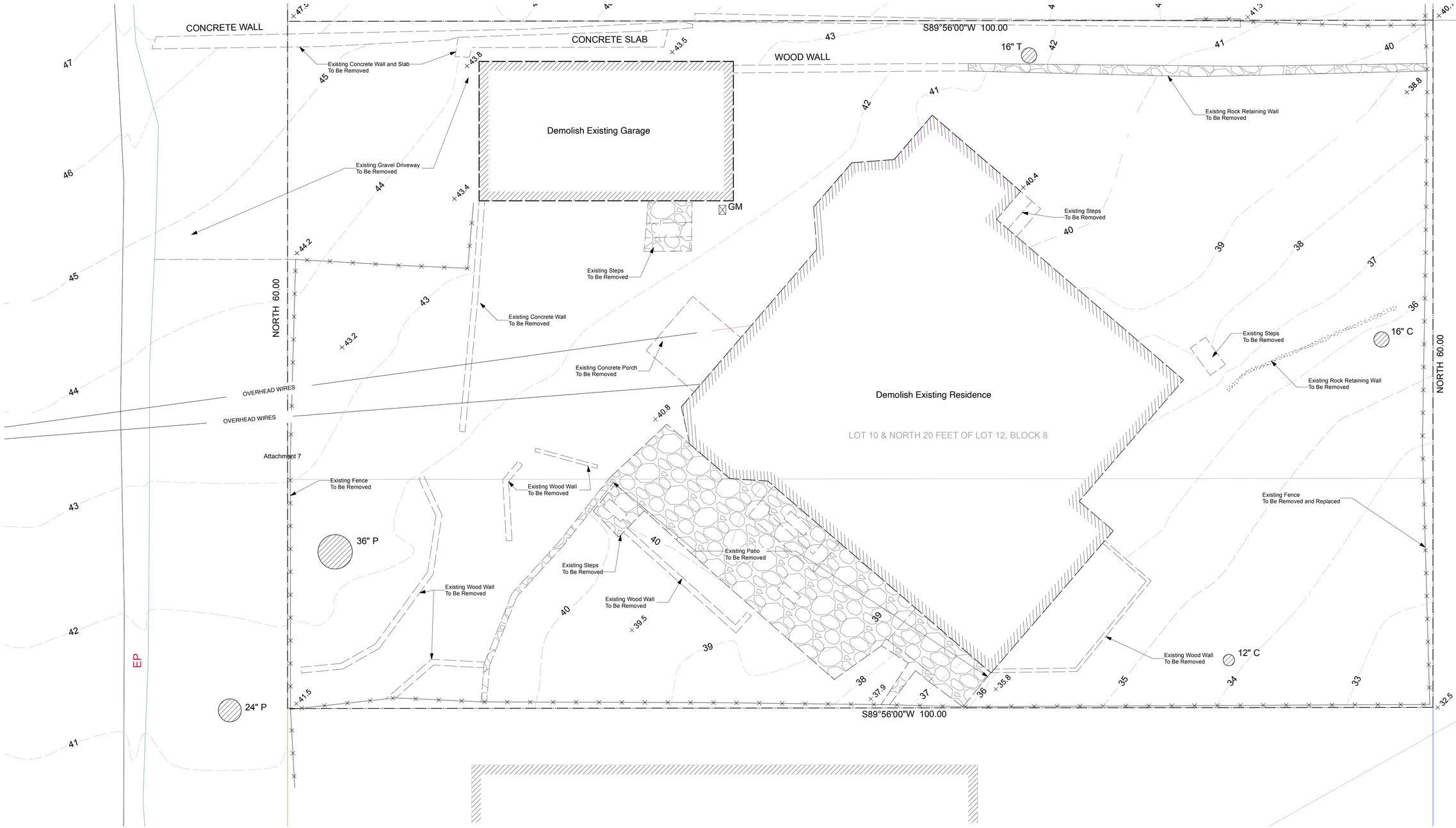

Existing + Demolition Site Plan

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

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APN: 010-112-007

Job No.

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July 1, 2024
Track 2 Design Study
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Existing and Demolition Site Plan

1/4" = 1'-0"

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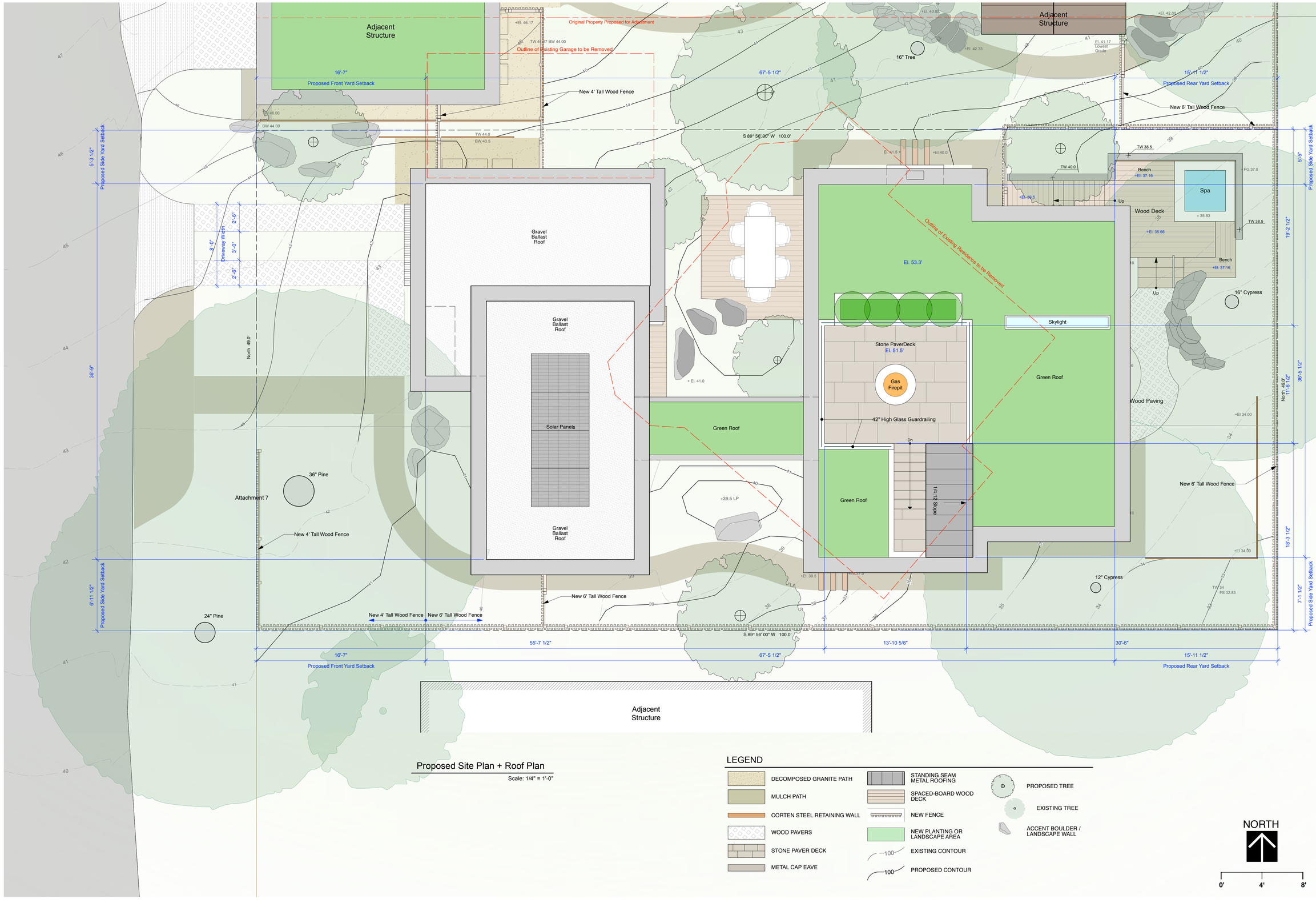

Proposed Site Plan + Roof Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- STONE PAVER DECK
- METAL CAP EAVE
- STANDING SEAM METAL ROOFING
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER / LANDSCAPE WALL

NORTH

0' 4' 8'

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Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Site and Roof Plan

1/4" = 1'-0"

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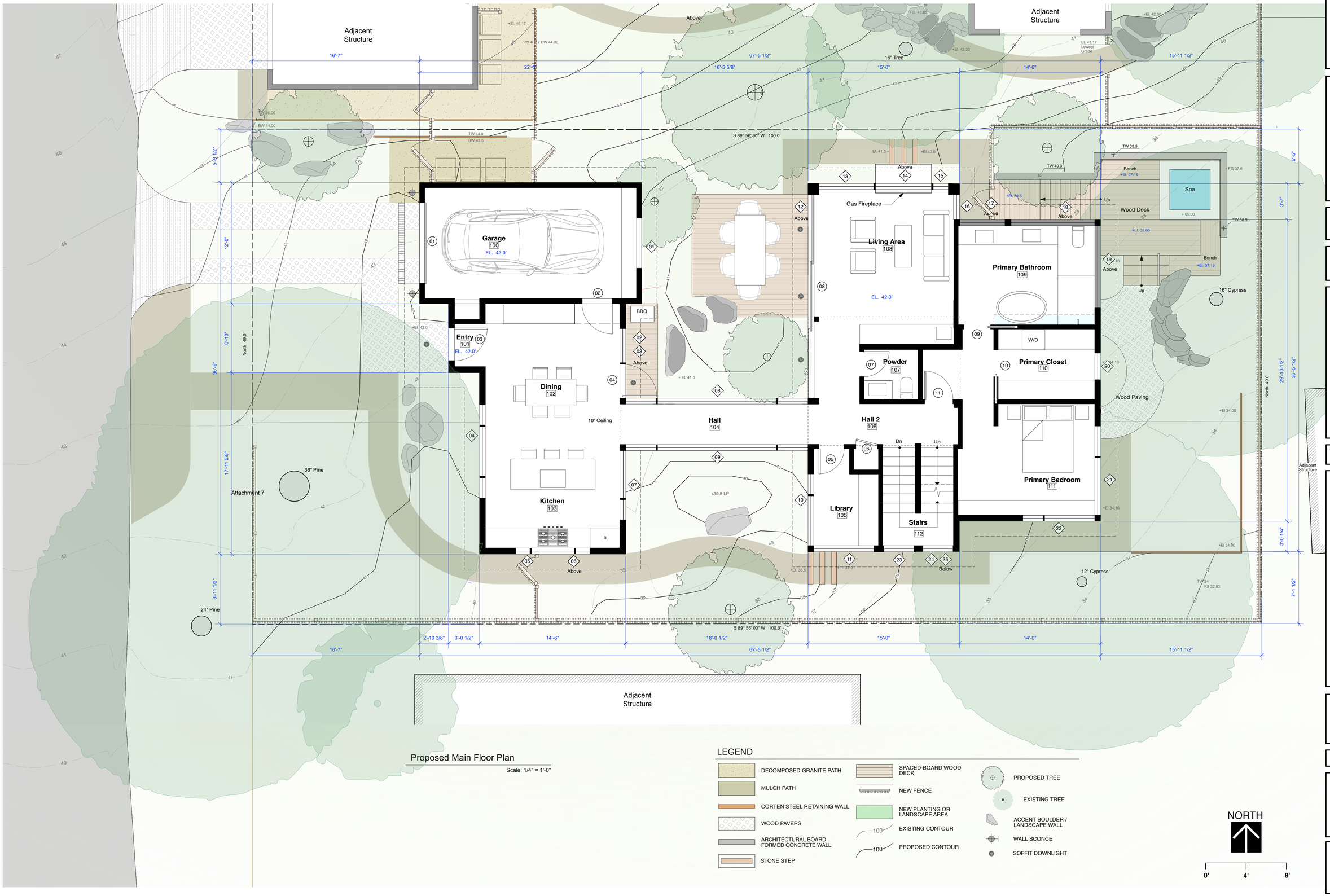

Proposed Main Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- ARCHITECTURAL BOARD FORMED CONCRETE WALL
- STONE STEP
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER / LANDSCAPE WALL
- WALL SCONCE
- SOFFIT DOWNLIGHT

NORTH

0' 4' 8'

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Main Floor Plan

1/4" = 1'-0"

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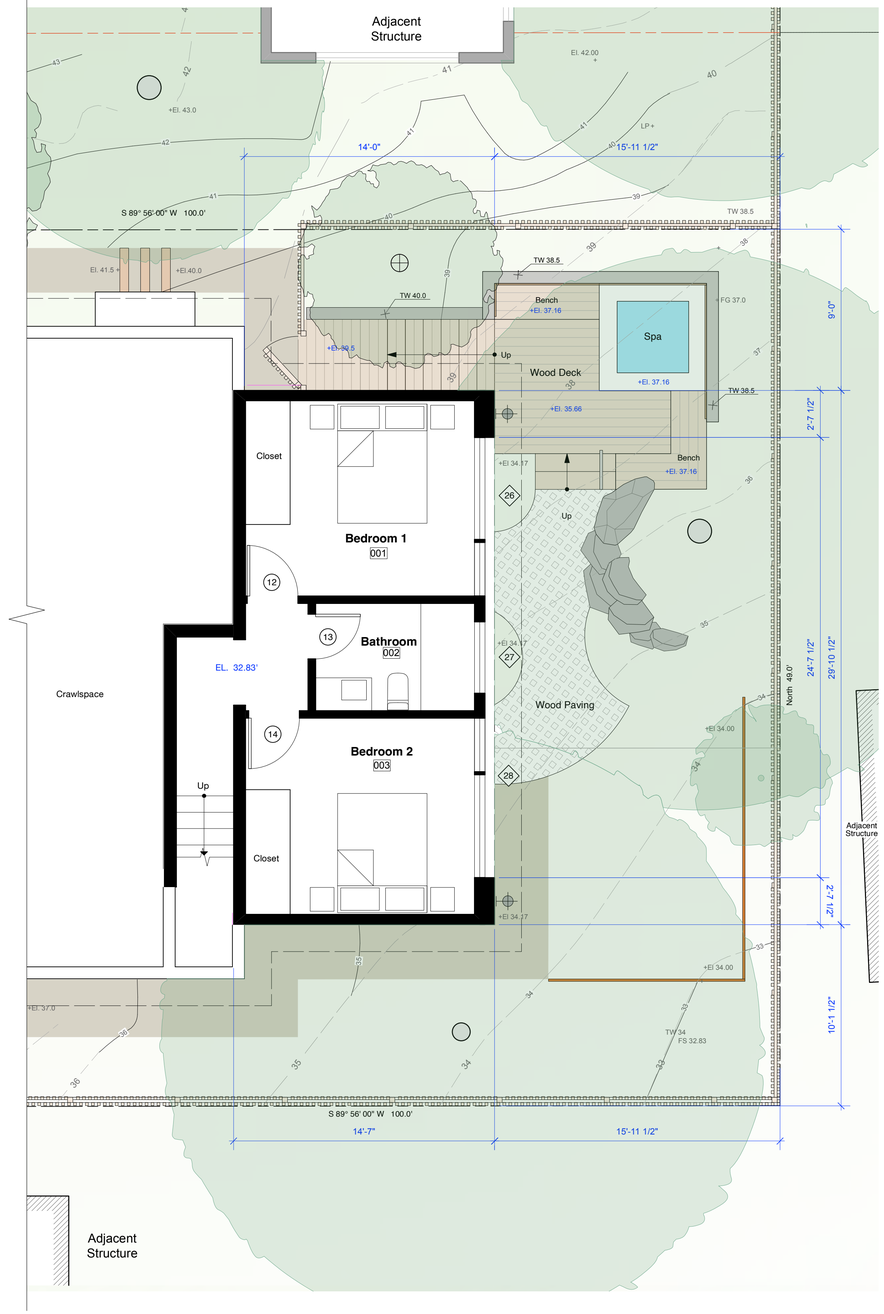
Attachment 7



LEGEND

- MULCH PATH
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- ARCHITECTURAL BOARD FORMED CONCRETE WALL
- STONE STEP
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER / LANDSCAPE WALL
- WALL SCONCE

Proposed Lower Floor Plan

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

NORTH

0' 4' 8'

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Ahana Residence

Mission Street 2 NE of First Avenue
Carmel Valley, CA 93923
APN: 010-112-007

Job No.

Date:

Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Lower Floor Plan

1/4" = 1'-0"

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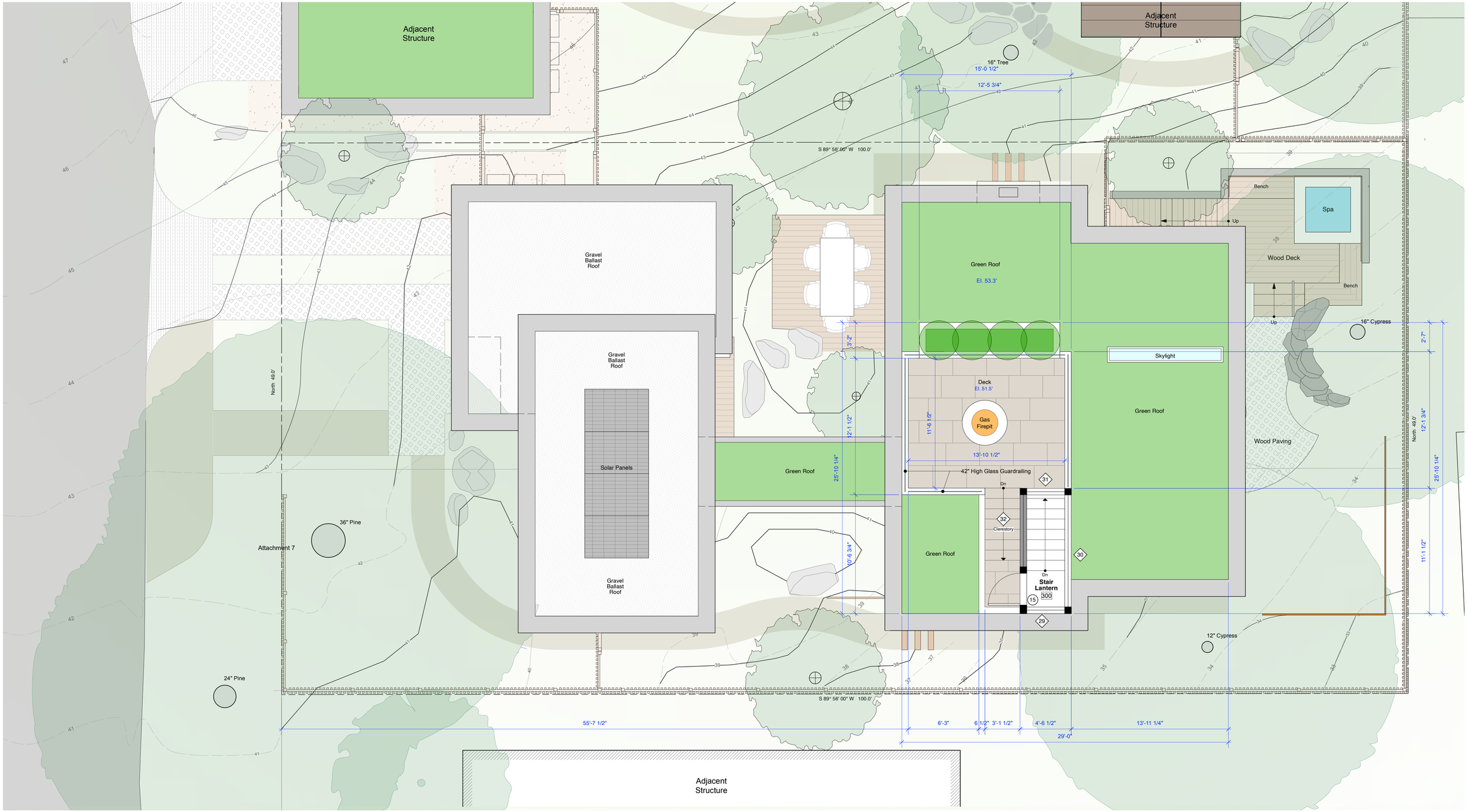

Proposed Upper Floor Plan

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

LEGEND

- DECOMPOSED GRANITE PATH
- MULCH PATH
- CORTEN STEEL RETAINING WALL
- WOOD PAVERS
- METAL CAP EAVE
- STONE PAVER DECK
- ARCHITECTURAL BOARD FORMED CONCRETE WALL
- STONE STEP
- SPACED-BOARD WOOD DECK
- NEW FENCE
- NEW PLANTING OR LANDSCAPE AREA
- PROPOSED TREE
- EXISTING TREE
- ACCENT BOULDER / LANDSCAPE WALL
- 100 EXISTING CONTOUR
- 100 PROPOSED CONTOUR

NORTH

0' 4' 8'

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Ahana Residence

Mission Street 2 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN: 010-112-007

Job No.

Date:
Track 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Roof Level Plan

1/4" = 1'-0"

LICENSED ARCHITECT
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No. 28518
Expires
February 2025
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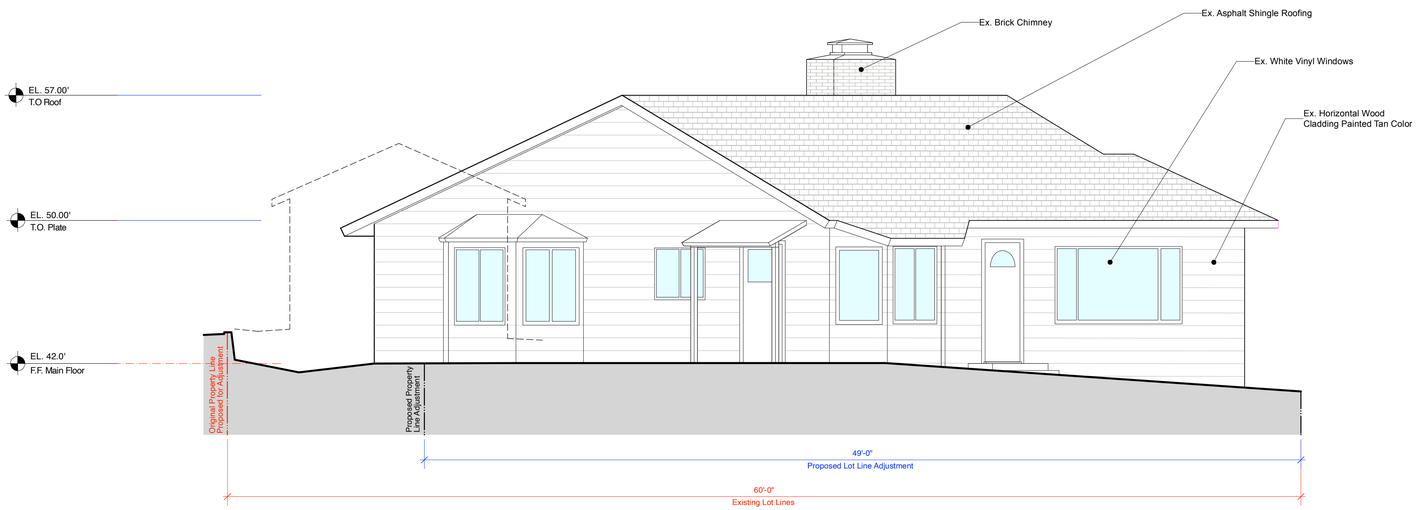
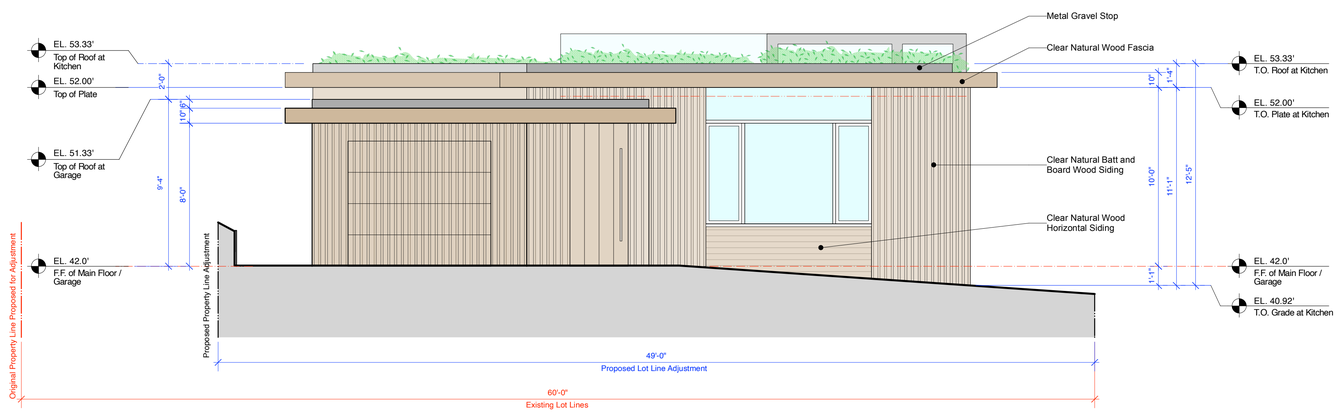


Existing West Elevation

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

Attachment 7



Proposed Ahana West Elevation

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

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Ahana Residence
Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-007

Job No.

Date:
Tract 2 Design Study
July 1, 2024
Tract 2 Design Study Resubmittal
September 4, 2024

West Elevations

1/4" = 1'-0"

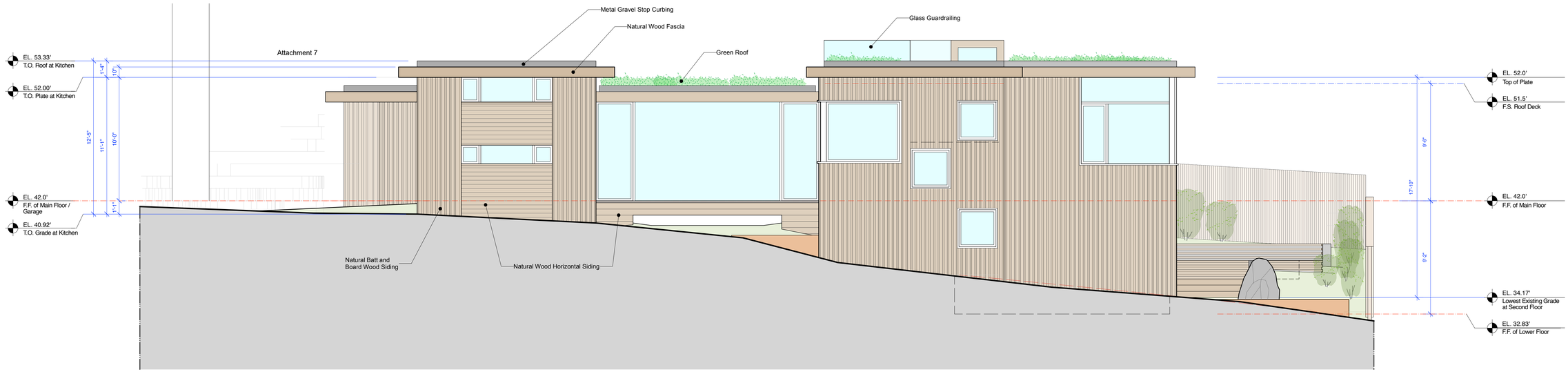
LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires February 2025
STATE OF CALIFORNIA

Sheet No.
A11
Ahana



Existing South Elevation

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



Proposed Ahana South Elevation

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

DYAR ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

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Owner:
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155 San Rafael Way
San Francisco, CA 94127

Ahana Residences
Mission Street 4 NE of First Avenue
Carmel by the Sea, CA 93923
APN: 010-112-007

Job No.

Date:
Tract 2 Design Study
July 1, 2024
Tract 2 Design Study Resubmittal
September 4, 2024

South Elevations

1/4" = 1'-0"

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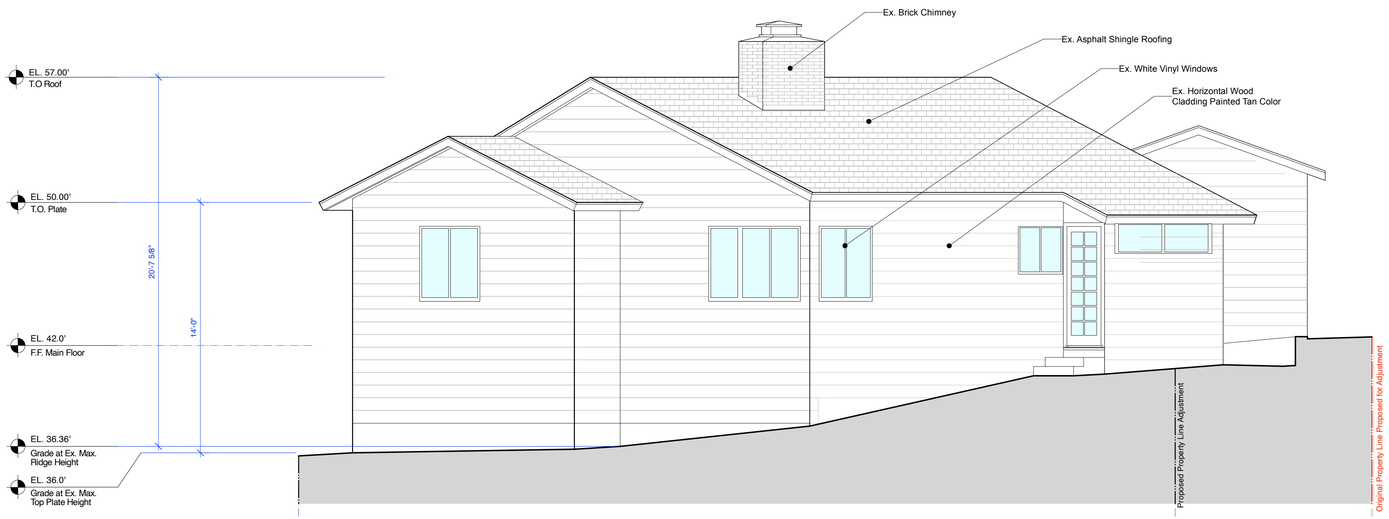
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

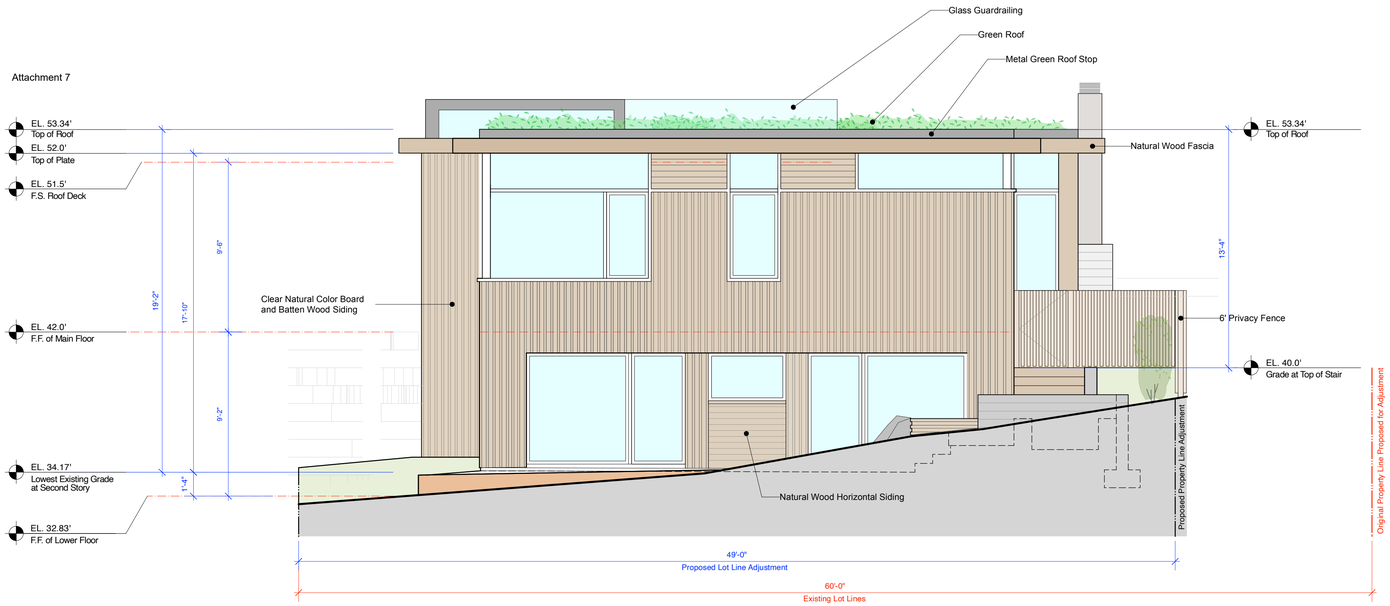
Sheet No.
A12
Ahana



Existing East Elevation

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

Attachment 7



Proposed Ahana East Elevation

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

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Ahana Residences

Mission Street 4 NE of First Avenue
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APN: 010-112-010

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July 1, 2024

Tract 2 Design Study Resubmittal
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East Elevations

1/4" = 1'-0"

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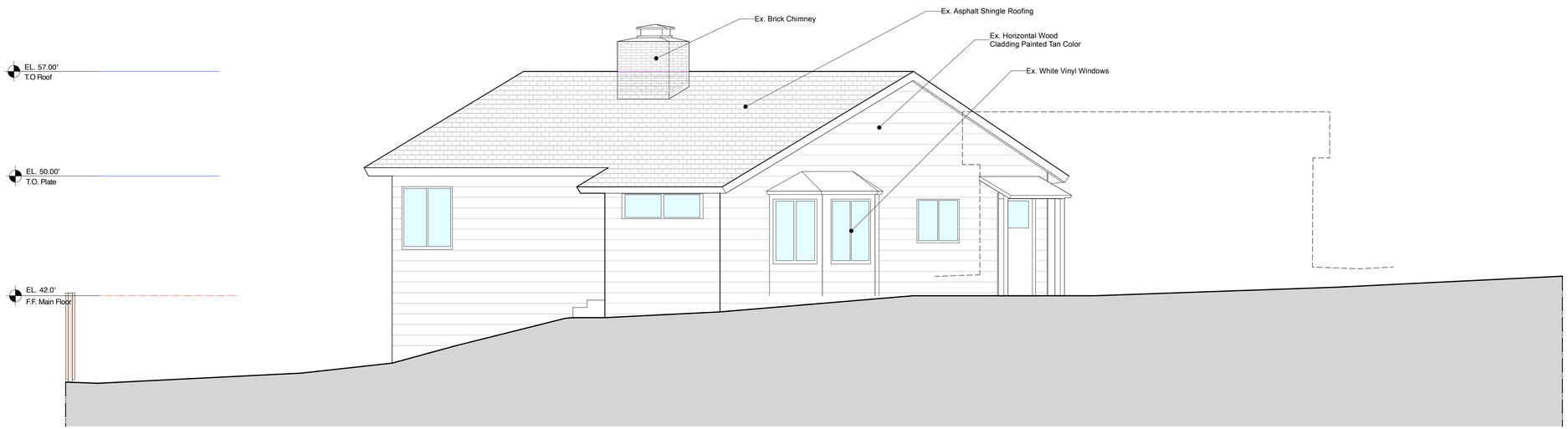
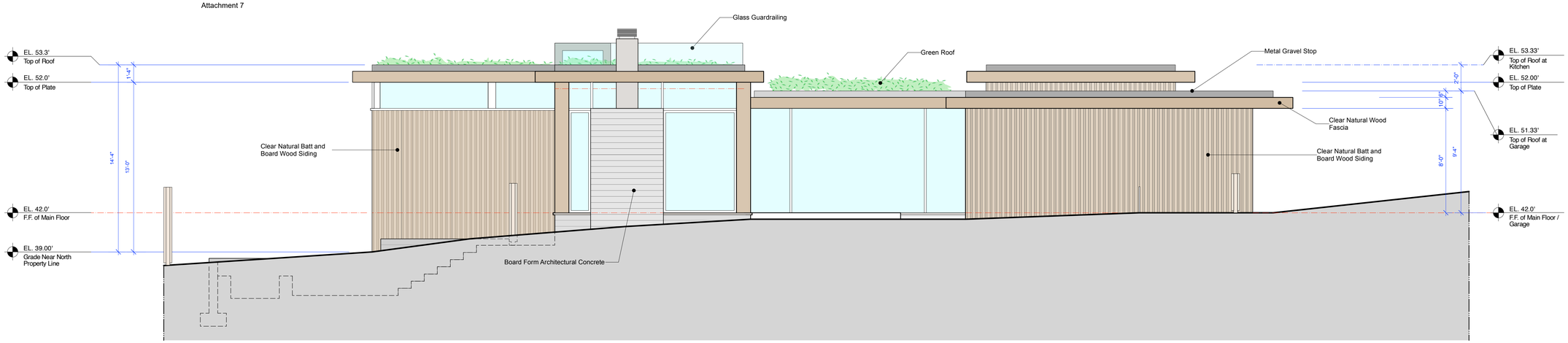
Sheet No.
A13
Ahana



Existing North Elevation

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

Attachment 7



Proposed Ahana North Elevation

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

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Job No.

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Resubmittal
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North Elevations

1/4" = 1'-0"

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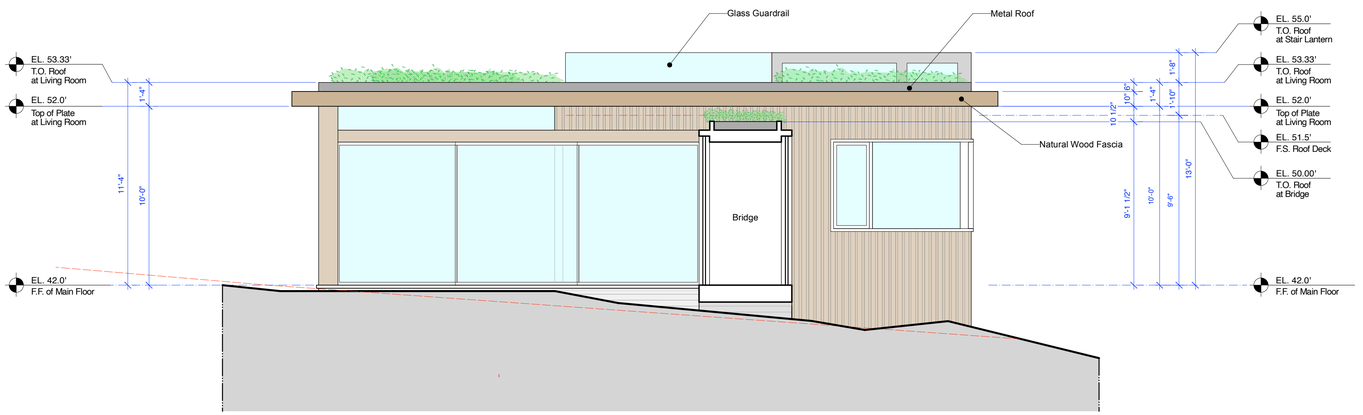
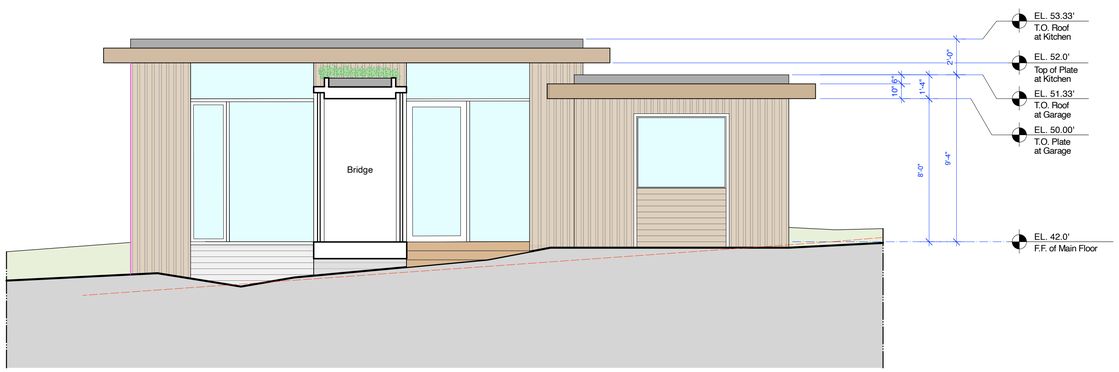
Sheet No.
A14
Ahana



Proposed Ahana Section-Elevation

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

Attachment 7



Proposed Ahana Section-Elevation

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

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Job No.

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Track 2 Design Study
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Section Elevations

1/4" = 1'-0"

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A15
Ahana

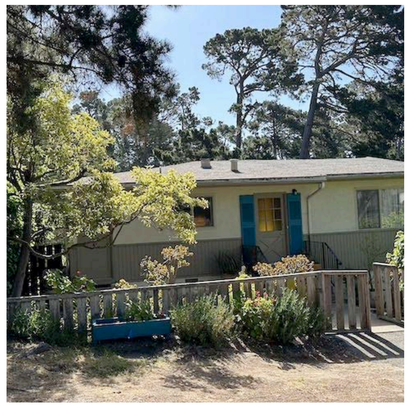


Proposed Street Elevation

Attachment 7







Photographs of Existing Street Elevation

D
A

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Ahana Residence

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Track 2 Design Study
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Ahana Existing and Proposed Street Elevations

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ERIK D. DYAR
No. 28518
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Sheet No.

A16
Ahana



RECESSED SOFFIT LIGHT
55822, Bega, LED Recessed ceiling down light
#4 Brushed aluminum 316 stainless steel finish
4.2 Watt : 299 Lumen

Exterior Recessed Soffit Light

FXLuminaire

RH Recessed Wall/Step Light **DESIGNER PLUS**



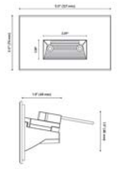
PROJECT

CATALOG #

TYPE

NOTES

Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and stairs. The fixtures are available with 1LED, 3LED, and ZDC configurations.The recessed integrated LED light sources are diffused for soft illumination on steps and walkways and maximum glare control, critical for applications where grade changes are inevitable and safety is a top priority. Fully potted with robust mechanical sealing and compatible with standardized single-gang junction boxes, the RH fixture is ideal for near-grade installations.



Exterior Recessed Step Light

WAC LIGHTING

Revels

Outdoor Wall Sconce

Fixture Type:

Catalog Number:

Project:

Location:

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
❍ WS-W13324 24"	❍ 3000K	❍ BK Black	13W	300	193
	❍ 3500K		13W	300	193
	❍ 4000K		13W	300	193

Example: **WS-W13324-40-BK**

For custom requests please contact customs@waclighting.com

DESCRIPTION

Balanced with geometric precision. A slim bar of light glowing between the lines of a minimal profile.

FEATURES

- Illumination on both sides with acrylic diffuser
- Built in color temperature adjustability. Switch from 3000K/3500K/4000K
- 3CCT switch installs in the junction box
- Option to pre-select color temperature or adjust in the field
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

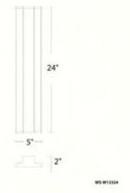
Color Temp:	3000K,3500K,4000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	54000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL,IP65
	Wet Location Listed
Construction:	Extruded aluminum body with PC diffuser



FINISHES:

Black

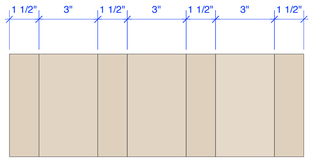
LINE DRAWING:





Wood Siding

Clear Stained, Vertical Wood Batten Siding



Siding Width

Siding Width: Board = 3" & Batt = 1 1/2"



Attachment 7

Flat Roof

TPO w/ Gravel Ballast



Green Roof

Native, Drought-Resistant Living Roof



Aluminum Windows and Doors

Clear, Anodized



Wood Pavers



Concrete Fireplace, Landscape Retaining Walls

Board Form Concrete
with Natural Finish



Concrete Pavers

Integral Color Concrete, Exposed Sand Finish



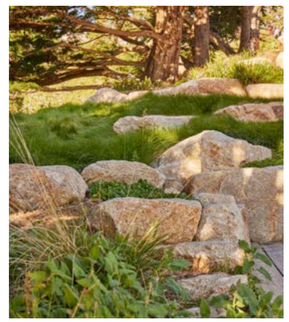
Recessed Hot Tub

Stainless Steel w/ Cover



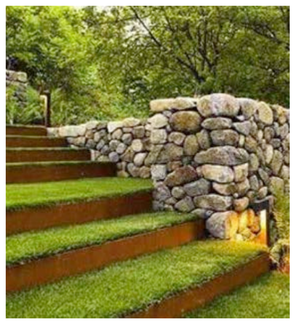
Wood Decking

Ipe Wood Spaced Board



Landscape Boulders

Accent and Retaining Boulders



Low, Steel Garden Walls

Weathered Steel

D A
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Resubmittal
September 4, 2024

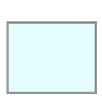
Finish Materials

LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.
A17
Ahana

Window Schedule

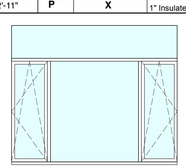
Window No.	Location	Rm. No.	Frame Width	Frame Height	Type	Operation	Glass Type	Tempered	Frame Material	Remarks
Main Residence										
1	Garage	100	5'-0"	4'-0"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Window
2	Dining Area	102	3'-4 1/2"	7'-10"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Window
3	Dining Area	102	6'-10 1/2"	2'-0"	**B**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom Window
4	Kitchen	103	9'-3"	5'-7 1/2"	**C**	**OXOX**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom /Tilt+Turn/Fixed/ Tilt+Turn/
5	Kitchen	103	7'-4 1/2"	1'-6"	**D**	**XOX**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn/ Fixed/ Tilt+Turn
6	Kitchen	103	7'-4 1/2"	2'-0"	**D**	**XOX**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn/ Fixed/Tilt+Turn
7	Kitchen	103	6'-11"	7'-10"	**E**	**OXO**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom/ Tilt+Turn/ Fixed
8	Hall	104	18'-0 1/2"	8'-0"	**F**	**XOX**	1" Insulated Glass, Tempered	Yes	Wood	Tilt +Turn/ Fixed/ Tilt + Turn Window
9	Hall	104	18'-0 1/2"	8'-0"	**F**	**XOX**	1" Insulated Glass, Tempered	Yes	Wood	Tilt +Turn/ Fixed/ Tilt + Turn Window
10	Library	105	7'-1 1/2"	4'-10"	**G**	**XO**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn/ Fixed
11	Library	105	5'-11 1/2"	4'-10"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
12	Living Area	108	12'-1 1/2"	1'-4"	**B**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom
13	Living Area	108	5'-7"	7'-10"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
14	Living Area	108	12'-10"	2'-0"	**B**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom
15	Living Area	108	1'-8"	2'-0"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
16	Living Area	108	2'-6"	7'-10"	**H**	**OO**	1" Insulated Glass, Tempered	Yes	Wood	Fixed/ Fixed Transom Above
17	Primary Bath	109	4'-6"	2'-0"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
18	Primary Bath	109	8'-4"	2'-0"	**A**	**O**	1" Insulated Glass	No	Wood	Fixed
19	Primary Bath	109	8'-1 1/2"	2'-0"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
20	Pimary Closet	110	2'-8"	7'-0"	**J**	**OX**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom/ Tilt+Turn
21	Primary Bedroom	111	8'-10 1/2"	7'-0"	**K**	**OXO**	1" Insulated Glass, Tempered	Yes	Wood	Fixed Transom/ Fixed/ Tilt+Turn; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
22	Primary Bedroom	111	7'-2"	7'-0"	**L**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
23	Stairs	112	3'-0"	3'-0"	**M**	**X**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn
24	Stairs	112	3'-0"	3'-0"	**M**	**X**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn
25	Stairs	112	3'-0"	3'-0"	**M**	**X**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn
26	Bedroom 1	001	5'-8 1/2"	8'-10"	**N**	**XO**	1" Insulated Glass, Tempered	Yes	Wood	Tilt+Turn/ Fixed; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"X
27	Bathroom	002	4'-0"	2'-8"	**P**	**X**	1" Insulated Glass, Tempered	Yes	Wood	Awning
28	Bedroom 2	003	5'-9 1/2"	8'-10"	**Q**	**OX**	1" Insulated Glass, Tempered	Yes	Wood	Fixed/ Tilt+Turn; EGRESS WINDOW: Min. Net Clear Opening Width = 20"; Min. Net Clear Opening Height = 24"; Height from Finish Floor to bottom of Clear Opening = 44"
29	Stair Lantern	300	3'-4 1/2"	1'-1"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
30	Stair Lantern	300	9'-11 1/2"	1'-1"	**A**	**O**	1" Insulated Glass, Tempered	Yes	Wood	Fixed
31	Stair Lantern	300	3'-4 1/2"	2'-11"	**P**	**X**	1" Insulated Glass, Tempered	Yes	Wood	Awning
32	Stair Lantern	300	6'-4 1/2"	2'-11"	**P**	**X**	1" Insulated Glass, Tempered	Yes	Wood	Awning



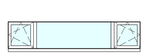
Type 'A'
Fixed Window



Type 'B'
Fixed Transom Window



Type 'C'
Fixed Transom/ Tilt+Turn/ Fixed/ Tilt+Turn Window



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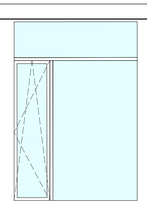

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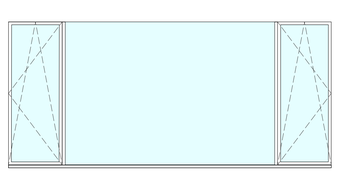
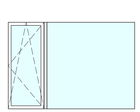
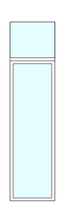


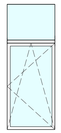
Type 'F'
Tilt+Turn/ Fixed/ Tilt +Turn Window



Type 'G'
Tilt+Turn/ Fixed Window



Type 'H'
Fixed Transom Fixed/ Window



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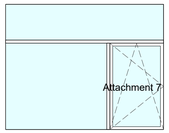
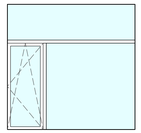


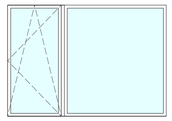
Type 'K'
Fixed Transom/ Fixed/Tilt+Turn



Type 'L'
Fixed Transom/ Tilt+Turn/ Fixed



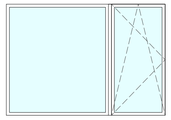
Type 'M'
Tilt+Turn Window



Type 'N'
Tilt+Turn/Fixed Window



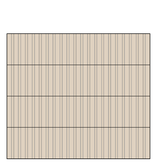
Type 'P'
Awning Window



Type 'Q'
Fixed/ Tilt+Turn Window

Door Schedule

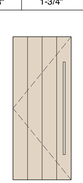
Door No.	Location	Room No.	Frame Width	Frame Height	Door Thickness	Type	Door Material	Glazing Type	Frame / Jamb Material	Manufacturer	Remarks
Main House											
1	Garage	100	8'-0"	7'-0"	1-3/4"	**A**	Natural-Grade Wood		Natural-Grade Wood		Garage
2	Garage	100	3'-0"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
3	Entry	101	3'-3"	8'-0"	1-3/4"	**C**	Natural-Grade Wood		Natural-Grade Wood		Exterior Entry Swing Door
4	Dining	102	3'-4"	7'-10 1/2"	1-3/4"	**D**	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Exterior Swing Door with Tempered Insulated Glass
5	Library	105	2'-6"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
6	Hall 2	106	2'-2"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
7	Powder Room	107	2'-6"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
8	Living Area	108	20'-2 1/2"	8'-0"	1-3/4"	**E**	Paint-Grade Wood	1" Insulated Glass, Tempered	Paint-Grade Wood		Triple Slider
9	Primary Bathroom	109	2'-8"	6'-8"	1-3/4"	**F**	Paint-Grade Wood		Paint-Grade Wood		Pocket Door
10	Primary Closet	110	2'-8"	6'-8"	1-3/4"	**F**	Paint-Grade Wood		Paint-Grade Wood		Pocket Door
11	Primary Bedroom	111	2'-10"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
12	Bedroom 1	001	2'-10"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
13	Bathroom	002	2'-6"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
14	Bedroom 2	003	2'-10"	6'-8"	1-3/4"	**B**	Paint-Grade Wood		Paint-Grade Wood		Interior Swing Door
15	Stair Lantern	300	2'-10"	6'-8"	1-3/4"	**D**	Natural-Grade Wood	1" Insulated Glass, Tempered	Natural-Grade Wood		Exterior Swing Door With Tempered Insulated Glass



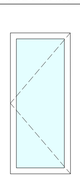
Type 'A'
Garage



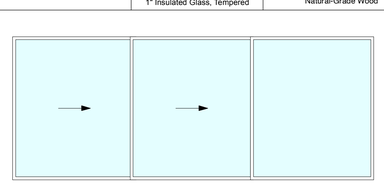
Type 'B'
Interior Solid Core Swing Door



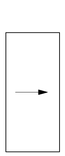
Type 'C'
Exterior Solid Core Swing Door



Type 'D'
Exterior Solid Core Swing Door with Tempered Insulated Glass



Type 'E'
Triple Slider with Tempered Insulated Glass



Type 'F'
Interior Solid Core Pocket Door

DYAR
ARCHITECTURE
P.O. BOX 4709
CARMEL, CALIFORNIA 93921
v: 831.915.5602
f: 831.309.9999
Email:
info@dyararchitecture.com

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The Architect's Drawings, Specifications Or Other Documents Shall Remain The Property Of The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner:
Collins Hermle Family Trust
155 San Rafael Way
San Francisco, CA 94127

Ahana Residence
Mission Street, 4 NE of First Avenue
Carmel-by-the-Sea, CA 93923
APN: 010-112-007

Job No.

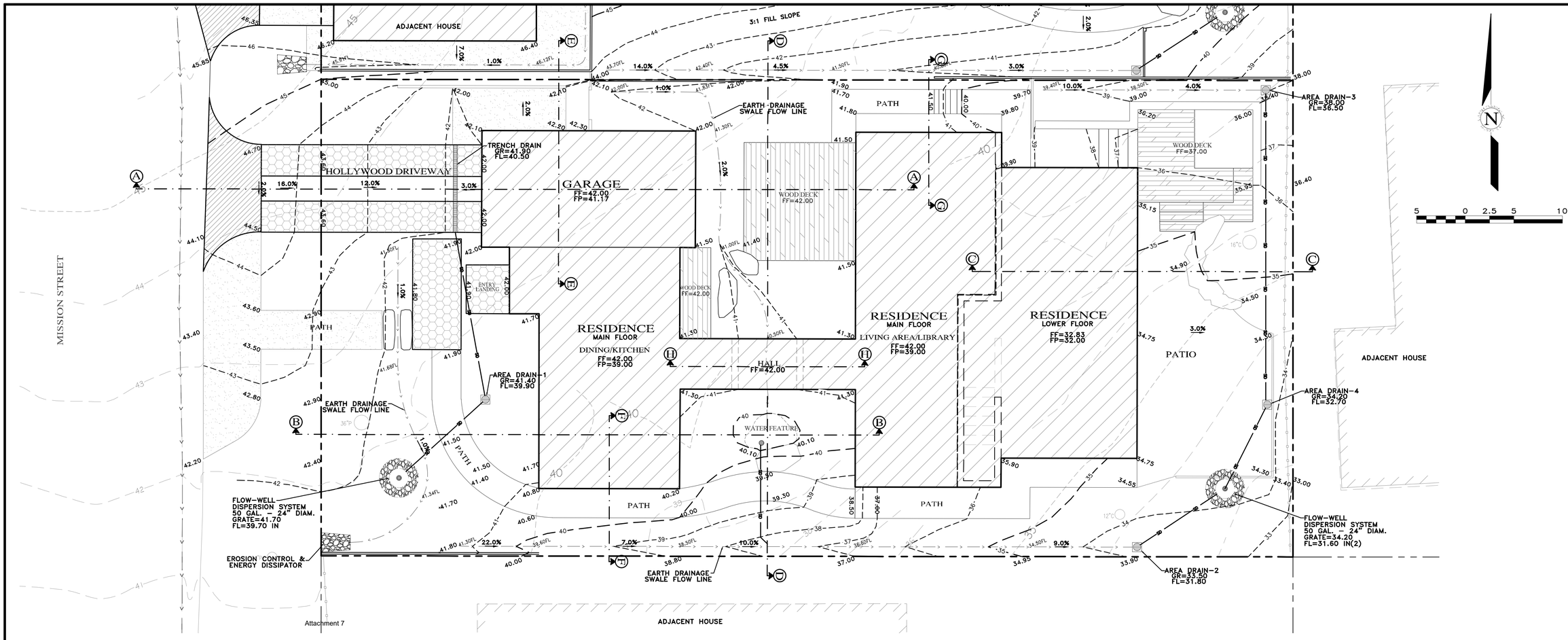
Date:
Tract 2 Design Study
July 1, 2024

Track 2 Design Study
Resubmittal
September 4, 2024

Door + Window Schedules

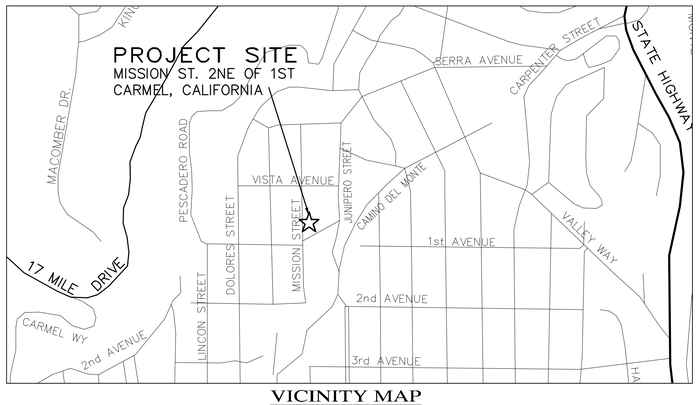
LICENSED ARCHITECT
ERIK D. DYAR
No. 28518
Expires
February 2025
STATE OF CALIFORNIA

Sheet No.
A18
Ahana



Attachment 7

PLAN VIEW
SCALE:1"=30'



VICINITY MAP
NOT TO SCALE

TOTAL LOT AREA = 4,900 SQ.FT.
TOTAL IMPERVIOUS AREA = 1,729 SQ.FT.
TOTAL AREA OF DISTURBANCE = 4,880 SQ.FT.

GRADING QUANTITIES:
CUT = 200 C.Y.
FILL = 30 C.Y.
NET = 170 C.Y. EXPORT

STORM WATER CONTROL NOTES:

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

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

INDEX TO SHEETS

SHEET C1 GRADING & DRAINAGE PLAN
SHEET C2 GRADING SECTIONS
SHEET C3 EROSION CONTROL PLAN
SHEET C4 CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PRIMARY: OWNER
COLLINS HERMLE FAMILY TRUST
155 SAN RAFAEL WAY
SAN FRANCISCO, CA 94127

SECONDARY: ARCHITECT
DYAR ARCHITECTURE
ATTN: MR. ERIK DYAR
P.O. BOX 4709
CARMEL, CA 93921
PH (831)915-5802

SITE LOCATION:
MISSION STREET
2 NE OF 1ST AVENUE
CARMEL, CA 93921

APPROVED BY:
GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * ENGINEER * GUY R. GIRAUDO * No. 58569 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

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

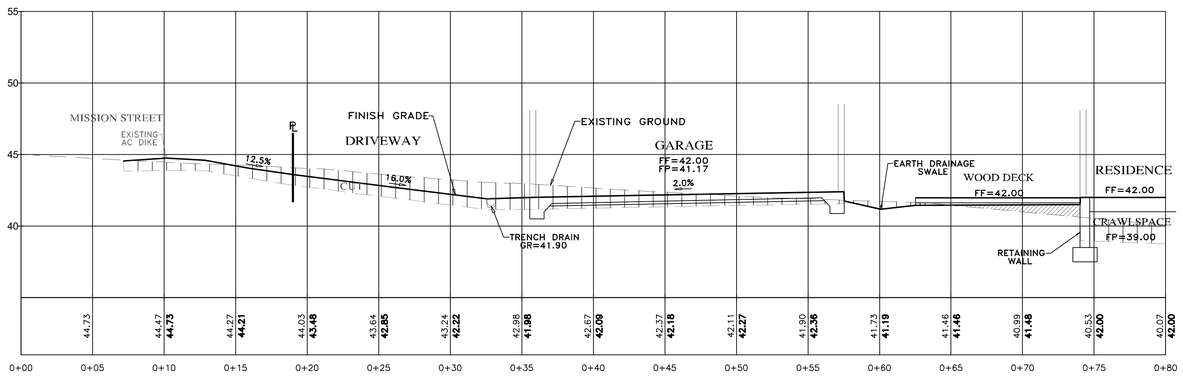
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 10 AHANA RESIDENCE
A.P.N.: 010-112-007
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

" GRADING, DRAINAGE & UTILITY PLAN "

SCALE: 1"=5'
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C1
OF 4 SHEETS



SECTION A-A
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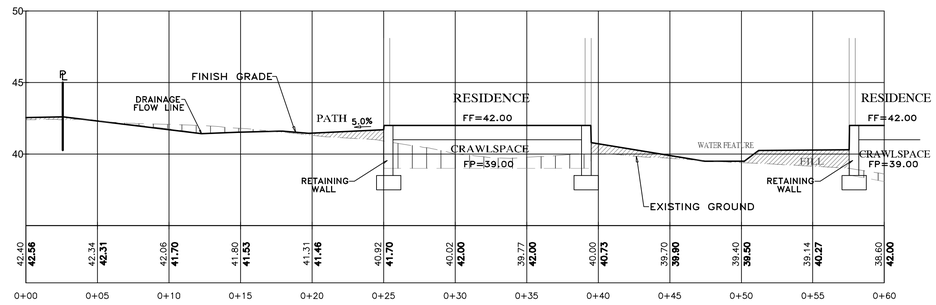

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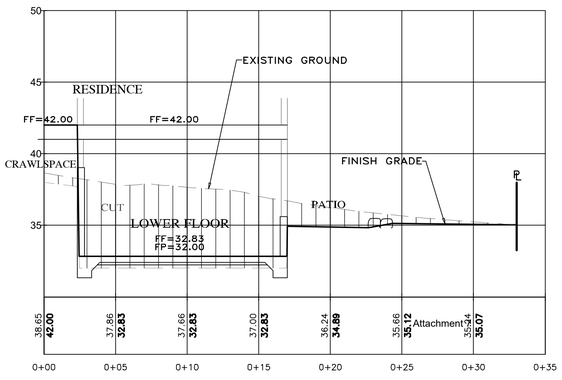

SECTION C-C
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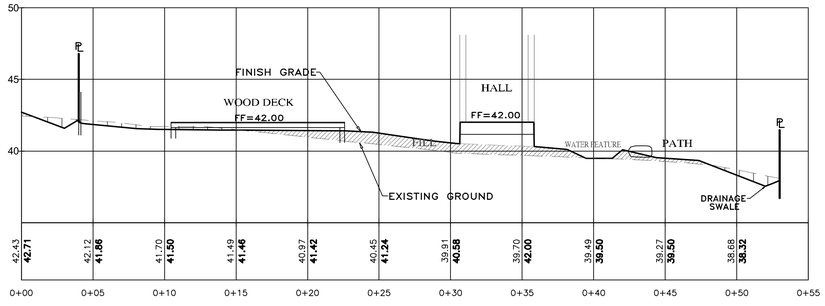

SECTION D-D
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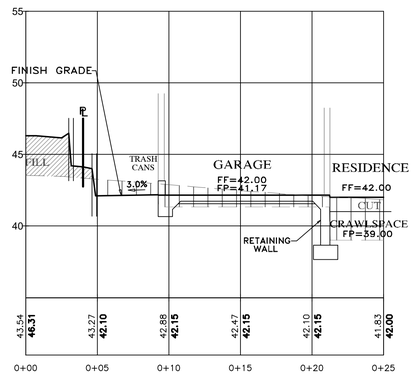

SECTION E-E
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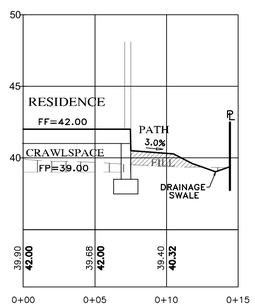

SECTION F-F
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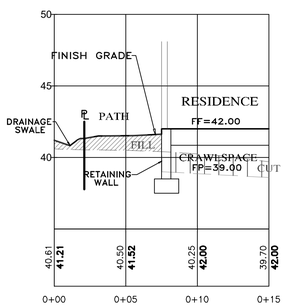

SECTION G-G
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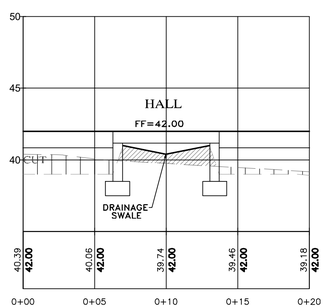

SECTION H-H
SCALE: 1"=5' H&V

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

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 10 AHANA RESIDENCE
A.P.N.: 010-112-007
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA
GUY R. Giraudo
No. 56569
Exp. 06-30-25
Civil

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
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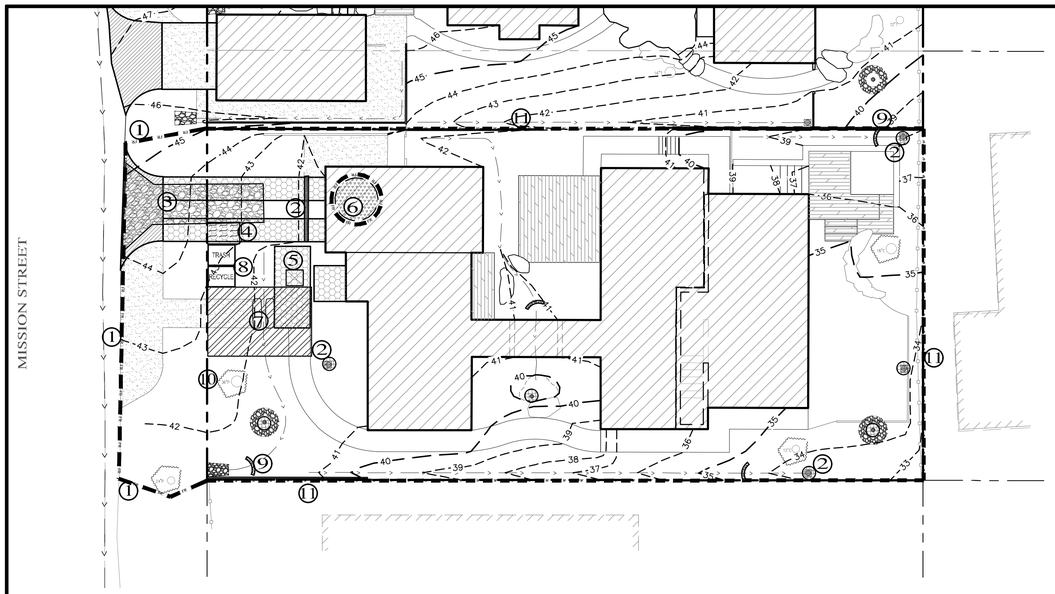
SCALE: 1"=5' H&V
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C2
OF 4 SHEETS



LEGEND:

1. FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT PERIODICALLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM..
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM — GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS, TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

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

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

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

CONSTRUCTION INSPECTION REQUIREMENTS

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

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

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

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacumm any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management

- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/ inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all deended areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filler, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be trested or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

APPROVED BY:

GUY R. GIRAUDO

PROFESSIONAL ENGINEER — GUY R. GIRAUDO — No. 68569 — Exp. 06-30-25 — CIVIL — STATE OF CALIFORNIA

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

GRADING, DRAINAGE & EROSION CONTROL PLAN

" EROSION & SEDIMENT CONTROL PLAN "

OF

MISSION SISTERS - LOT 10 AHANA RESIDENCE

A.P.N.: 010-112-007

CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA

FOR

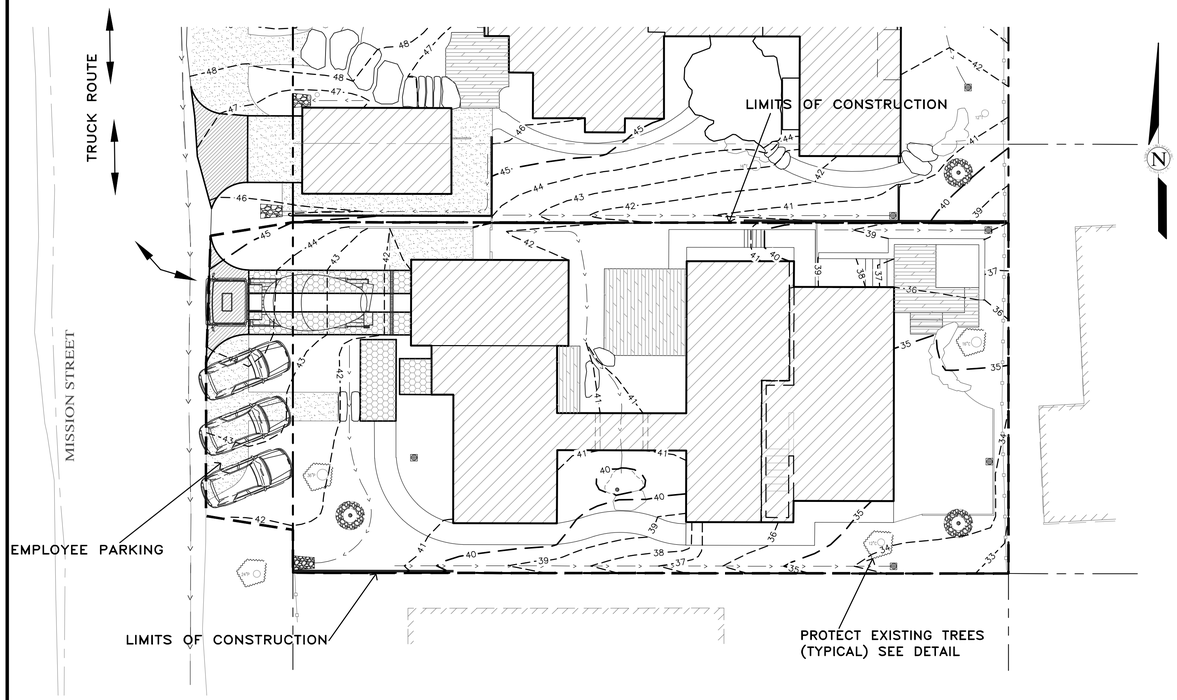
COLLINS HERMLE FAMILY TRUST

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

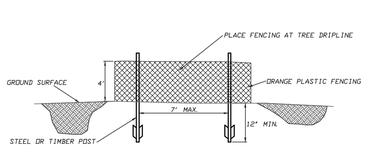
SHEET C3

OF 4 SHEETS

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

Attachment 7

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

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

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

INSTALL NEW PAVERS DRIVEWAY AND LANDSCAPING.

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

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

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

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

EMPLOYEE PARKING:
LIMITED EMPLOYEE PARKING ON-SITE. EMPLOYEES SHALL USE PUBLIC PARKING LOTS AND CARPOOL TO JOBSITE IF POSSIBLE. ON-SITE PARKING SHALL BE IN LEGAL SPACES ALONG MISSION 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/CLKEARING	4	4
GRADING & SOIL REMOVAL (EXPORT)	9	2
ENGINEERING MATERIALS (IMPORT)	4	4
TOTALS	17	10

TRUCK TRIP GENERATION NOTES:

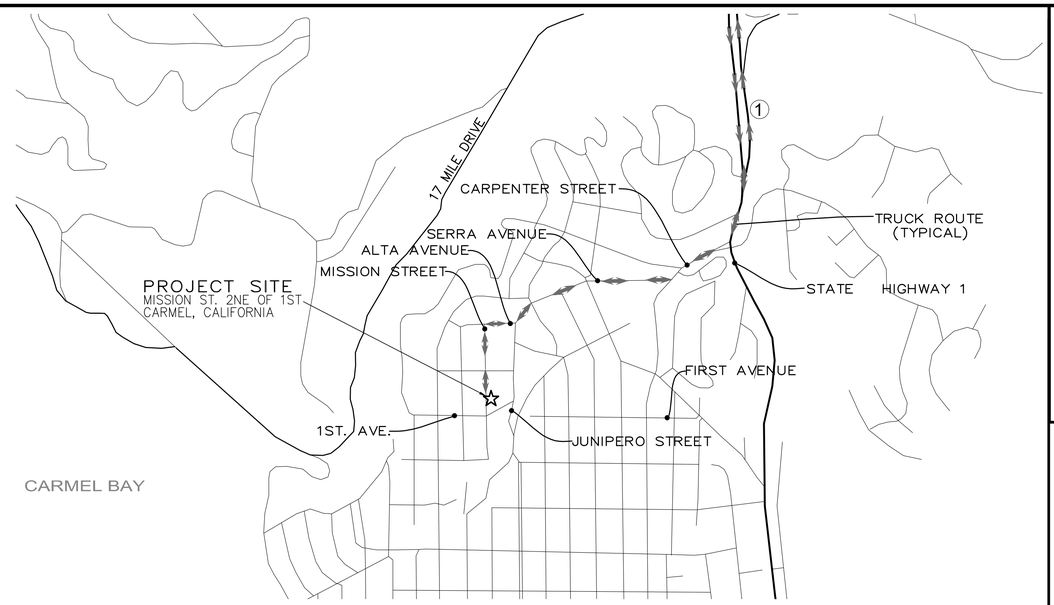
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
2. THERE ARE 170 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 10 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 120 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 4-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 9 SEPTEMBER 2024, 7 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

GUY R. GIRAUDO
REGISTERED PROFESSIONAL ENGINEER
No. 56589
Exp. 06-30-25
STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO

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Office (831) 443-6970 Fax (831) 443-3801
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GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MISSION SISTERS - LOT 10 AHANA RESIDENCE
A.P.N.: 010-112-007
CARMEL BY THE SEA, MONTEREY COUNTY, CALIFORNIA
FOR
COLLINS HERMLE FAMILY TRUST

" CONSTRUCTION MANAGEMENT PLAN "

SCALE: AS SHOWN
DATE: AUGUST 2024
JOB NO. 2816-01

No.	DATE	BY	REVISION
	08/16/24	AMS	RELEASED TO CLIENT

SHEET C4
OF 4 SHEETS

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."

MISSION SISTERS - LOT 10 AHANA

MISSION STREET 2 NE OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-007

FRONT ELEVATION

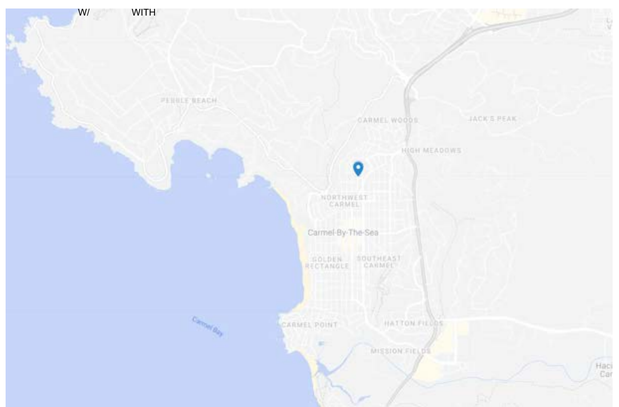


Attachment 7

ABBREVIATIONS

@	AT
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
CBC	CALIFORNIA BUILDING CODE
CL	CENTER LINE
CLR	CLEAR
CONC	CONCRETE
DI	DRAIN INLET
(E)	EXISTING
EJ	EXPANSION JOINT
EQ	EQUAL
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
HP	HIGH POINT
INV	INVERT
LOW	LIMIT OF WORK
LP	LOW POINT
MAX	MAXIMUM
MH	MANHOLE
ML	MAINLINE
OC	ON CENTER
PB	PULL BOX
QCV	QUICK COUPLER VALVE
RC	RELATIVE COMPACTION
RIM	RIM ELEVATION
SD	STORM DRAIN
TS	TOP OF SURFACE
TPZ	TREE PROTECTION ZONE
TW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

VICINITY MAP



PROJECT MAP



PROJECT DESCRIPTION

THE LANDSCAPE FOR THE PROPOSED RESIDENCE WILL REVIVE THE FRACTURED OAK WOODLAND THAT IS ALREADY PRESENT ON THE SITE. BY ADDING LAYERS OF (MOSTLY) NATIVE OAK WOODLAND PLANTS IN THEIR NATURAL PATTERNS OF GROWTH, THE WOODLAND WILL COME TO LIFE AGAIN AND BRING BEAUTY TO BOTH THE NEW OWNERS AND THE NEIGHBORHOOD ALIKE. ALL PAVING AND HARDSCAPE MATERIALS HAVE BEEN SELECTED TO MAINTAIN THIS NATURAL AESTHETIC.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
L0.00	LOT 10 AHANA COVER SHEET
L1.00	OVERALL SITE PLAN
L1.01	LOT 10 AHANA SITE PLAN
L2.00	LOT 10 AHANA PLANTING PLAN
L2.01	LOT 10 PLANTING LEGEND AND NOTES
L2.02	LOT 10 AHANA GREEN ROOF PLANTING PLAN
L3.00	LOT 10 AHANA LIGHTING PLAN

NOT FOR CONSTRUCTION

ONLY THE ORIGINAL, SIGNED HARD COPY OF THIS DRAWING CONSTITUTES WILD LAND WORKSHOP'S PROFESSIONAL WORK PRODUCT. ELECTRONIC COPIES DO NOT. WILD LAND WORKSHOP AND ITS' AFFILIATES SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THIS DRAWING ELECTRONICALLY OR OTHERWISE. SHALL COST CONTROL OF WILD LAND WORKSHOP AND ITS' AFFILIATES. IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF #WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT BY THE TIME OF BID OF ALL SUCH ERRORS, DISCREPANCIES AND CONDITIONS. IF CONTRACTOR DOES NOT NOTIFY OWNER AND LANDSCAPE ARCHITECT OF SUCH CONDITIONS BY THE TIME OF BID, CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED TO CORRECT SUCH CONDITIONS.

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE



seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013, 010-112-007

project

no.	description	
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

LOT 10 AHANA COVER SHEET

sheet title

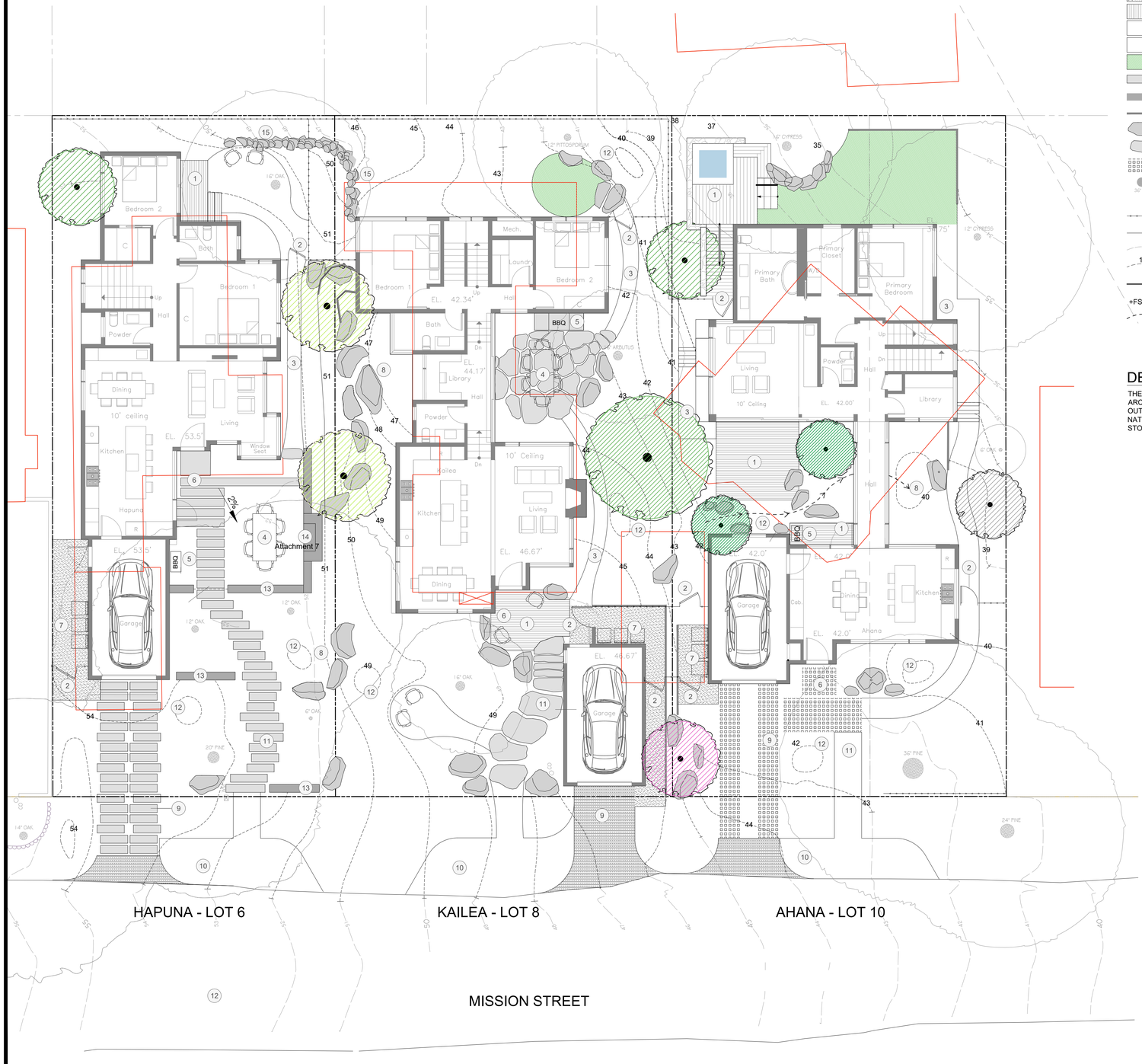
L0.00

sheet no.

-- of

9/9/2024 1:25 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
- DRIVEWAY / ENTRY STONES: 14" x 48"
- STONE WALL
- CORTEN STEEL WALL
- BOULDER
- FLAGSTONE
- ROBI PERMEABLE WOOD PAVER
- EXISTING TREE (30' PINE)
- PROPOSED TREE
- PROPOSED FENCE
- HEADERBOARD
- EXISTING CONTOURS
- PROPOSED CONTOURS (11)
- PROPERTY LINE
- PROPOSED SPOT ELEVATIONS (+FS 53.5)
- FLOWLINE

NUMBERED NOTES

1. DECK
2. SINGLE PEDESTRIAN GATE
3. MULCH PATH
4. MULCH DINING AREA WITH FIREPLACE
5. BBQ AREA
6. ENTRY
7. TRASH AREA
8. SCULPTURE / FOUNTAIN / FOCAL POINT
9. DRIVEWAY
10. GUEST PARKING
11. ENTRY WALKWAY
12. RAINGARDEN / SWALE
13. LOW STONE WALLS
14. STONE FIREPLACE - 4' TALL
15. (E) WALL TO REMAIN

DESCRIPTION OF WORK

THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS.

0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
07/01/2024
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
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+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

OVERALL SITE PLAN

sheet title

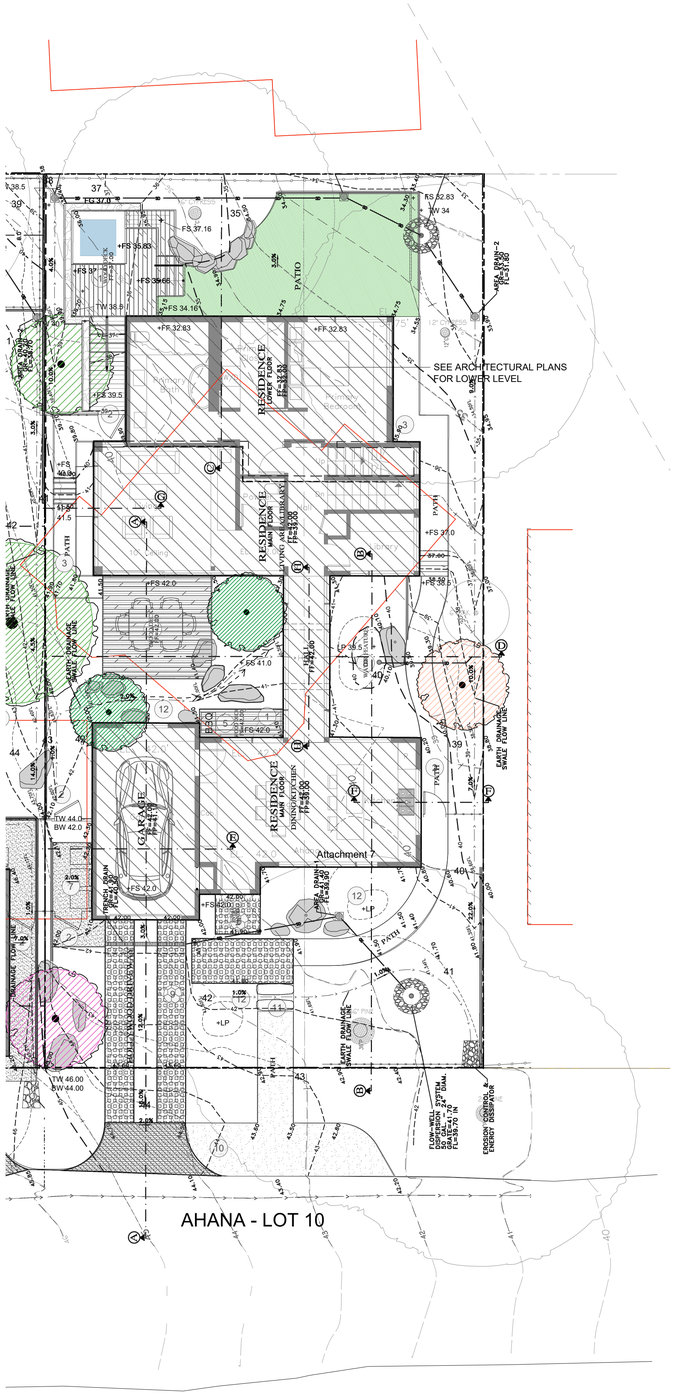
L1.00

sheet no.

-- of

9/9/2024 2:48 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LEGEND

- ASPHALT PAVING
- DECOMPOSED GRANITE PAVING
- PROPOSED DECK
- MULCH PATH
- PLANTING AREA
- NO MOW LAWN AREA
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- PROPOSED TREE
- PROPOSED FENCE
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- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPERTY LINE
- +FS 53.5 PROPOSED SPOT ELEVATIONS
- FLOWLINE

NUMBERED NOTES

1. DECK
2. SINGLE PEDESTRIAN GATE
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10. GUEST PARKING
11. ENTRY WALKWAY
12. RAINGARDEN / SWALE

DESCRIPTION OF WORK

THE FULLY REDESIGNED LANDSCAPE SURROUNDING THE NEW RESIDENCE IS DESIGNED TO BLEND THE ARCHITECTURE INTO THE EXISTING AND ENHANCED NATIVE OAK/ PINE WOODLAND WHILE CREATING OUTDOOR ROOMS CONNECTED TO THE ARCHITECTURE FOR DINING AND RELAXATION. DENSE AND LAYERED NATIVE PLANTINGS PROVIDE YEAR ROUND INTEREST AND PROVIDE PRIVACY FROM NEIGHBORS. STORMWATER IS DIRECTED TO PLANTED BIOSWALES AND RAIN GARDENS. GREEN ROOFS HELP TO REDUCE RUNOFF WHILE ALSO PROVIDING ADDITIONAL HABITAT AND GARDEN SPACES WITHIN THE ARCHITECTURE.

PRECEDENT IMAGES


WOOD DECK AND SPA


BOARDWALK OVER SWALE


PROPOSED FENCE PRECEDENT, 4' AVERAGE HEIGHT


INDOOR OUTDOOR CONNECTION


WOOD PAVERS


GREEN ROOF PLANTING


PERSPECTIVE RENDERING

0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

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WILD LAND
WORKSHOP
LANDSCAPE ARCHITECTURE



seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date:
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

LOT 10 AHANA SITE PLAN

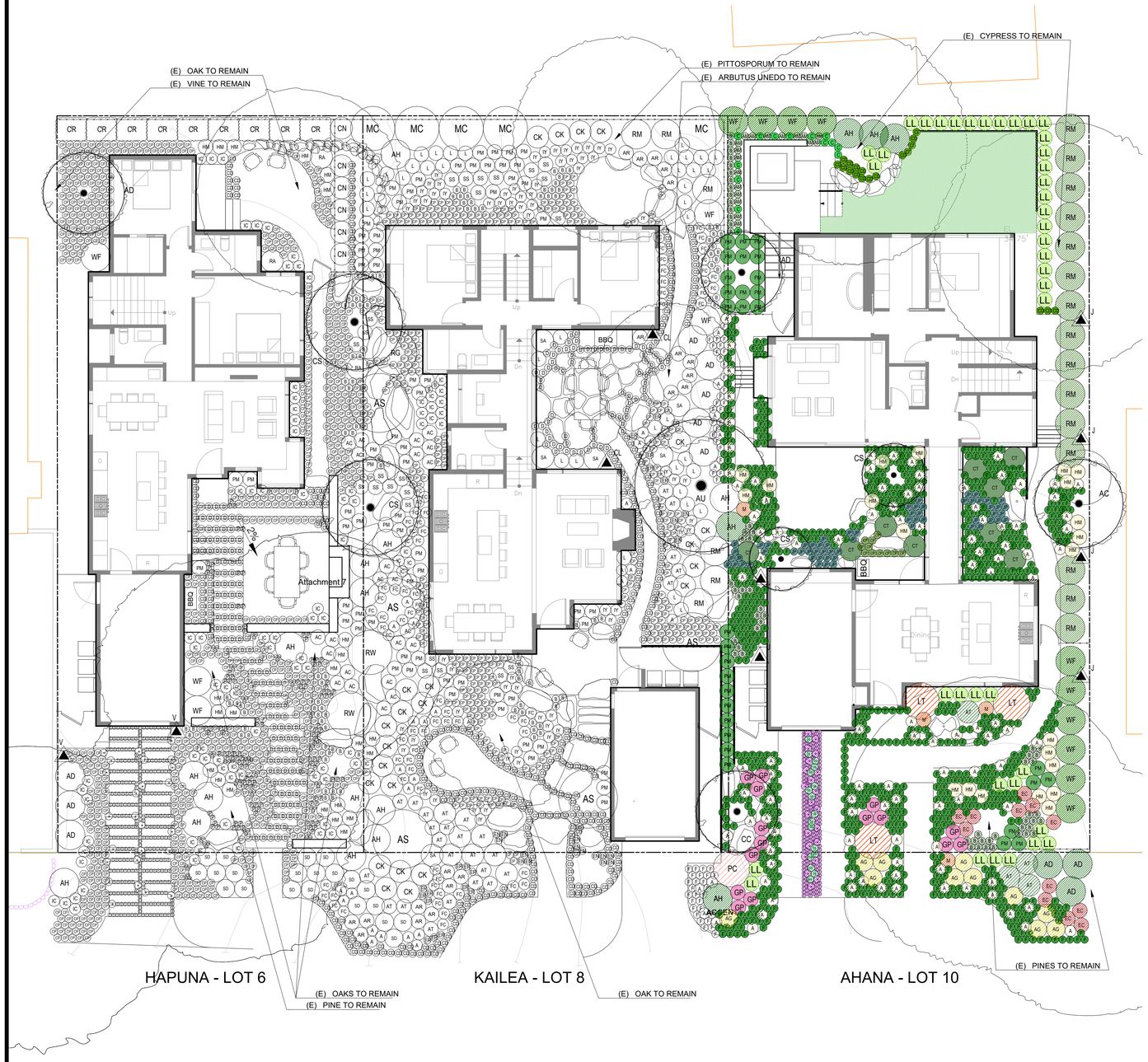
sheet title

L1.01

sheet no.
-- of

9/9/2024 3:43 PM

"I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES."



LOT 10 AHANA

TREE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AC	ACER CIRCINATUM 'PACIFIC FIRE'	VINE MAPLE	24" BOX	AS SHOWN	1
AD	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD MANZANITA	24" BOX	AS SHOWN	1
CC	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	AS SHOWN	1
CS	CORNUS SERICEA	RED OSIER DOGWOOD	24" BOX	AS SHOWN	2

SHRUB AND GROUND COVER LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY
AG	ACHILLEA MILLEFOLIUM 'CORONATION GOLD'	YARROW 'CORONATION GOLD'	1 GAL	2'-6" OC	11
A	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-6" OC	108
AM	ADIANTUM CAPILLUS-VENERIS	SOUTHERN MAIDENHAIR	1 GAL	1' OC	31
AD	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	15 GAL	4' OC	3
AH	ARCTOSTAPHYLOS HOOKERI 'WAYSIDE'	MONTEREY MANZANITA	15 GAL	4' OC	5
AT	ARCTOSTAPHYLOS PACIFIC MIST	MANZANITA	15 GAL	3' OC	4
+	ARMERIA MARITIMA SSP CALIFORNICA	SEA THRIFT	1 GAL	1' OC	22
B	BLECHNUM SPICANT	DEER FERN	1 GAL	1' OC	59
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1' OC	11
C	CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	1 GAL	1' OC	19
CR	CEANOTHUS 'RAY HARTMAN'	CALIFORNIA LILAC	15 GAL	4' OC	15
CT	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	3'-0"	9
CD	CLINOPODIUM DOUGLASII	YERBA BUENA	1 GAL	1'-0"	12
EB	ECHINOPS BANNATICUS 'BLUE GLOW'	GLOBE THISTLE 'BLUE GLOW'	1.5 QT	1'-0"	17
EC	EPILOBIUM CANUM	HUMMINGBIRD TRUMPET	1 GAL	2' OC	12
F	FESTUCA RUBRA	RED FESCUE	1 GAL	1' OC	739
GP	GAURA LINDHEIMERI 'PINK TORN'	PINK GAURA	5 GAL	2' OC	15
HM	HEUCHERA MAXIMA	ISLAND ALUM ROOT	1 GAL	2' OC	22
JP	JUNCUS PATENS	SPREADING RUSH	1 GAL	1' OC	61
LT	LEUCOSPERMUM 'TANGO'	TANGO PINCUSHION	15 GAL	5' OC	3
LL	LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME DWARF MAT RUSH	5 GAL	2' OC	41
M	MIMULUS AURANTIACUS VAR. PUNICEUS	RED BUSH MONKEY FLOWER	5 GAL	2' OC	4
PM	POLYSTICHUM MUNITUM	SWORD FERN	5 GAL	2' OC	30
PC	PROTEA CYNAROIDES	KING PROTEA	15 GAL	5' OC	1
RM	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	4' OC	15
T	THYMUS PSEUDOLANUGINOSUS	WOOLLY THYME	PLUGS	6" OC	153
WF	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	15 GAL	4' OC	11

VINE LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
J	JASMINUM POLYANTHUM	PINK JASMINE	5 GAL	AS SHOWN	6

NATIVE NO-MOW FESCUE SAND ROOTED AND NETTED SOD LAWN, 301 SQUARE FEET

PLANTING NOTES:

PLANTING DESIGN AND IRRIGATION DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO BLEND THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE SPECIES APPROPRIATE FOR THE AREA. THE NEW LANDSCAPE FOR THE RESIDENCE IS IN KEEPING WITH THE OAK WOODLAND ECOTYPE IN CARMEL. PLANTS SHALL BE MINIMALLY IRRIGATED WITH A DRIP SYSTEM ON THE PROPERTY, CONTROLLED WITH AN ET CONTROLLER AND RAIN SENSOR. PLANTING DESIGN ON ADJACENT LOTS SHOWN FOR REFERENCE ONLY.

SOIL AMENDMENT
1. ALL SHRUB PLANTING AREAS TO RECEIVE 3" DEEP MULCH, VERIFY SPEC WITH LANDSCAPE ARCHITECT.
2. AMEND SOIL BASED ON SITE SPECIFIC SOIL TESTING RECOMMENDATIONS, CONTRACTOR TO SEND SOIL SAMPLES OUT FOR TESTING AND PROVIDE RESULTS TO OWNER AND LANDSCAPE ARCHITECT.

NOTE: SEE SHEET L2.01 FOR LEGEND AND NOTES

NOTE: SEE SHEET L2.02 FOR GREEN ROOF PLANTING PLAN

0' 4' 8' 16'
1/8" = 1' - 0"

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LANDSCAPE ARCHITECTURE

CALIFORNIA LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
07/01/2024
date
STATE OF CALIFORNIA

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LOT 10 AHANA PLANTING PLAN

sheet title

L2.00

sheet no.

-- of

9/9/2024 1:26 PM

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MATRIX PLANTS:


ACHILLEA MILLEFOLIUM


BLECHNUM SPICANT


CLINOPODIUM DOUGLASII


FESTUCA RUBRA


LOMANDRA 'LIME TUFF'

AHANA ACCENT PLANTS:


ADIANTUM CAPILLUS-VENERIS


CHONDROPETALUM TECTORUM


GAURA LINDHEIMERI 'PINK TORN'


LEUCOSPERUM 'TANGO'


PROTEA CYRANOIDES

AHANA SCREENING PLANTS:


JASMINUM POLYANTHUM


RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'


WOODWARDIA FIMBRIATA

AHANA TREES:

Attachment 7


ACER CIRCANIUM 'PACIFIC FIRE'


ARCTOSTAPHYLOS 'DR. HURD'


CERCIS CANADENSIS


CORNUS SERICEA

LOT 10 AHANA

TREE LEGEND

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NATIVE NO-MOW FESCUE SAND ROOTED AND NETTED SOD LAWN, 301 SQUARE FEET

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

CALIFORNIA LANDSCAPE ARCHITECT
MARIE S. GOULET
6335
06/30/2026
07/01/2024
date
STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
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LOT 10 PLANTING LEGEND AND NOTES

sheet title

L2.01

sheet no.

-- of

9/9/2024 1:27 PM

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GREEN ROOF PLANT LEGEND

KEY	BOTANICALNAME	COMMONNAME	SIZE	SPACING	Count
AP	ALOE PLICATILIS	ALOE	5 GAL	3' OC	4
CN	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	5 GAL	3' OC	3
CP	CAREX PANSA	DUNE SEDGE	1 GAL	1'-6" OC	203
LB	LOTUS BERTHELOTII	PARROT'S BEAK	1 GAL	2' OC	8
PS	PENNISETUM SPATHEOLATUM	SLENDER VELDT GRASS	1 GAL	1'-6" OC	70
S	SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	2' OC	45
V	VERBENA LILACINA	VERBENA	1 GAL	2' OC	24

PLANTING NOTES:

PLANTING DESIGN DESCRIPTION:
THE INTENT OF THIS DESIGN IS TO SOFTEN THE ARCHITECTURE INTO THE SURROUNDING LANDSCAPE WITH NATIVE, SITE SPECIFIC GRASSLAND AND LOW MAINTENANCE SPECIES APPROPRIATE FOR THE AREA. THE RAISED CONTAINMENT PLANTING AREA ADJACENT TO THE SEATING IS INTENDED TO SCREEN THE VIEW FROM THE NEIGHBORING ROOF.

GREEN ROOF PRECEDENTS:





ACCENT PLANTS:



PENNISETUM SPATHEOLATUM



SISYRINCHIUM BELLUM



VERBENA LILACINA

MATRIX PLANTS:



CAREX PANSA

0' 4' 8' 16'
1/8" = 1' - 0"

NOT FOR CONSTRUCTION

WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

LICENSED LANDSCAPE ARCHITECT
MARIE S GOULET
6335
Registered Date
06/30/2026
Signature Date
07/01/2024
Date
STATE OF CALIFORNIA

seal

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LOT 10 AHANA GREEN ROOF PLANTING PLAN

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L2.02

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9/9/2024 1:26 PM

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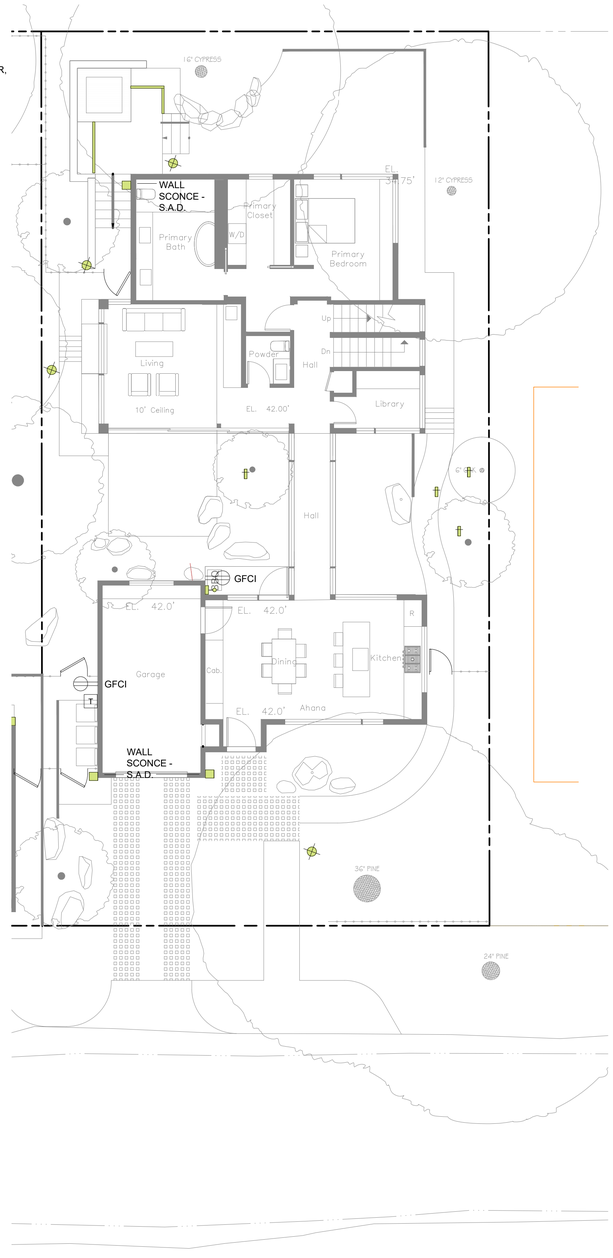
LEGEND

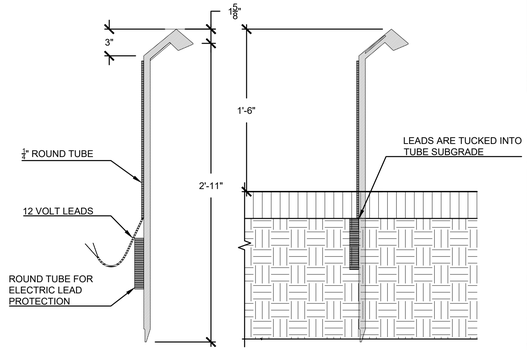
	TYPE	WATTS	MANUF - MODEL
	PATH LIGHT	1.5	STEEL - PATH LIGHT 2700 K. 18" TALL. AVAILABLE FROM ALLEN BUBAR, ALLENKEYELECTRIC@ICLOUD.COM, (831) 484-560
	WALL LIGHT	4.2	FX - RH LED 2700 K
	PENDANT LIGHT	4.0	FX - VE - ZD - 3LED - PS
	BBQ WALL LIGHT	2.0	FX - BQ
	LED STRIP LIGHT	.6 / FT	FX - SRP STRIP LIGHT 2700 K
	WALL SCONCE		SEE ARCHITECTURAL DRAWINGS
T	TRANSFORMER		CONFIRM LOCATION IN FIELD
	GFCI OUTLET		110 V GFCI OUTLET IN WATERPROOF BOX, LOCATIONS TO BE REVIEWED AND APPROVED PRIOR TO TRENCHING AND INSTALLATION

GENERAL NOTES:

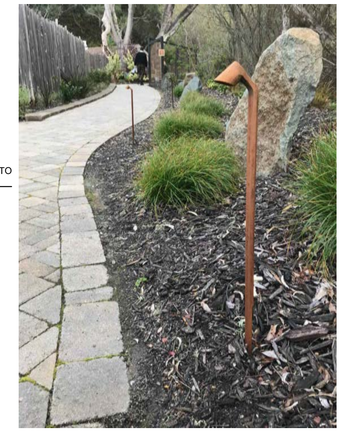
1) SEE ELECTRICAL DRAWINGS
2) CONTRACTOR TO PROVIDE ALL CONDUIT, WIRING, SWITCHES, AND TRANSFORMERS NECESSARY TO INSTALL LIGHTS IN A MANNER CONSISTENT WITH THE MANUFACTURERS SPECIFICATIONS AND ALL LOCAL AND STATE CODES AND ORDINANCES.CONTRACTOR IS RESPONSIBLE FOR ROUTING AND WIRING CIRCUITS AS NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE, AND DETERMINING LOADS FOR TRANSFORMERS
3) ELECTRICAL CONTRACTOR TO INSTALL IRRIGATION CLOCK AND TO COORDINATE WIRING FOR IRRIGATION CONTRACTOR
4) ACCENT AND AREA LIGHTS TO BE INSTALLED WITH 3' OF EXTRA WIRE FOR ADJUSTMENT IN FIELD.
5) POSITION LIGHTS IN FIELD. ADJUST TO MINIMIZE LIGHT SPILLAGE AND GLARE AND TO ACHIEVE DESIGN INTENT. FINAL LAYOUT AND LOCATIONS OF LIGHTS AND TRANSFORMER LOCATIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.
6) FINAL ADJUSTMENTS SHALL BE MADE AT NIGHT WITH OWNER PRESENT FOR APPROVAL.
7) CONTRACTOR TO PROVIDE SUBMITTAL SHEETS OF ALL PROPOSED FIXTURES TO LANDSCAPE ARCHITECT FOR APPROVAL
8) IN CASE OF FIELD MODIFICATIONS, ELECTRICAL CONTRACTOR TO PROVIDE A SKETCH OF AS BUILT WIRING OVERLAID ON THIS DRAWING

Attachment 7





STEEL PATH LIGHT LOCALLY MADE BY ALLEN BUBAR



FXLuminaire.

RH Recessed Wall/Step Light DESIGNER PLUS

PROJECT
CATALOG #
TYPE
NOTES

Designed for sleek, seamless installation, the fully recessed RH Step Light is a modern upgrade to lighting walkways and stairs. The fixtures are available with LLED, 3LED, and ZDC configurations.The recessed integrated LED light sources are diffused for soft illumination on steps and walkways and maximum glare control, critical for applications where grade changes are inevitable and safety is a top priority. Fully potted with robust mechanical sealing and compatible with standardized single-gang junction boxes, the RH fixture is ideal for near-grade installations.

Quick Facts

- Die-cast aluminum
- Lumileds® Integrated LEDs
- Two-layer marine-grade anodization and powder coat finish
- Compatible with Luxor® technology
- Compatible with standardized single-gang junction boxes
- Phase dimmable
- Input voltage: 10-15 V

FXLuminaire.

VE LED Down Light DESIGNER PREMIUM

PROJECT
CATALOG #
TYPE
NOTES

The VE softly illuminates areas from above when hung from trees or architectural elements. Perfect for producing a moonlighting effect for seating areas, focal points, or landscaping features in 1 or 3 LED.

Quick Facts

- Die-cast aluminum with optional copper sleeve
- Two-layer marine-grade anodization and powder coat finish
- Natural, powder coated, or antiqued copper finishes
- Lumileds® Integrated LEDs
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10-15V

.525"/13.34 mm
2.39" / 5.87 mm
4.35" / 11.05 mm
3.225"/81.91 mm
2.495"/63.37 mm
10.887"/276.35 mm
2.495"/63.37 mm

FXLuminaire.

Specialty Lights

PROJECT
CATALOG #
TYPE
NOTES

SRP Strip Light STANDARD PLUS

Highly versatile white SRP Strip Lights are constructed with extruded silicone to provide superior protection against tough outdoor conditions. A full spectrum of accessories ensures easy installation in a variety of settings.

Quick Facts

- 12 VAC input voltage
- Handy 2" (51 mm) cut marks provide precision customization
- 2,700K and 3,000K color temperature options
- IP65 rating for reliable performance
- Designed for solder- and adhesive-free connections
- Compatible with the Luxor® Low-Voltage CUBE for zoning and dimming

0.6" (15 mm)
10' (3.1 m)
40' (12.2 m)

FXLuminaire.

LED Specialty Lights

The BQ LED stainless steel light illuminates grilling areas. It is designed to work with the Luxor® system, or it can be operated independently with an optional plug-in transformer.

BQ: Barbeque Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg.
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY):	42
MAX LUMENS:	81.5
CRI (Ra):	82

24.0" LENGTH/ 609.6 mm
2.7" / 68.4 mm
1.8" / 45 mm
1.9" / 47 mm
5.8" / 146.1 mm
3.6" / 91.4 mm

0' 4' 8' 16'

1/8" = 1' - 0"

NOT FOR CONSTRUCTION

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WILD LAND WORKSHOP
LANDSCAPE ARCHITECTURE

REGISTERED LANDSCAPE ARCHITECT MARIE S. GOULET 6335 06/30/2026 07/01/2024 STATE OF CALIFORNIA

seal

ARCHITECT
DYAR ARCHITECTURE
PO BOX 4709
CARMEL, CA 93921
831.250.7378

team

LYNNE HERMLE
+
CRAIG J. COLLINS

owner

MISSION SISTERS
MISSION STREET 2, 3, & 4 NE
OF FIRST AVE
CARMEL-BY-THE-SEA, CA 93923
APN # 010-112-012, 010-112-013,
010-112-007

project

no.	description	date:
1	TRACK 2 DESIGN STUDY RESUBMITTAL	09.04.2024
1	PLANNING APPLICATION	07.01.2024

date: 09.04.2024

LOT 10 AHANA LIGHTING PLAN

sheet title

L3.00

sheet no.

-- of

9/9/2024 1:27 PM

DS 24207 (Hermle-Collins)
October 9, 2024
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,856 SF (45%)	1321	1855 SF
Site Coverage	408 SF/574 SF	1003	567 SF
Trees (Upper/Lower)	3/1	2/6	2/6
Ridge Height ($1^{st}/2^{nd}$)	18'/24'	14'-2 3/8"	16'-6" / 23'-2"
Plate Height ($1^{st}/2^{nd}$)	12'/18'	11'-7"	11'-7" / 17'-10"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	32'-11 1/2"	18'-5"
Composite Side Yard	10' (25%)	8'-11 1/2"	11'-8 1/2"
Side Yard	3'	2'-10" north 6'-1 1/2" south	3'-9" north 7'-11 1/2" south
Rear	15'/3'**	14'- 8"	15'-7" / 5'-6"

*Includes 100 square foot basement bonus.
**The rear setback is three feet for those portions of structures less than 15 feet in height.

DS 24208 (Hermle-Collins)
October 9, 2024
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,133 SF (45%)	1595	2102 SF
Site Coverage	469 SF/667 SF	873	567 SF
Trees (Upper/Lower)	3/1	1/2	0/2
Ridge Height ($1^{st}/2^{nd}$)	18'/24'	20'-4"	11'-8" / 23'-2 1/2"
Plate Height ($1^{st}/2^{nd}$)	12'/18'	16'-9 1/2"	10'-0" / 17'-10"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	30'-0 1/2"	26'-9 1/2"
Composite Side Yard	10' (25%)	5'-11"	12'-5"
Side Yard	3'	2'-11" north 3'-0" south	3'-1" north 9'-4" south
Rear	15'/3'**	9'- 10"	15'-0 1/2"

*Includes 100 square foot basement bonus.
**The rear setback is three feet for those portions of structures less than 15 feet in height.

DS 24209 (Hermle-Collins)
October 9, 2024
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2117 SF (45%)	1362	2116 SF
Site Coverage	465 SF/661 SF	1451	657 SF
Trees (Upper/Lower)	3/1	4/1	4/1
Ridge Height ($1^{st}/2^{nd}$)	18'/24'	20'-7 5/8"	13'-6" / 19'-2"
Plate Height ($1^{st}/2^{nd}$)	12'/18'	8'-0"	11'-10" / 17'-10"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	34'-5"	16'-7 "
Composite Side Yard	10' (25%)	11'-4 1/2"	12'-3"
Side Yard	3'	8'-3 1/2" north 3'-1" south	5'-3 1/2" north 6'-11 1/2" south
Rear	15'/3'**	21'- 10"	15'-11 1/2"

*Includes 100 square foot basement bonus.
**The rear setback is three feet for those portions of structures less than 15 feet in height.

Mission Sisters Residences Narrative

DYAR Architecture

October 3, 2024



Dear Chair LePage and Members of the Planning Commission:

This letter is to give an introduction and description of what we are calling the Mission Sisters Residences, located on Mission Street (2, 3, and 4) Northeast of First Avenue. The project consists of three, new, single-family residences on directly adjacent lots in the 'Carmel Woods' neighborhood.

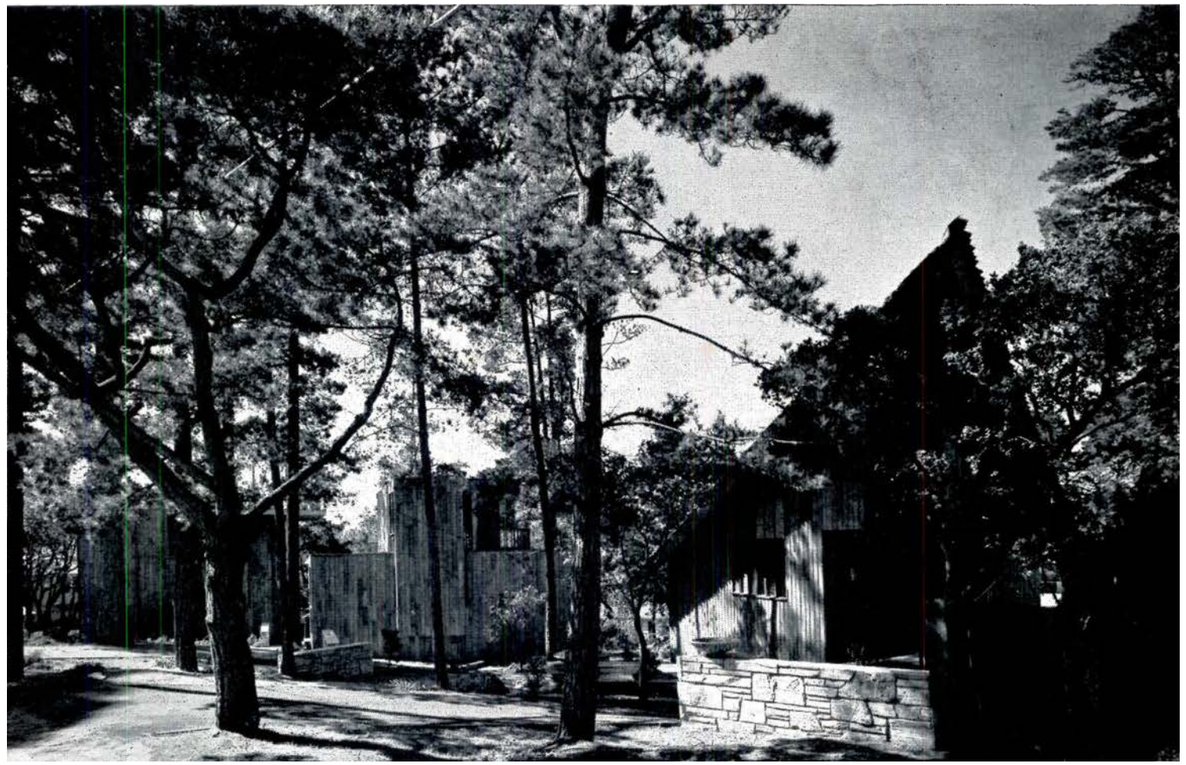
Designing three homes together provided wonderful opportunities to address, respond and manifest the residential principles and character of the village in a way designing a single home on a one lot can never do. There are some stellar examples in town of multiple homes being designed together, perhaps most notably Hugh Comstock's development on 'Comstock Hill' (fives homes together) and the Three Sisters by Henry Hill on Lopez where the relationship of connection and difference between the buildings is explored and connective, shared landscapes are created. We take these historic examples as inspiration but the design process really began and was very much guided by the principles and objectives laid out in Carmel's Residential Design Guidelines. Below, we'll use the guidelines as a format to describe these projects:

Preserving the Forest Character (1.0, 2.0)
The design of these projects absolutely began with the existing forest character and preserving and enhancing the existing Oak and Pine woodland which stretches across the front of these properties. We worked to establish a continuity of the existing urban forest across lot lines, so that it was the forest character and not man-made demarcations which defined especially this street facing edge of the sites. By doing so, the architecture is, exactly per the guideline objective, filtered by the forest and landscape reducing its 'scale and prominence' from the street.

Another guiding principle for the site and architectural designs is creating an informality with no imposition of 'grandiosity' whether in scale or the layout of the architecture in the landscape. More to be discussed on this this later, but the emphasis on informality certainly extends to the treatment of the public right-of-way where the natural woodland landscape spills across the property line blending and integrating the property site and the area to the pavement. Existing edges of the street pavement and drainage are maintained.

Topography (3.0)
While there is a fairly gentle slope down from North to South across the front of the properties, the middle and Southern-most lots slope more steeply down from Northwest to Southeast. The design for each of the properties seeks to maintain the sense of the natural, existing slopes of the lots and each takes advantage of the slope to reduce the bulk and mass, especially as seen from the street. What we are referring to as the Hapuna residence at the North, has the least slope, but the narrow, two-story element of the building is kept towards the lower section of the property, away from the oak/pine woodland and back from the upper level windows of the Primary Bedroom of the neighbor's house to the North. An existing, low retaining wall between North lot and the Middle lot (Hapuna and Kailea) is proposed for removal in lieu of a planted slope, where landscape screening is installed. (3.3, 3.4). The Kailea house follows the topography and its entrance is lower than the street. As it moves East into the site, it steps down to a hallway directly off a courtyard terrace at grade. It again steps down to the bedroom wing which is two-story. This taller, two-story element is purposely located at the lowest area of the site to minimize mass. At Ahana (the Southern property), there is more of a topographic drop from West to East. In this design, we take advantage of that to provide the look of a low one-story house at the street and locate a lower level just slightly below grade at the bottom rear of the property. (3.3)

All storm water is proposed to be retained on site with natural swales, augmented by percolation pits. Kailea and Ahana both have extensive green roofs which will also increase stormwater retention. (3.5)



Three Sisters By Henry Hill



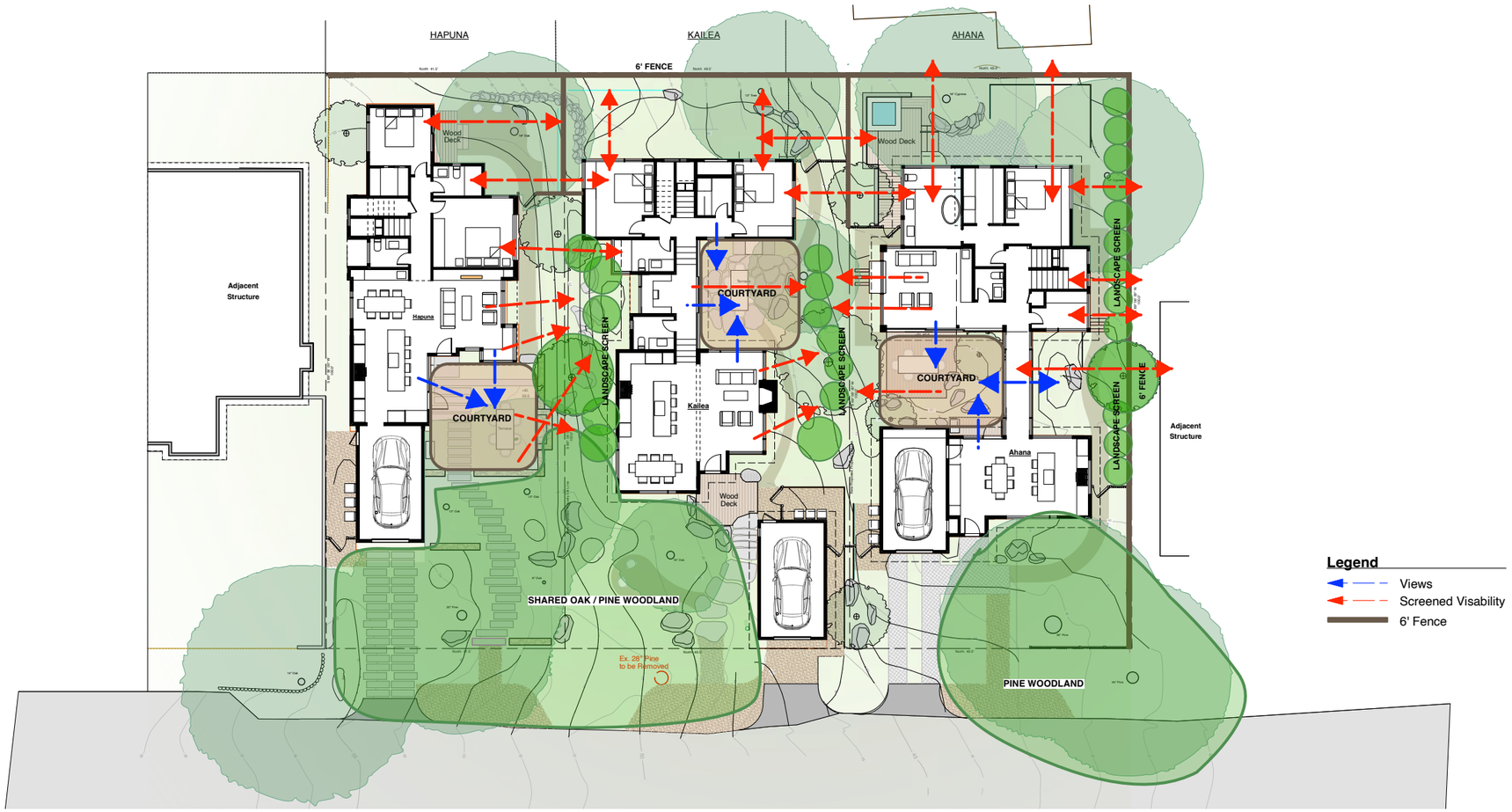
Comstock Hill By Hugh Comstock

Shared Landscape and Open Space (4.0)
It was important to us to create a shared landscape and large open space with the oak/pine woodland which extends across the fronts of the properties to enhance the views and experience from the street. This maintains the forest character of the streetscape and provides a thick buffer or layer between the private homes and the street. A shared, forest woodland is emphasized while (what unfortunately is NOT often the case in Carmel) the property line demarcations are very much obscured and blurred. We designed this so that it is not the repeated, typical 40' lot widths, one after another that are conspicuous. We even have used more varied, non-standard lot widths for the three properties which also deemphasizes this artificial demarcation.

We also created usable, open space courtyards for each of the homes. Each of the courtyards acts as an outdoor room with strong visual connections from interior to exterior. They are also well insulated from the street and the adjacent properties. Hapuna, at the North, because of the configuration of its woodland, has its courtyard as an entry court under the oaks, but is still 3- feet back from the front property line and 43-feet back from the street pavement. Both the middle lot, Kailea, and the Southern lot, Ahana, have their open courtyards separated from the street by parts of the structure. The houses both open to their respective courtyards and the courtyards are heavily screened with landscaping from the adjacent property. These courtyards are staggered from one property to the other for privacy but also to create irregular, informal side yards as encouraged in the guidelines. (4.3, 4.4). The layered landscape screening also deemphasizes the side property lines creating visual 'penetrations' from one property to the other and limiting the use of fencing.

The structures themselves, based on the existing oak/pine woodland, shared landscapes and open space, provide varied setbacks along the street frontage. (4.3). We also are proposing one detached garage closer to the street on the middle lot, which adds to the variability of streetscape.

Progression of Spaces (4.5)
Hapuna, the Northern property, progresses from informal, planted right-of-way, through layered plantings getting taller as you move into the site through a couple of low stone walls which lead to an entrance courtyard well in from the street, enclosed by a low stone wall. Kailea, the middle lot, goes from the informal right-of-way, stepping down with the topography into the site on natural stone steps to an entrance deck, below the street level. Ahana, on the South, goes from the informal right-of-way, into the site on natural wood square pavers, passing by a fence-enclosed garden to the entry porch.



Ground Level Site Diagram

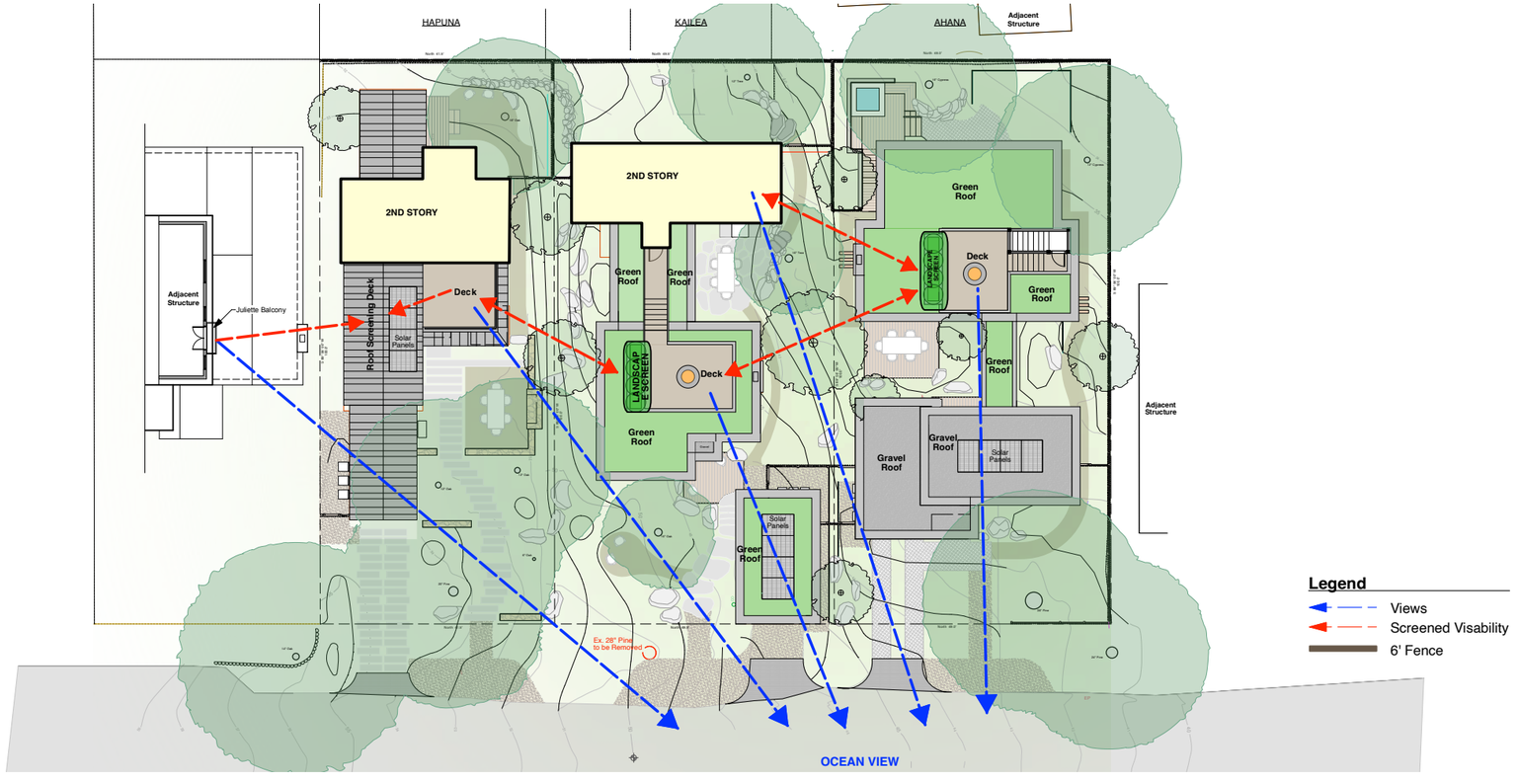
Privacy, Views, Light and Air (5.0).
This section of the guidelines, as it was prioritized from the very beginning of the design process, we feel these projects are particularly successful at addressing. These properties are fortunate to have a view of the ocean through the trees out towards the Southwest. We worked to locate usable outdoor spaces with small, upper level decks on each home to allow opportunities to view this beautiful natural feature, (5.2) while screening them from each other and adjacent properties and the street.(5.3)

The siting and massing of the different houses was significantly generated from the need to maintain (from one property to the other) light, air, and privacy, as well, as, views across to the Ocean View beyond. Thus, lower building forms are positioned towards the street and two-story elements back farther and downslope-all per the design guidelines. These considerations also led to the configuration of the two-story elements being narrow and slim in the East-West Direction, so light, air and views are protected North to South across the properties. Obviously, the two-story sections meet the City's plate height limits, but this is exceedingly difficult to do on sloping sites; and their heights are minimized as much as possible with only 8'-0" ceiling heights on the lower floor and 7'-6" plate heights on the upper floor, along with moderately, pitched roofs.

As the Commission is well aware, whenever very small, single-story homes are replaced in town, it's very difficult to satisfy all the neighbors, as they usually prefer no change. We did try hard to balance ALL the respective neighbor impacts with the rights to be able to fairly use the City's development standards and design guidelines.

From the beginning of the design process we focused on the impacts of the Hapuna House which has much less topography than the other two properties and thus less potential to lower the different building masses. We addressed from the beginning of the design process. We had surveyed and located the neighbor to the North's main second floor windows and juliette balcony (which we believe to be the Primary Bedroom). Maintaining light, air and views from this location was critical and we therefore we knew any two-story element needed to be East of this location.

While the neighbors to the East may be able see more of their neighbor's house when these are built than the exceedingly small, one-story existing structures there now, the adjacent homes behind Hapuna and Kailea are both very far set back from the rear property lines.The two-story element of Hapuna will sit over 66-feet from the East neighbor's home, and the lower Kailea's two-story will be 45-feet from its Easterly neighbor. Also, existing trees to remain screen most of the Hapuna house from its East neighbor and help screen Kailea as well. Objectively, there are no significant impacts to privacy, view, light or air to the East. The property behind Ahana is actually built almost on the rear property line. This condition, along with the fence and existing trees to remain, eliminates any views from this property to the Ahana property. Any views from the Ahana property to this neighbor will just extend over the neighbor's existing roof.



Upper Level Site Diagram

The Hapuna house sits similarly to the existing house on the lot. The house opens up to the light, air and views to the South and we locate the new, narrow second story form at the rear, lower end of the property maintaining the views from the main space of the neighbor's second floor. A slightly higher, one-story pitched roof over the kitchen and dining room screens the new upper deck of Hapuna's Primary Bedroom from the neighbor's property. This small deck is all located over 52-feet from the front property lines and almost 66-feet from the street. It is screened to the East by the second story.(5.1)

Kailea locates its 2-story bedroom element also as a narrow, pitched roof form at the lower, rear of the property. The building forms toward the West of that are flat, living roofs (as well as the detached garage), so the views from the properties higher to the North are to natural landscape. The small, upper deck on Kailea has a deep planter located along its North side so that taller screening plants can be installed to block views to and from anyone sitting at the location. The small deck is also located at the center of a roof at the approximate center of the lot, to minimize privacy impacts. It is over 38-feet to the property line and almost 53-feet to the pavement. It also has a large existing lower canopy Oak tree screening it from the street, as well, as the detached garage with its own living roof. A new Tree will be planted to the south to screen it from Ahana.

As discussed previously, the design for Ahana utilizes the steeper topography to locate a second floor below, instead of above the entrance level, thus being the least impactful towards the street, as well as maintaining views across it. The small, upper deck here is also set below the level of the roof to additionally obscure anyone sitting here. As with Kailea, a deep planter is located at the north of the deck to provide natural landscape screening. Here again, the deck is located at the center of the property and is 55'-7" to the front property line and almost 68-feet to the street. It is also well set back from the rear property line with an extensive living roof between it and the eave.

Parking and Access (6.0)
All three garages are small and for a single car. They are all integrated into the respective building designs and subordinated to the overall main homes. (6.1). Each of the garages are clad in, along with the garage doors themselves in the respective siding style of the house of which it is connected. To enhance variety along the street edge (6.2), the setbacks to the garages and main houses are staggered. Hapuna, at the North, is a single-car, traditional, narrow, gabled-roof form setback 18'-0" from the property line, leaving room for the oak/pine woodland to the South. At the Middle lot, Kailea, we are proposing a detached garage (6.2) with living roof in the front setback and pulled toward the South to provide room for the Oak/Pine Woodland shared with Hapuna. The Southern lot, Ahana, has the garage well integrated into the overall building form, including using a flush-mount garage door where the board and batten wood siding is in the same plane as the siding surrounding it.

Driveways are all kept minimal with Hapuna using stone-paver tire strips, Ahana using wood-paver tire strips, and Kailea with a decomposed granite drive which is very short as the garage is within 18" of the property line. (6.3)

All front pedestrian walks are separated from the driveway. (6.4).



Building Mass and Scale (7.0)
As part of the design process, we started with designing building forms/blocks which contained the different functions in narrow widths to minimize scale of the pieces and then augment that with smaller elements for a particular function, like a single-door entrance way. We found this overall keeps the scale of the building elements minimal. (7.6)

The other extremely effective strategy was to keep the building forms nearer the street, on the higher side of the lot, low, while locating 2-story elements down slope. The two-story elements are also narrow, all below the maximum height and we keep the second stories to less than 25% of the overall floor area. The Ahana house reveals the least mass to the street of all three projects and appears to be a single-story home. We found the strategy of keeping the large majority of the floor area as a single-level balanced with a smaller upper level to work exceedingly well to balance the need to mitigate bulk and mass, while providing necessary open space for the site. (7.2)(7.7)

The northern Hapuna house uses narrow, gable forms, and has the least topography of the three properties. Its two-story element has its narrowest side at the North and South, avoiding the 'tall canyon' effect.(7.3). The middle property, Kailea, by using a detached garage at the street and lowering the home, nestling it into the hill, as well as, stepping the building down with the natural topography very much keeps its mass and scale down to all the properties around it. (7.4)

Building Form (8.0)
The forms of all the buildings are traditional and simple. Hapuna uses a simple, gabled roof forms. Kailea uses the gable for the 2-story element with traditional, mid-century flat roof, here done as a living roof. Ahana uses the traditional, mid-century modern roof. These flat roofs are similar to the work of Koningsofer and connected to the Bay Area Modern style as identified in the Historic Context statement.(8.1, 8.3)

The forms all emphasize an informality and natural elegance. Entries are small, human scale and deemphasized.

Connection and Difference (9.1)
The Mission Sisters Residences draw from a rich tradition of Carmel homes built together or as a group, such as with the storybook style of Comstock Hill (Five homes), the original Sand and Sea development by Koningsofer, and Henry Hill's Three Sisters. The Mission Sisters, as did these other groupings, seek to create connection between the houses, as well as, differentiating themselves amongst the urban forest which extends across all three. These historic examples and what we are proposing on Mission Street, take a more nuanced, subtle approach to the idea of diversity and style, which helps emphasize the shared landscape and open space between them. It has to be said that exceedingly different architectural styles directly juxtaposed can be more jarring and conflictive. As with the older examples, the Mission Sisters relate and engage in a dialog with each other with landscape as the connective tissue. Perhaps, most importantly each home is positioned and sited based on its individual situation between each other, on the topography of the hillside and based on nestling each into the woodland. This automatically creates difference, interest, responsiveness and appropriateness to each other, the neighborhood and the setting. This is really the opposite of a tract home development. It is also true that just style difference does not necessarily create diversity that is compatible with the *city in a forest* concept. Each of these homes has very different organization, layout, and general character from each other while still relating. The use of living roofs, modern interpretations on wood siding, and general innovative craftmanship is used throughout each project. They are each individual and each has is own unique elements. (9.1). The architectural language and detailing of each home stays consistent to itself. (9.2). The detailing is simple and emphasizes the informality of the overall designs- nothing grandiose. (9.3)

Materially, it was decided that each would be finished in warm, natural materials and predominantly be wood cottages, but each would be a different type of wood, stain and siding pattern. Hapuna is a warm brown, wood siding with zinc-colored metal roofing, stone garden walls and pavers. Kailea is a naturally greyed board and batten siding with a small section of dark brown metal roofing, natural boulders and stone for walkways and site retaining slopes, granite for house accents like the fireplace, natural, ipe wood spaced board decks as well as an extensive living roof. Ahana is a warm, natural wood finished tight board and batten siding, living roofs, board-formed concrete for accents and natural wood spaced board decking. (9.5, 9.6, 9.7, 9.8)

Each home has its own magic and character yet are linked together by a similar sensibility on connecting to landscape, light, and openness.



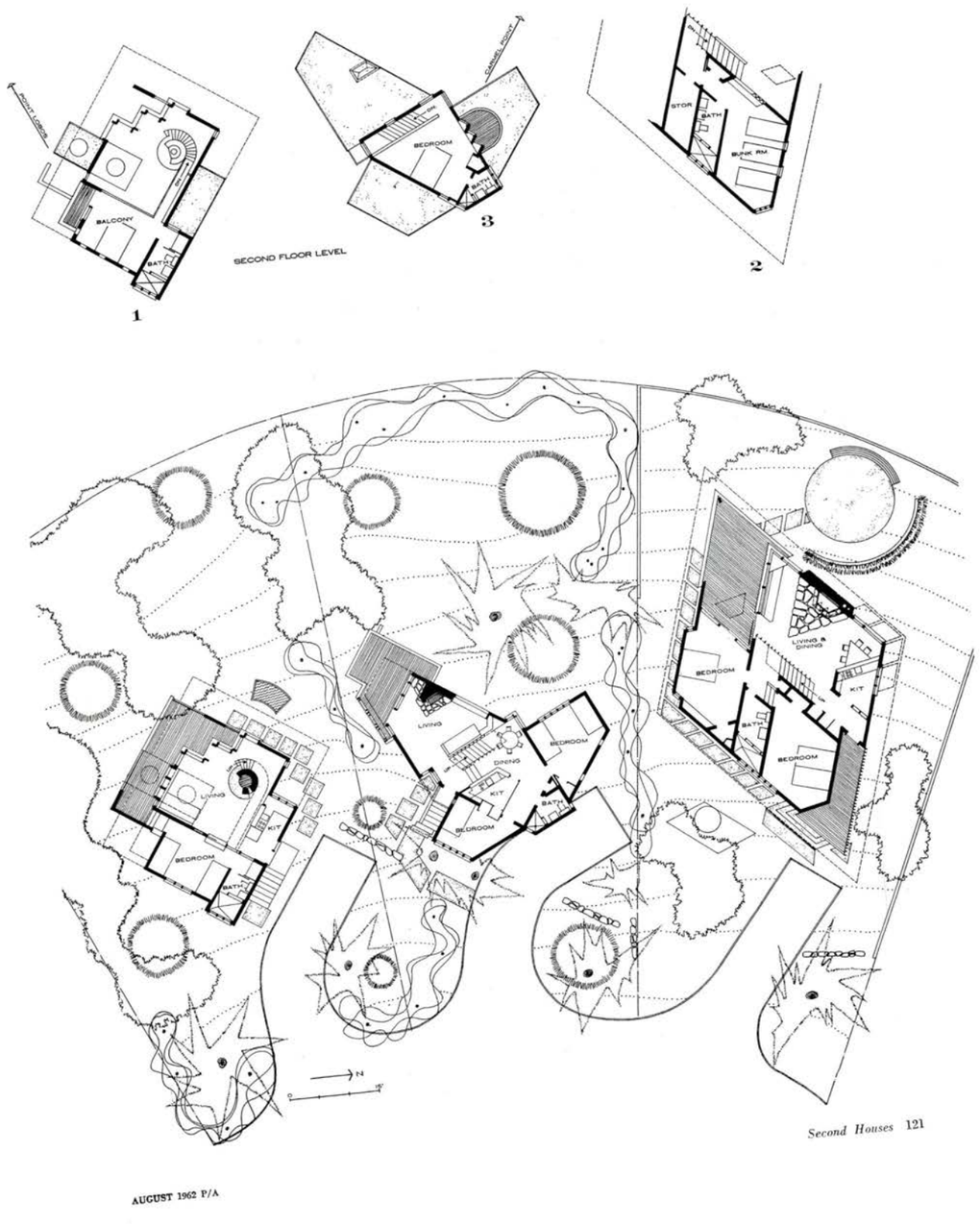
Comstock Hill By Hugh Comstock



Scenic House By David Allen Smith



Three Houses of Different Styles Lacking Diversity



Three Sister Site Plan By Henry Hill

GLASS: (9.11, 9.12)
I would like to differentiate between glass/glazing and windows. As these designs are all of a modern sensibility, linked to the Bay Area Modern tradition, the glass used is appropriate to the style. One of the character defining elements of any modern style is creating an inside/outside connection with glass. The character defining element of the Bay Area Modern style from the Historic Context Statement' states, "wide expanses of glass set within wood frames'. In the modern idiom, glass needs to be seen as a system of solid and voids, with glass defining the spaces BETWEEN the mass. The use of glass in the modern tradition is wholly different from what the guidelines refer to as "windows". Windows are located within a wall and are appropriate to more traditional architectural styles. Large expanses of glass in the modern style, actually reduce the sense of mass and scale as they dissolve the materiality of a structure and act as a 'space between' the masses. Additionally, glass used under overhangs and under a dense tree canopy appears darker and dematerialized.

In these homes, the use of glass, is reduced toward the street for privacy and is primarily opened up into interior courtyards screened by landscape. Each of these homes makes strong inside- outside connections to connect the inhabitants to the forest and landscape of this wonderful natural environment. Landscaping is used for layering and screening.

The frames for the glass in each of the homes is different: Hapuna uses Sapele mahogany wood, Kailea uses Douglas Fir, and Ahana uses aluminium consistent with the more modern style.

LANDSCAPE (10.0)
The landscape designs closely follow the design guidelines objectives. All trees will remain (except for an unsafe Pine on City property). Plantings are native and drought-tolerant. The shared landscapes reinforce visual continuity along the street while maintaining a sense of informality and discovery.

Sincerely,

Erik D. Dyar, AIA



Adjacent Clarence Mayhew and Jon Koningsofer houses

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

October 9, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Assistant Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building
SUBJECT:	**DS 24208 (Hermle-Collins):** Consideration of a Concept Design Study, DS 24208 (Hermle-Collins), and associated Lot Line Adjustment for the demolition of an existing 1,595-square-foot, one-story single-family residence and the construction of a 2,102-square-foot, two-story single-family residence, inclusive of a 250-square-foot detached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-013-000.

Application: DS 24208 (Hermle-Collins)
APN: 010-112-013-000
Block:8
Lot:8
Location: Mission Street 3 NE of First Avenue
Applicant: Erik Dyar
Property Owner: Collins Hermle Family Trust

Executive Summary:

See staff report for item DS 24207 (Hermle-Collins) for information regarding this project.

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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

October 9, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Assistant Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building
SUBJECT:	**DS 24209 (Hermle-Collins):** Consideration of a Concept Design Study, DS 24209 (Hermle-Collins), associated Lot Line Adjustment and Coastal Development Permit for the demolition of an existing 1,362-square-foot, one-story single-family residence and the construction of a 2,116-square-foot, two-story single-family residence, inclusive of a 264-square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Very High Fire Severity Zone. APN: 010-112-007-000.

Application: DS 24209 (Hermle-Collins)
APN: 010-112-007-000
Block: 8
Lot: 10
Location: Mission Street 2 NE of First Avenue
Applicant: Erik Dyar, Architect
Property Owner: Collins Hermle Family Trust

Executive Summary:

See staff report for item DS 24207 (Hermle-Collins) for information regarding this project.

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

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

October 9, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Assistant Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building
SUBJECT:	**DS 24203, 24216, 24217 (Faia):** Consideration of a Track One Design Study Referral, DS 24203, 24216, 24217 (Faia), for alterations to an existing 2,235-square-foot, two-story single-family residence, including changing windows and doors, replacing fencing, installing a Carmel stone veneer, constructing a new entry staircase and retaining walls in the right-of-way, and site coverage improvements located on the Northeast corner of Torres Street and 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-101-021-000, 010-101-020-000 & 010-101-012-000.

Application: DS 24203, 24216, 24217 (Faia) **APN:** 010-101-021, 010-101-020, & 010-101-012
Block: 14 **Lot:** 16, 18, 20
Location: North East Corner of Torres Street and 2nd Avenue
Applicant: Daniela de Sola **Property Owner:** Brandi Faia

Executive Summary:

The project involves site improvements and alterations to the existing 2,235-square-foot two-story single-family residence on three 4,000-square-foot parcels (one 12,000-square-foot building site). The project proposes new permanent encroachments in the right-of-way in association with the Design Study. On August 26, 2024, the property was determined to be ineligible for the Carmel Historic Inventory. No trees on the property or right-of-way are proposed to be removed.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Track One Design Study Referral with conditions for alterations to an existing 2,235-square-foot two-story single-family residence including; changing windows and doors, replacing fencing, installing a Carmel stone veneer, constructing a new entry staircase and retaining walls in the right-of-way, and site coverage improvements located on the Northeast corner of Torres Street and 2nd Avenue in the Single-Family Residential (R-1) District. APN: 010-101-021, 010-101-020, & 010-101-012.

Background and Project Description:

The residence was designed by Ted Fehring and constructed in 1951 by the Lunts Brother, contractors from Salinas. Neither the Lunts Brother nor Ted Fehring are currently listed in Carmel's Historic Context Statement. On August 24, 2024, the property was reviewed for historic significance. It was determined to be ineligible for the Carmel Historic Inventory due to a lack of association with important events, people, builders, designers, or architects in the Historic Context Statement and the loss of integrity due to alterations. The property is comprised of three 4,000-square-foot lots at the Northeast corner of Torres Street and 2nd Avenue. The two parcels on 2nd Avenue (010-101-021, 010-101-020) reoriented in 2005 as part of a Lot Line Adjustment (LA 05-01). The three parcels make up one building site with the setbacks of a resubdivided corner lot.

In 2013, BP# 13-151R was issued for interior remodeling, new doors, removal of the brick surrounding the front entry and chimney, and site improvements. The site improvements included removing brick planters and the installation of timber railroad ties to replace the front staircase. Carmel stone was approved to be installed around the front entry and on the chimney, but was never installed.

The applicant proposes to replace the existing windows and doors, and install new doors in place of windows on the South and East sides of the property. The project also includes,

- installation of new fencing on the South, and West sides of the property,
- a new standing seam metal roof,
- new concrete landings at the new doors,
- a new gate in the fencing at the Southern property line, and
- installation of Carmel stone around the front entry and the chimney, consistent with the 2013 approval.

As part of the design study, the applicant is also proposing a permanent encroachment to construct a new concrete staircase from the driveway to the front door and new retaining walls that are partially located in the right-of-way.

Staff Analysis:

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

Stonework: Residential Design Guideline 9.9 encourages simple stonework that looks traditional in character. Residential Design Guideline 9.10 encourages stonework to appear structural and authentic. Residential Design Guideline 9.10 discourages the use of gratuitous or purely decorative appearing stonework.

Staff Response: New Carmel stone around the front entry and the chimney is proposed. The Carmel Stone was previously approved as part of a previous permit in 2013. The proposed stonework is uncoursed and roughly squared in keeping with the Residential Design Guidelines Appendix A. Condition of Approval #19 requires the applicant to 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.

Windows and Doors: Residential Design Guideline 9.11 states that materials other that authentic, unclad wood

are appropriate only when it can be demonstrated that the proposed material is more appropriate to the architecture.

Staff Response: New aluminum doors and windows are proposed to replace existing wood and steel windows and doors. The new windows and doors are proposed to be Quartz Edgeline Aluminum Windows in the "champagne light range" color. The Historic Context Statement includes aluminum windows as appropriate for Ranch architecture, but aluminum windows are not preferred in the Design Guidelines unless they are determined to be more appropriate to the architecture than wood or wood-clad. Special Condition of Approval #41 requires the applicant to submit revised plans with wood or wood-clad windows. The Planning Commission has approved aluminum windows previously and can strike Condition of Approval #41 from the resolution if they deem aluminum more appropriate than wood or wood-clad windows.

Roofing: *Residential Design Guideline 9.8 states that Metal, plastic, and glass roofs are inappropriate in all neighborhoods.*

Staff Response: The applicant is proposing to replace the existing wood shake roof with a vertical standing seam metal roof. The new roof is proposed to be a Sheffield metals Champagne Metallic cool IR roof. Most of the surrounding homes in the neighborhood have wood shake or composite shingle roofs. There are several roofs in the neighborhood with gravel ballast or metal roofs. The proposed vertical standing seam metal roof could add more diversity in roofing material to the neighborhood. The Planning Commission has approved metal roofs with a matte finish and a low SRI in the past. Special Condition of Approval #38 requires the applicant to submit an alternative material for the roofing. The applicant can propose a vertical standing seam metal roof that has an SRI below 25 or a different approvable roof material.

Fencing/Gate**:** *Residential Design Guideline 11.1 encourages blending the landscaping from the right-of-way with landscaping on private property and using landscaping if privacy is desired. Guideline 11.3 encourages fences and walls be kept low and have open, transparent qualities.*

Staff response: A new 6-foot high double-sided horizontal wood fence with a one-foot horizontal wood "trellis-like" addition to the top is proposed within the front yard setback on the south property line along 2nd Avenue, replacing existing 6-foot tall vertical wood board and batten fencing. Staff informed the applicant that the existing, nonconforming fence can be repaired or replaced in kind per CMC 17.10.030.E.2. A 6-foot tall and 10-foot 5-inch wide gate is proposed for the middle of the new fencing. Carmel Municipal Code (CMC) Table 17.10-G: Maximum Track One Fence and Wall Heights states that fences shall not be taller than 4-feet in the front yard setback. A foot note from Table 17.10-G states that, "These limits shall not be altered through Design Review by the Planning Commission." The proposed fencing does not comply with the Carmel Municipal Code or Residential Design Guidelines. Special Condition of Approval #39 requires the applicant to submit revised plans with new fencing for the property that allows for an open feel, filtered light views into the yard, and complies with CMC 17.10.030.E.1 (fences in the front setback shall be below 4 feet, not alterable by the Planning Commission).

A new 6-foot high double-sided horizontal wood fence with a one-foot horizontal wood "trellis-like" addition to the top is proposed outside of the front yard setback on the south property line along parcel 010101020 and 010101021 on 2nd Avenue, replacing existing 6-foot tall vertical wood board and batten fencing. A 6-foot tall and 9-foot 7-inch wide gate is proposed to be constructed along the new fence at the Southeast corner of parcel 010101020. A 4-foot tall double-sided horizontal wood fence and gate are proposed at the same location in the front setback to act as a trash enclosure that can be accessed from the street and from parcel 010101020. CMC 17.10.030.E.1, Table 17.10-B: Setback Exceptions in R-1 District states that

trash enclosures are not allowed in the front yard setback. The proposed fencing does not comply with the Carmel Municipal Code or Residential Design Guidelines. Special Condition of Approval #39 requires the applicant to submit revised plans with new fencing for the property that allows for an open feel, filtered light views into the yard, and complies with CMC 17.10.030.E.1 (fences in the front setback shall be below 4 feet, not alterable by the Planning Commission).

A new 4-foot high double-sided horizontal wood fence is being proposed at the west property lines along parcel 010101021 on Torres Street. A new 6-foot high double-sided horizontal wood fence with a one-foot horizontal wood "trellis-like" addition to the top is proposed outside of the side yard setback on the west property line along parcel 010101012 on Torres Street. The proposed fencing does not comply with the Residential Design Guidelines. Special Condition of Approval #39 requires the applicant to submit revised plans with new fencing for the property that allows for an open feel, filtered light views into the yard, and complies with CMC 17.10.030.E.1 (fences in the front setback shall be below 4 feet, not alterable by the Planning Commission).

***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 areas, ponds, hot tubs, and swimming pools.

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

Sites not in compliance with site coverage limits shall not be authorized to increase site coverage (CMC 17.10.030.C.2). Site coverage that was lawfully established but not in compliance with current zoning regulations may be maintained in its current state, however, shall be considered non-conforming. If a non-conforming element is removed, or substantially altered, it shall not be permitted to be rebuilt or re-established in the same location or elsewhere on the site (CMC 17.36.040.E).

For example: if a property has non-conforming site coverage and a patio is removed, new site coverage (such as a new deck, for example) could not be added to the property unless the remaining coverage for the site were brought into compliance with the site coverage limits.

Staff Response: The existing site coverage across all three parcels is 1849 square feet. The applicant proposes to maintain a total of 1849 square feet of site coverage with over half being semi-permeable. Semi-permeable materials include a new permeable paver driveway, existing gravel, and existing spaced decking. The applicant is proposing to replace the existing asphalt driveway with permeable pavers and remove gravel on parcel 010101020 to accommodate the new concrete landings and front staircase. The project, as currently proposed, does not meet the requirements for site coverage. The new concrete landings required under the California Building Code for the new doors adds new site coverage elements to the property which is already nonconforming. Special Condition of Approval #40 requires the applicant to submit revised plans with updated site coverage that is compliant with CMC 17.10.030.C.1-2.

Right-of-Way Character: The applicant is proposing to replace the existing driveway with permeable pavers on the subject site and in the public right-of-way. New 36" retaining walls are proposed on either side of the driveway on the private property and extending into the right-of-way. Concrete stairs and landings are

proposed on the West side of the property in the right-of-way. Special Condition of Approval #40 requires the applicant to obtain a permanent encroachment permit 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 minor alterations to private structures involving negligible or no expansion of existing or former use. The existing use is a single-family residence on a 12,000-square-foot building site. The project involves the alterations to an existing 2235-square foot two-story single-family residence including; changing windows and doors, replacing fencing, installing a Carmel stone veneer, constructing a new entry staircase and retaining walls in the right-of-way, and site coverage improvements. The project will not change or expand the existing use of the property as a single-family residence.

The project is also categorically exempt from CEQA pursuant to Section 15303 (Class) 3 – New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The number of structures described in this section are the maximum allowable on any legal parcel. The addition of new fencing, landings, and staircases to the existing single-family dwelling will not exceed the maximum allowable structures on a legal parcel.

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.

DS 24203, 24216, 24217 (Faia) Attachment 1 - Resolution
DS 24203, 24216, 24217 (Faia) Attachment 2 Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A TRACK 1 DESIGN STUDY REFERRAL FOR THE REMODEL OF AN EXISTING 2235-SQUARE FOOT TWO-STORY SINGLE-FAMILY RESIDENCE, THE ADDITION OF NEW DOORS AND WINDOWS, NEW FENCING, AND A NEW ROOF WITH ASSOCIATED CHANGES IN SITE COVERAGE. THE RESIDENCE IS LOCATED AT THE NORTHEAST OF TORRES STREET AND 2ND AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-101-021, 010-101-020, & 010-101-012.

WHEREAS, on July 3, 2024, Daniela de Sola ("Applicant") submitted an application on behalf of Brandi Faia ("Owners") requesting approval of Track 1 Design Study application DS 24203, 24216, 24217 (Faia) described herein as ("Applications"); and

WHEREAS, the Applications have been submitted for three 4,000-square-foot lots (one 12,000-square-foot building site) located at the northeast corner of Torres Street and 2nd Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of the Design Studies for the remodel of an existing 2235-square foot two-story single-family residence, the addition of new doors and windows, new fencing, a new vertical standing seam metal roof with associated changes in site coverage; and

WHEREAS, in accordance with Carmel Municipal Code (CMC) Section 17.58.030 (Residential Design Review), changes in site coverage, changes in windows, doors, chimneys, and skylights, and changes in fences and walls is subject to a Track One Design Review and may be approved by the Director if the project complies with the Zoning Ordinance and all applicable residential design guidelines; and

WHEREAS, in accordance with CMC 17.58.030.A.3 the Director shall refer for action by the Planning Commission any application for a project that does not comply with applicable adopted design guidelines and design criteria; and

WHEREAS, on September 27, 2024, a notice of public hearing was published in the Carmel Pine Cone for the October 9, 2024, 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 September 29, 2024, 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 4, 2024, 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 9, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Applications, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and 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, 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

For each of the required findings listed below, the staff has indicated whether the application supports adopting the findings, either as proposed or with conditions. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.

CMC 17.58.060.B, Findings for Design Review Approval	**YES**	**NO**
1. The project conforms to the applicable policies of the General Plan and the Local Coastal Program.	✔	
2. The project complies with all applicable provisions of the Carmel Municipal Code.	✔	
3. The project is consistent with the applicable adopted design review guidelines.	✔	
CMC 17.58.060.C, Additional Findings for Design Study Approval	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site or has received appropriate use permits, variances, or exceptions consistent with the Zoning Ordinance.	N/A	N/A
2. The project contributes to neighborhood character, including the type of forest resources present, the character of the street, the response to local topography, and the treatment of open space resources such as setbacks and landscaping.	✔	
3. The project is compatible with and sensitive to the natural features and built	N/A	N/A

environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. Construction on steep slopes is minimized to the extent feasible and abrupt changes in grade is minimized or mitigated.		
4. The project maintains the City's principles of modesty and simplicity and preserves the City's tradition of simple homes set amidst a forest landscape. The project uses simple building forms and simple roof forms without complexity that would attract undue attention to the site.	✔	
5. The project does not present excess visual mass or bulk to public view or to adjoining properties. The project relates to a human scale in form, elements, and in the detailing of doors, windows, roofs, and walkways.	✔	
6. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✔	
7. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	N/A	N/A
8. All demolitions, remodels, and substantial alterations are consistent with the following findings: a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale. c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. 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 moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back at least six feet from significant trees.	N/A	N/A

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **APPROVE WITH CONDITIONS** Design Studies (DS 24203, 24216, 24217, Faia) for the remodel of an existing 2235-square foot two-story single-family residence, the addition of new doors and windows, new fencing, a new vertical standing seam metal roof with associated changes in site coverage at the Northeast corner of Torres Street and 2nd Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-101-021, 010-101-020, & 010-101-012, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** The approval of Design Studies (DS 24203, 24216, 24217, Faia) for the remodel of an existing 2235-square foot two-story single-family residence located at the Northeast corner of Torres Street and 2nd Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-101-021, 010-101-020, & 010-101-012, the addition includes; 1. Replacing existing steel and wood windows doors with aluminum windows and doors 2. Installing two new aluminum doors; 3. Installation of new horizontal wood fencing with on the North, South, and West sides of the property; 4. Installation of a new vertical standing seam metal roof; 5. Constructing two new concrete door landings; 6. Constructing a new concrete front staircase and landings; 7. Installing Carmel stone around the front entry and the chimney. as depicted in the plans prepared by Daniela de Sola, as approved by City of Carmel-by-the-Sea Planning Commission on October 9, 2024 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.	**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).
6.	**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.
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.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.

12.	**Wood or Aluminum Wood Clad Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved wood windows and doors. The window style shall be consistent with authentic wood or aluminum wood clad 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, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
13.	**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.
14.	**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.
15.	**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.
16.	**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.
17.	**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.
18.	**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)
19.	**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
20.	**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.
21.	**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.

22.	**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
23.	**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.
24.	**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.
25.	**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.
26.	**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
27.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
28.	**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 the materials for the gutters and downspouts.
29.	**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.
30.	**Roofing Material.** 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 alternate roofing. The applicant can propose a vertical standing seam metal roof that has an SRI below 25 or a different approvable roof material.
31.	**Fencing.** Prior to issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division with new grapestake or picket fencing for the property that allows for an open feel, filtered light views into the yard, and complies with CMC

	17.10.030.E.1 (fences in the front setback shall be below 4 feet, not alterable by the Planning Commission).
32.	**Site Coverage.** Prior to issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division with updated site coverage that is compliant with CMC 17.10.030.C.1-2.
33.	**Right-of-Way Encroachments.** Prior to Building Permit Issuance, the applicant shall apply for and obtain a permanent encroachment permit for any existing unpermitted encroachments within the public right-of-way, and new improvements proposed to be located in the right-of-way. Any encroachments that are denied shall be noted for removal, as appropriate, on the plans submitted to the Community Planning and Building Department for an associated Building Permit. A right-of-way improvement plan (ex. landscaping) shall accompany the revised plan set, as appropriate.

Acknowledgment and acceptance of conditions of approval:

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 9th day of October, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

BRANDI FAIA PROPERTY IMPROVEMENTS

NE CORNER TORRE & SECOND AVE.
CARMEL, CA 93921


TORRES STREET/MAIN ENTRANCE- WEST VIEW


SOUTH VIEW


EAST VIEW


2ND AVENUE VIEW (SOUTH)


NORTH VIEW FROM APN 010-101-012


VIEW FROM APN 010-101-012 FROM TORRE STREET

1 SITE PHOTOS
1/2"=1'-0"

PROJECT DATA

PROPERTY OWNER
Brandi Faia
CONTACT: Brandi Faia
PHONE: (415)290-5745
EMAIL: brandifaia@gmail.com

ARCHITECT:
de sola.barnes LLP
P.O. Box 223386, Carmel, CA 93922
Contact: Daniela de Sola
Phone: 831-238-2310
email: dani@desolabarnes.com
license: C 32218

APN	010-101-021 010-101-020 010-101-012
ZONING	R1
OCC. GROUP	R3/U
TYPE OF CONSTRUCTION	V-B
BLOCK	14
LOT	16,18, 20
LOT SIZE	4000 SQ FT (EACH)
EXISTING FLOOR AREA	2246 SQ FT
STORIES	2
WATER SOURCE	CAL AM
FIRE SPRINKLERS	NOT REQUIRED
SEWER SYSTEM	CAWD
TREES TO BE REMOVED	ZERO
TOTAL GRADING	0

DRAWING LIST

A0.0 COVER SHEET- PROJECT DATA- PHOTOS OF EXISTING CONDITIONS
A1.0 EXISTING (DEMO) AND PROPOSED SITE PLAN AND FENCE DESIGN
A2.0 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A2.1 EXISTING AND PROPOSED EXTERIOR ELEVATIONS
A3.0 MATERIALS, FINISHES , EXIBITS, STAIRS AND RAILING

SCOPE OF WORK

1. 010101021- REPLACE EXISTING WOOD SHAKE ROOF WITH CLASS "A" STANDING SEAM METAL ROOF with NEW LEAF GUARD GUTTERS AND DOWNSPOUTS.
2. 010101021-REPLACE EXISTING STUCCO AT CHIMNEY, SITE WALL AND EXTERIOR ENTRY NICHE WITH CARMEL STONE.
3. 010101021- REPLACE ALL EXISTING WINDOWS AND EXTERIOR DOORS PER WINDOW/DOOR SCHEDULE.
4. 010101021-EXTEND EXISTING 3'-2" WIDTH SITE ENTRY STEPS TO 4'-0" WIDTH WITH RAILING.
5. 010101021- REMOVE EXISTING 6'-6" TALL FENCE ON STREET FACING CORNER AND REPLACE WITH NEW PAINTED WOOD FENCE TO MATCH HOUSE COLOR. FENCE TO BE 6'-O" TALL PLUS 1'-0" TALL"LATTICE" .
6. I010101021-INSTALL NEW 4' TALL WOOD FENCE PAINTED WHITE TO MATCH HOUSE ALONG TORRES STREET SIDE.
7. 010101012- INSTALL NEW PAINTED WOOD FENCE WITH GATE TO MATCH HOUSE COLOR ALONG TORRES STREET. FENCE & GATE TO BE 6'-O" TALL PLUS 1'-0" TALL"LATTICE".
8. 010101020- INSTALL NEW PAINTED WOOD FENCE WITH GATE TO MATCH HOUSE COLOR ALONG 2ND AVE FRONT SETBACK LINE. FENCE & GATE TO BE 6'-O" TALL PLUS 1'-0" TALL"LATTICE". FOR GARBAGE ENCLOSURE, INSTALL NEW 4' TALL WOOD FENCE PAINTED WHITE TO MATCH HOUSE.
9. 010101021-INSTALL CARMEL STONE SITE WALL 36" HIGH ON BOTH SIDES OF DRIVEWAY TO PREVENT EROSION. HEIGHT TO TAPER DOWN TO 8" AT TORRES STREET END.
10. 010101021-REPLACE A/C DRIVEWAY WITH PERVIOUS PAVERS.
11. **NO CHANGES TO BUILDING FOOTPRINT OR ROOF HEIGHT OR SHAPE ARE BEING PROPOSED.**

HOUSE AREA (NO CHANGES)

(E) GARAGE	LEVEL 0	344 SQ FT
(E) STORAGE& ½ BATH	LEVEL 0	257 SQ FT
(E) HOUSE	LEVEL 1	1057 SQ FT
(E) HOUSE	LEVEL 2	577 SQ.FT.
(E) TOTAL		**2235 SQ FT**

SITE COVERAGE

SEE A1.0

SITE WALLS < 36"TALL

35 LINEAR FEET (24' OF WHICH ENCROACH)
31 LINEAR FEET (31' OF WHICH ENCROACH)

VICINITY MAP





de sola.barnes architects
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CARMEL, CA 93922
831-624-2165

FAIA RESIDENCE

N/E CORNER TORRES & SECOND
CARMEL-BY-THE-SEA,
CALIFORNIA 93921

proj. no: 2301
drawn by: DdS
ch'd by:

submittals	date
PLANNING SUBMITTAL	08-16-24

sheet title
SITE PLAN

AS NOTED

sheet number
A0.0

date printed: 08-16-2024

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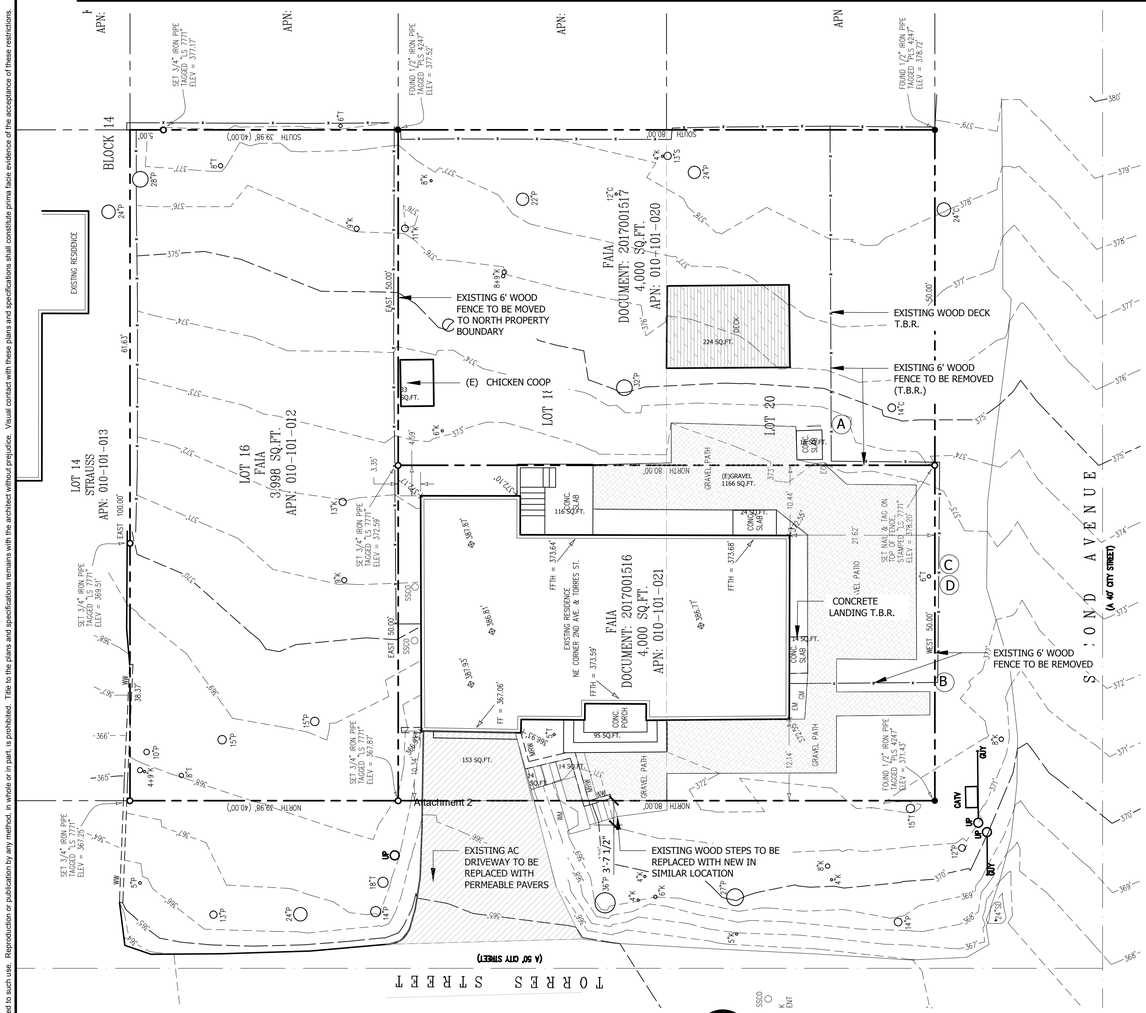
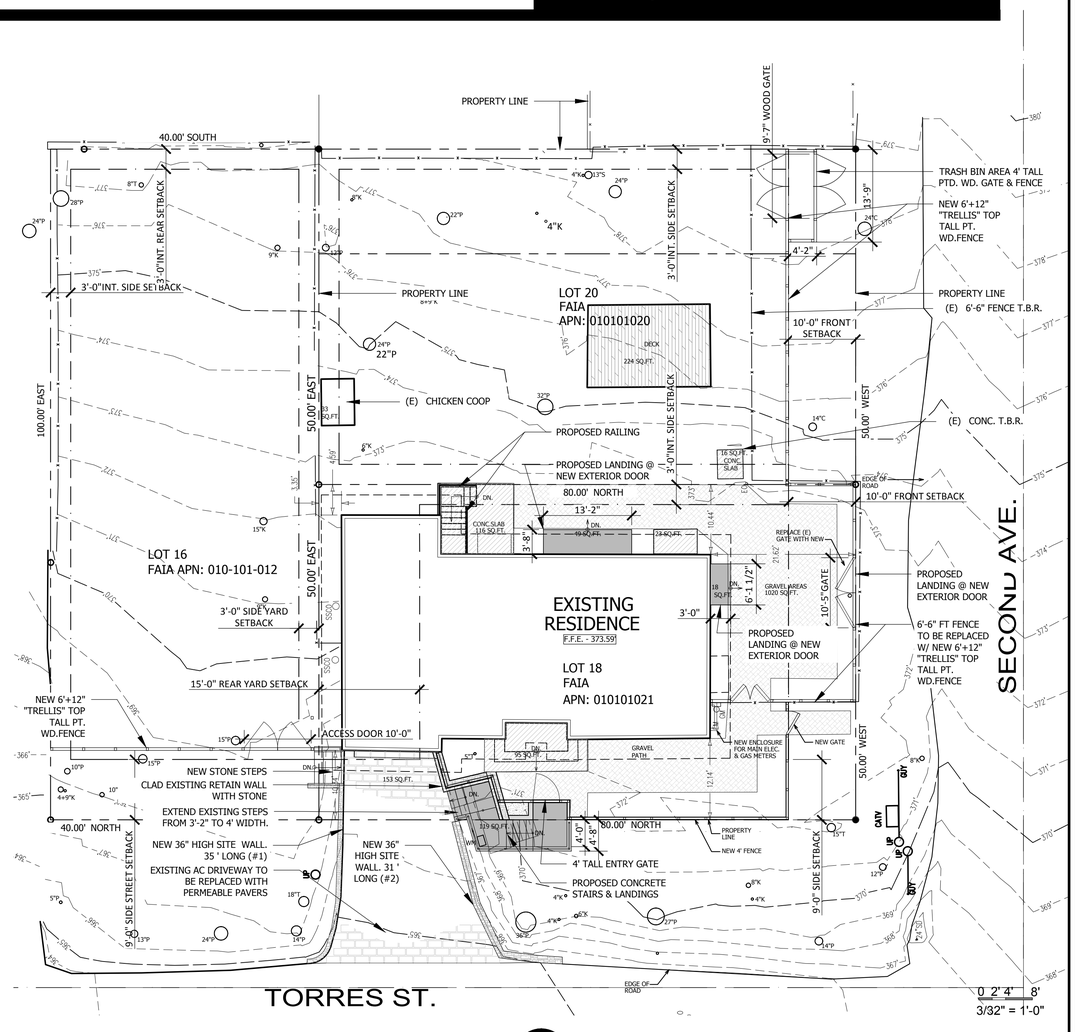
BRANDI FAIA PROPERTY IMPROVEMENTS

NE CORNER TORRES & SECOND AVE.
CARMEL, CA 93921



1 (E) & DEMO SITE PLAN
3/32"=1'-0"

NORTH



2 PROPOSED SITE PLAN
3/32"=1'-0"

NORTH

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING STRUCTURES
- EXISTING CONC, WALL
- EXISTING IMPERVIOUS SURFACE
- PROPOSED IMPERVIOUS SURFACE
- PLANTED AREA
- EXISTING DECK
- GRAVEL
- DOUBLE SIDED WOOD FENCE
- GRAPE STAKE FENCE
- (E) TREE
- PHOTO EXHIBIT ON SHEET A3.0 (X)

SITE COVERAGE DATA TABLE

IMPERMEABLE	EXISTING	PROPOSED
ASPHALT	153	0
CONCRETE	263	419
CHICKEN COOP	33	33
WOOD SITE STAIRS	14	0
SUBTOTAL	463	452

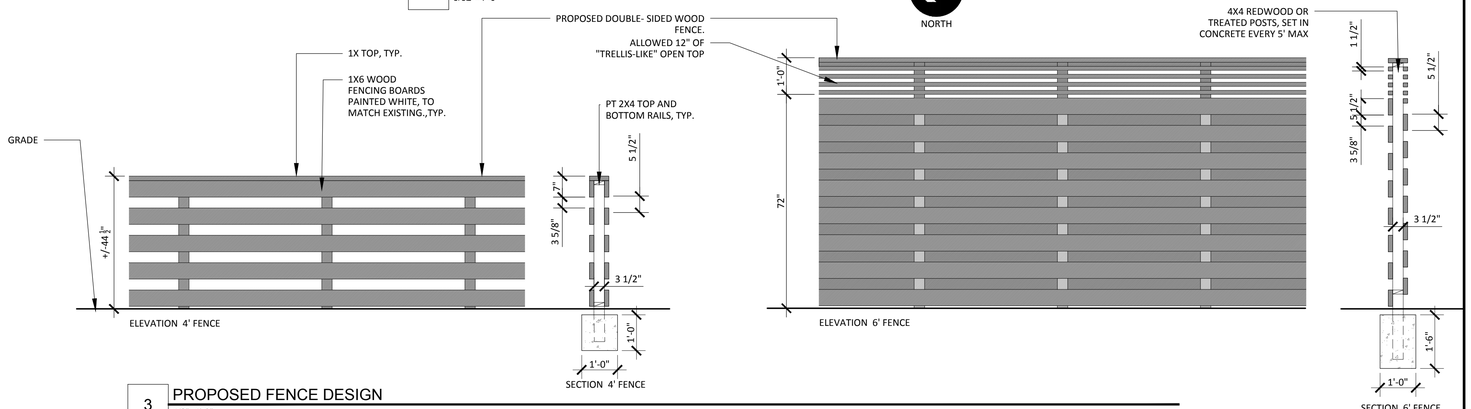
PERMEABLE/ SEMI PERMEABLE	EXISTING	PROPOSED
GRAVEL	1162	1020
SPACED DECKING	224	224
SAND SET PAVERS (DRIVEWAY)	0	153
SUB TOTAL	1386	1397
SITE COVERAGE TOTAL	**1849**	**1849**

ALL THREE PARCELS ARE TO BE CONSIDERED ONE BUILDING SITE
SITE AREA = 12,000 SQ. FT.
ALLOWED SITE COVERAGE 820
ALLOWED SITE COVERAGE WITH BONUS 1272

INTENT IS TO KEEP THE SAME AMOUNT OF SITE COVERAGE WHICH WAS ALREADY PREVIOULSY PERMITED.

NOTES

1. (E) SITE PLAN BASED ON SURVEY FROM MONTEREY BAY ENGINEERS, INC.- FEB 2024



3 PROPOSED FENCE DESIGN
1/2"=1'-0"

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CALIFORNIA 93921

proj. no: 2301
drawn by: DdS
ch'd by:

submittals	date
PLANNING SUBMITTAL	08-16-24

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SITE PLAN

AS NOTED

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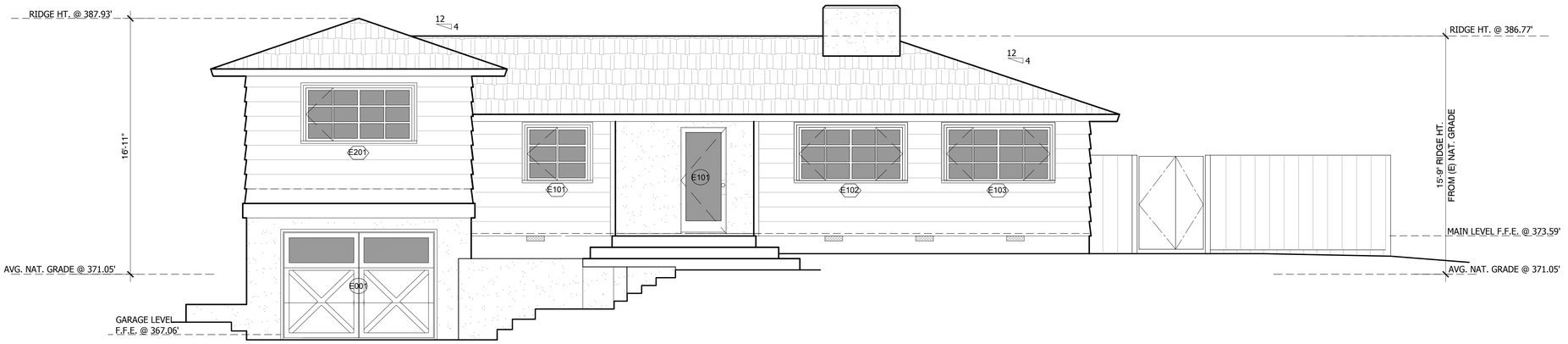
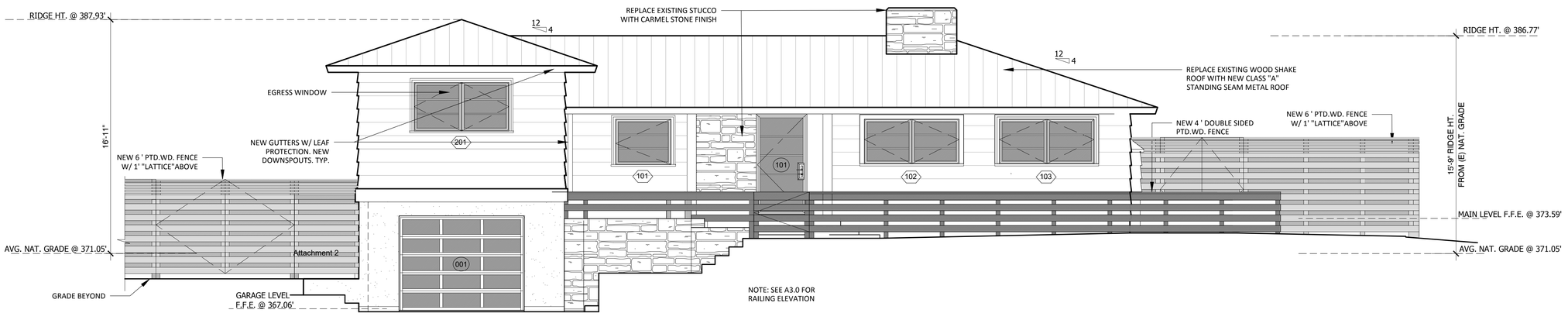
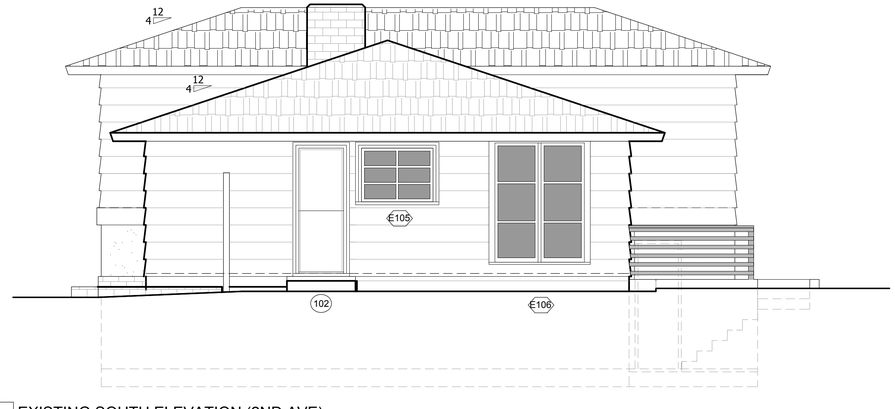


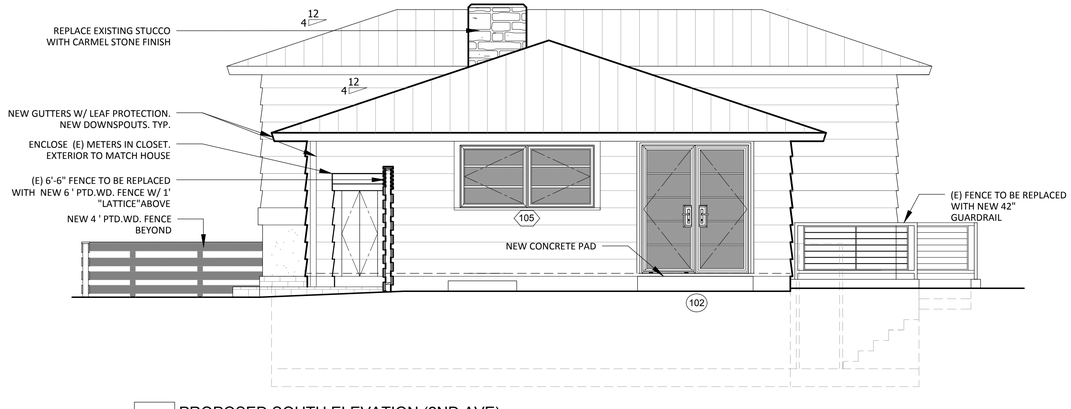
1 EXISTING WEST ELEVATION (TORRES STREET)
1/4"=1'-0"



2 PROPOSED WEST ELEVATION (TORRES STREET)
1/4"=1'-0"



3 EXISTING SOUTH ELEVATION (2ND AVE)
1/4"=1'-0"



4 PROPOSED SOUTH ELEVATION (2ND AVE)
1/4"=1'-0"

0 2' 4' 8'
1/4" = 1'-0"

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FAIA
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N/E CORNER TORRES & SECOND
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CALIFORNIA 93921

proj. no: 2301
drawn by: DdS
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PLANNING SUBMITTAL	08-16-24

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EXTERIOR
ELEVATIONS

AS NOTED

sheet number

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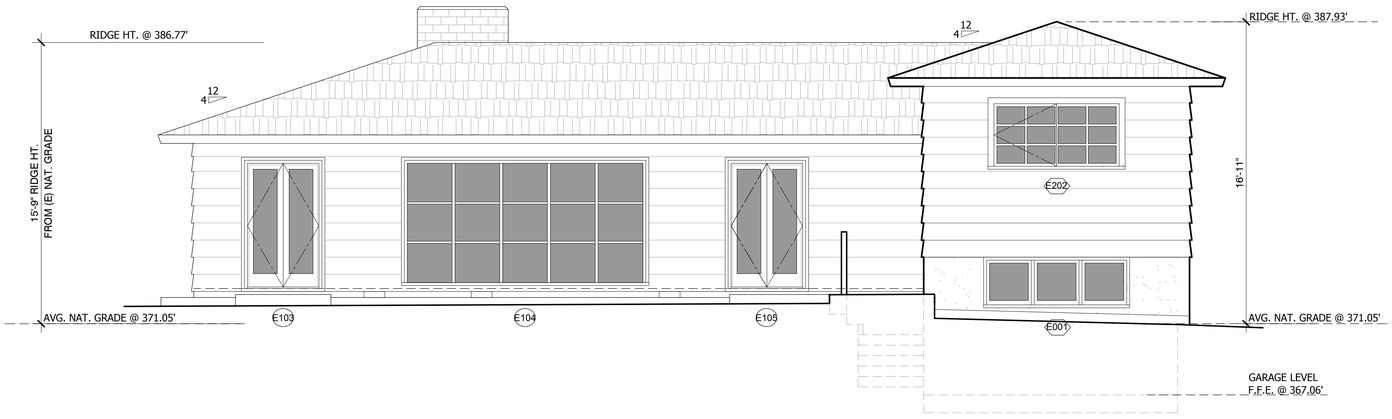
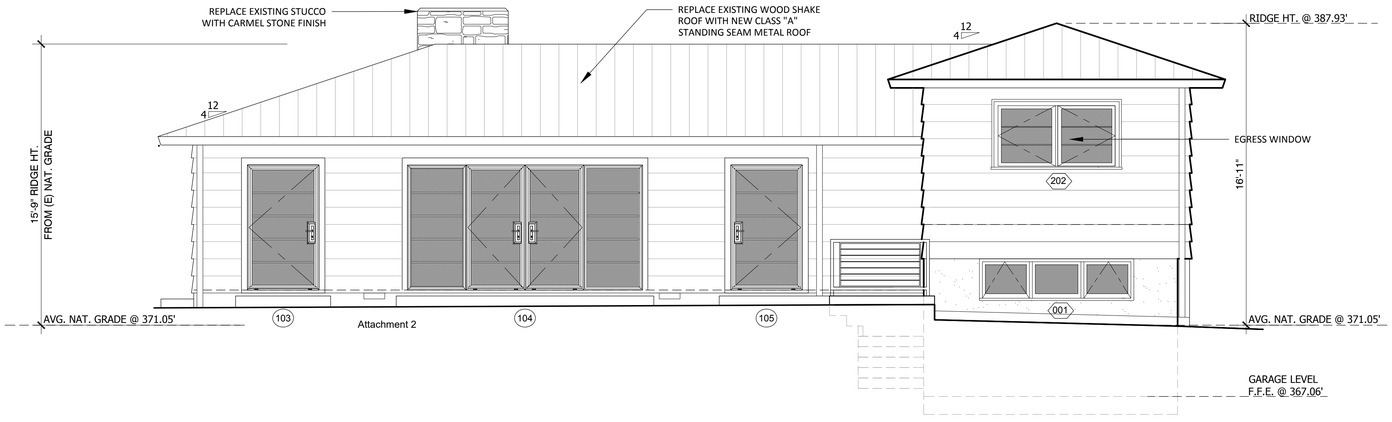
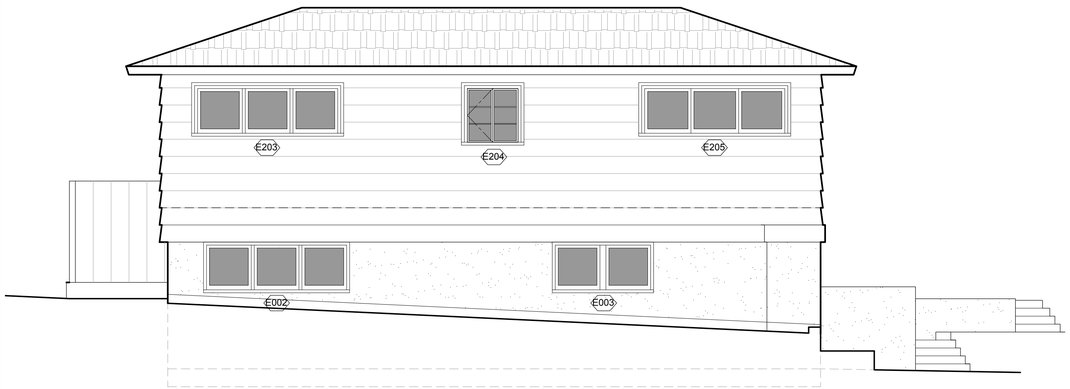


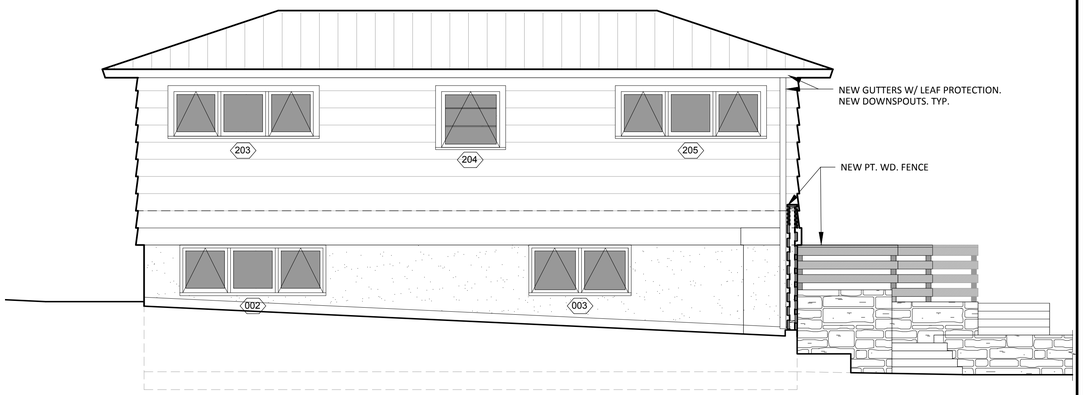
1 EXISTING EAST ELEVATION
1/4"=1'-0"



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



3 EXISTING NORTH ELEVATION
1/4"=1'-0"



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

0 2' 4' 8'
1/4" = 1'-0"

EXISTING WINDOW SCHEDULE

UNIT	SIZE	OPERATION	LOCATION	MANUFACTURER	MODEL	NOTES
E001	101" X 24"	FIXED	OFFICE	UNKNOWN	UNKNOWN	
E002	94" X 30"	FIXED	OFFICE	UNKNOWN	UNKNOWN	
E003	64" X 24"	FIXED	GARAGE	UNKNOWN	UNKNOWN	
E101	47" X 38 1/2"	FRENCH CASEMENT	BATHROOM 1	UNKNOWN	UNKNOWN	ONLY ONE SIDE OPERATIONAL
E102	86" X 38 1/2"	LH CASEMENT/FIXED /RH CASEMENT	KITCHEN	UNKNOWN	UNKNOWN	
E103	86" X 38 1/2"	LH CASEMENT/FIXED /RH CASEMENT	KITCHEN	UNKNOWN	UNKNOWN	
E104	157 3/4" X 81 1/2"	FIXED	LIVING	UNKNOWN	UNKNOWN	
E105	48" X 38 1/2"	FRENCH CASEMENT	KITCHEN	UNKNOWN	UNKNOWN	ONLY ONE SIDE OPERATIONAL
E106	71 1/2" X 81 1/2"	FRENCH FIXED	DINING	UNKNOWN	UNKNOWN	
E201	79 3/4" X 38 1/2"	FRENCH CASEMENT	FRONT BEDROOM	UNKNOWN	UNKNOWN	
E202	78 1/2" X 41"	FRENCH CASEMENT	BACK BEDROOM	UNKNOWN	UNKNOWN	ONLY ONE SIDE OPERATIONAL
E203	93 1/2" X 24"	FIXED	BACK BEDROOM	UNKNOWN	UNKNOWN	
E204	39" X 37 1/2"	FRENCH CASEMENT	BATH 2	UNKNOWN	UNKNOWN	ONLY ONE SIDE OPERATIONAL
E205	93 1/2" X 24"	FIXED	FRONT BEDROOM	UNKNOWN	UNKNOWN	

EXISTING DOOR SCHEDULE

UNIT	SIZE	OPERATION	LOCATION	MANUFACTURER	MODEL	NOTES
001	109 1/2" X 83 1/2"	5 SECTION/ 4 PANEL	GARAGE	UNKNOWN	UNKNOWN	
002	30" X 79"	FRENCH LH	OFFICE	UNKNOWN	UNKNOWN	
101	36" X 79"	FRENCH LH	ENTRY	UNKNOWN	UNKNOWN	
102	30" X 84"	FRENCH PAIR	DINING	UNKNOWN	UNKNOWN	
103	48 1/2" X 81 1/2"	FRENCH PAIR	DINING	UNKNOWN	UNKNOWN	
104	48 1/2" X 81 1/2"					
105	48 1/2" X 79"	FRENCH PAIR	BEDROOM 1	UNKNOWN	UNKNOWN	

PROPOSED WINDOW SCHEDULE

UNIT	SIZE	OPERATION	LOCATION	MANUFACTURER	MODEL	NOTES
001	101" X 24"	AWNING LH/PICTURE/RH	OFFICE	QUARTZ	EDGELINE	MULLED
002	94" X 30"	AWNING LH/PICTURE/RH	OFFICE	QUARTZ	EDGELINE	MULLED
003	64" X 24"	AWNING/ AWNING	GARAGE	QUARTZ	EDGELINE	MULLED
101	47" X 38 1/2"	FRENCH CASEMENT	BATHROOM 1	QUARTZ	EDGELINE	
102	86" X 38 1/2"	FRENCH CASEMENT	KITCHEN	QUARTZ	EDGELINE	
103	86" X 38 1/2"	FRENCH CASEMENT	KITCHEN	QUARTZ	EDGELINE	
104	NOT USED					
105	86" X 38 1/2"	FRENCH CASEMENT	KITCHEN	QUARTZ	EDGELINE	
201	79 3/4" X 38 1/2"	FRENCH CASEMENT	FRONT BEDROOM	QUARTZ	EDGELINE	EGRESS
202	78 1/2" X 41"	FRENCH CASEMENT	BACK BEDROOM	QUARTZ	EDGELINE	EGRESS
203	93 1/2" X 24"	AWNING/PICTURE /AWNING	BACK BEDROOM	QUARTZ	EDGELINE	
204	39" X 37 1/2"	AWNING	BATH 2	QUARTZ	EDGELINE	
205	93 1/2" X 24"	AWNING/PICTURE /AWNING	FRONT BEDROOM	QUARTZ	EDGELINE	

PROPOSED DOOR SCHEDULE

UNIT	SIZE	OPERATION	LOCATION	MANUFACTURER	MODEL	NOTES
001	109 1/2" X 83 1/2"	5 SECTION/ 4 PANEL	GARAGE	OVERHEAD DOOR	9910	FROSTED GLASS
002	30" X 79"	FRENCH LH	OFFICE	QUARTZ	EDGELINE	
101	44" X 79"	FRENCH LH	ENTRY	QUARTZ	EDGELINE	
102	71 1/2" X 81 1/2"	FRENCH PAIR	DINING	QUARTZ	EDGELINE	
103	48 1/2" X 81 1/2"	FRENCH LH	DINING	QUARTZ	EDGELINE	
104	157 3/4" X 81 1/2"	PICTURE/FRENCH PAIR/PICTURE	LIVING	QUARTZ	EDGELINE	MULLED
105	48 1/2" X 79"	FRENCH LH	BEDROOM 1	QUARTZ	EDGELINE	

DOOR & WINDOW NOTES

1. COORDINATE DOOR AND WINDOW SIZES WITH EXISTING WALL FRAMING/OPENING. THE ONLY CHANGES TO R.O. SIZES ARE DOOR 101 AND WINDOW 105
2. EXTERIOR DOORS SHALL BE OF APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILES NOT LESS THAN 1 3/8" THICK.
3. ALL GLAZING TO BE DUAL GLAZED (SOLARBAN 60 OR EQUAL)
4. EXTERIOR WINDOWS AND DOORS SHALL BE MULTIPANED WITH A MINIMUM OF ONE TEMPERED PANE, AND HAVE A FIRE RESISTANCE RATING OF 20 MINUTES IN ACCORDANCE WITH NFPA 257, OR MEET THE REQUIREMENTS OF SFM 12-7A-2.
5. EXISTING WINDOWS TO BE REPLACED ARE ARE STEEL, SINGLE PANE, EXCEPT FOR GARAGE LEVEL WINDOWS, WINDOW 104 AND ALL DOORS, WHICH ARE WOOD

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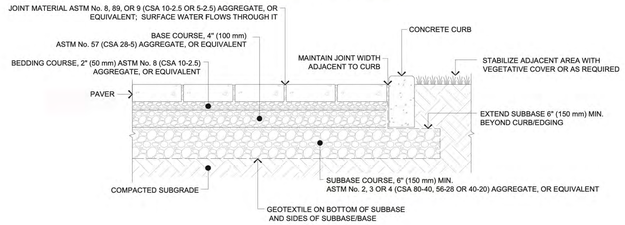
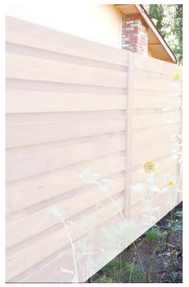
INSTALLATION GUIDE

PAVER - FULL INFILTRATION TO SOIL SUBGRADE





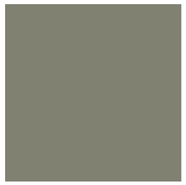
PAVERS @ DRIVEWAY
COLOR: GREY



DOUBLE SIDED WOOD FENCE PAINTED WHITE TO MATCH EXISTING



CARMEL STONE @ ENTRY AND CHIMNEY



GARAGE DOOR
COLOR: RAL 7030



QUARTZ LUXURY ALUMINUM WINDOWS
COLOR: "CHAMPAGNE LIGHT RANGE"



SHEFFIELD METALS ROOF
COLOR: "CHAMPAGNE METALLIC" Cool IR

1 PROPOSED FINISHES
N.T.S.



EXHIBIT "A"



EXHIBIT "B"

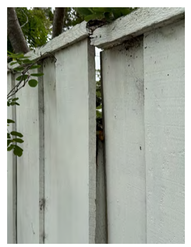
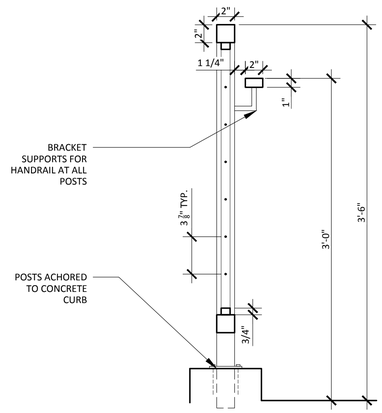


EXHIBIT "C"

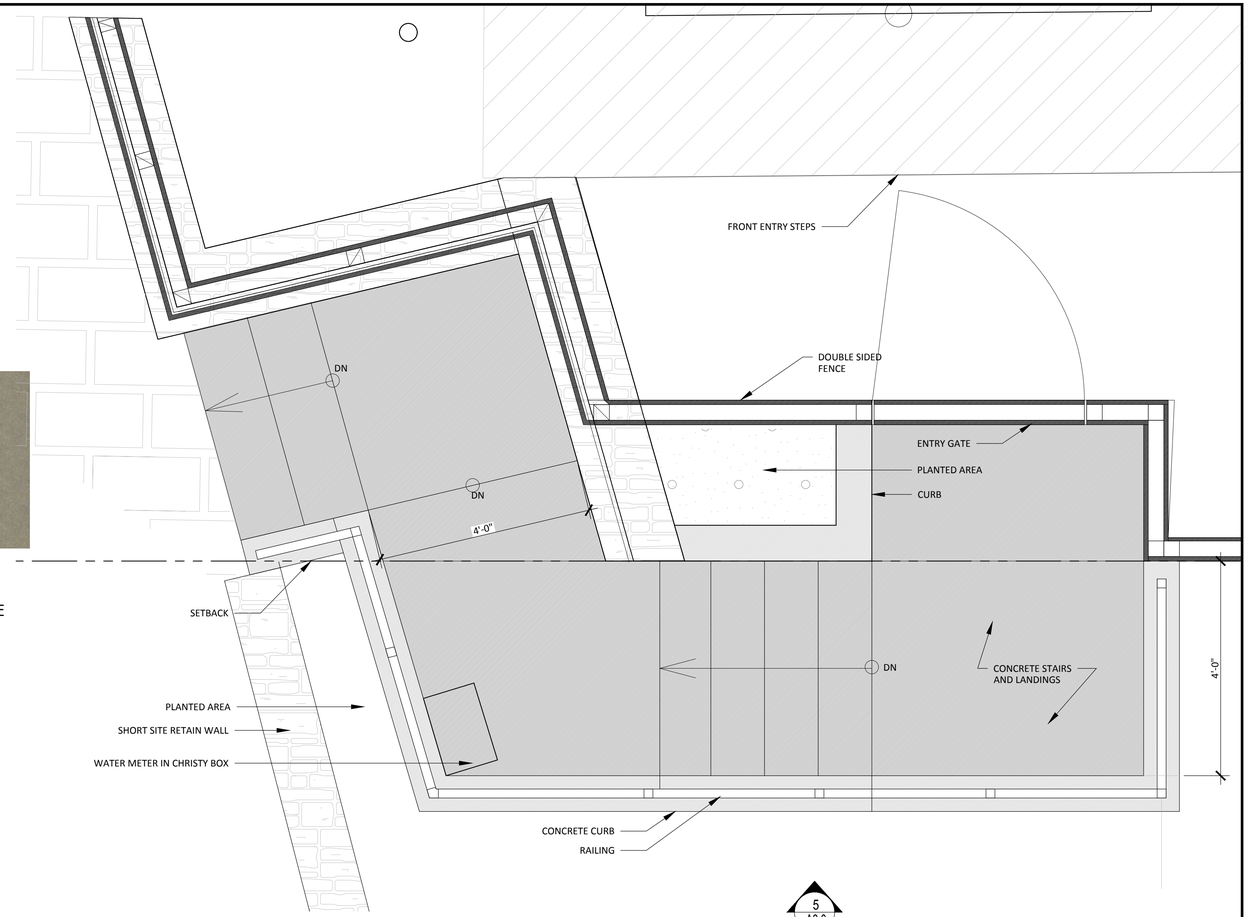


EXHIBIT "D"

2 EXISTING HEIGHT & CONDITION OF FENCE
N.T.S.

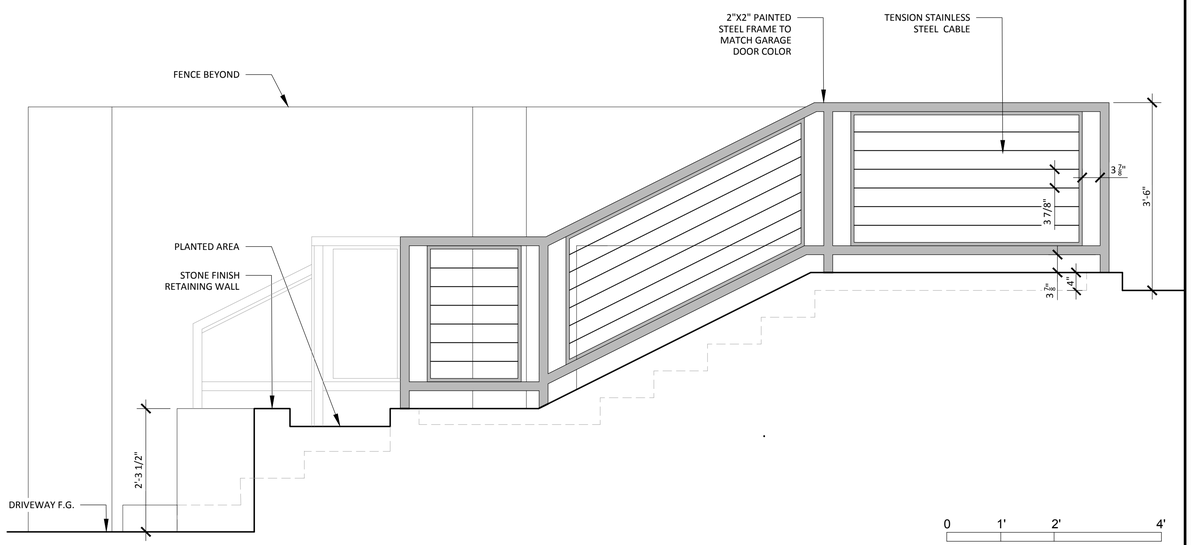


3 TYP. RAILING CROSS SECTION
1 1/2"= 1'-0"



5
A3.0

4 PARTIAL PLAN- PROPOSED SITE STAIRS & RAILING AT ENTRY
3/4"=1'-0"



5 PROPOSED RAILING ELEVATION
3/4"=1'-0"

3/4" = 1'-0"

de sola.barnes
architects
PO BOX 223386
CARMEL, CA 93922
831-624-2165

FAIA
RESIDENCE

N/E CORNER TORRES & SECOND
CARMEL-BY-THE-SEA,
CALIFORNIA 93921

proj. no: 2301
drawn by: DdS
ch'd by:

submittals	date
PLANNING SUBMITTAL	08-16-24

sheet title

FINISHES, COLORS
EXHIBITS
STAIRS & RAILING

AS NOTED

sheet number

A3.0

date printed: 08-16-2024

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

October 9, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Senior Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building
SUBJECT:	**DS 24024 (Cosmero-O'Boyle):** Consideration of a Combined Concept and Final Design Study for substantial alterations to an existing single-family residence located at Santa Fe Street 7 SW of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-053-015-000.

Application: DS 24024 (Cosmero-O'Boyle) **APN:** 010-053-015-000
Block: 100 **Lot:** 15
Location: Santa Fe Street 7 southwest of 8th Avenue
Applicant: Greg Carey, Agent **Property Owner:** COSMERO CONSTRUCTION & DEVELOPMENT LLC

Executive Summary:

The applicant is requesting approval of a Track 2 Design Study for a substantial alteration to an existing single-family residence. While the project will result in a minimal reduction in floor area, the architectural style of the residence is substantially changing due to proposed changes in wall cladding, changes in roof form, fenestration changes, and various building and site modifications that collectively qualify the project as a substantial alteration requiring Planning Commission review.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Combined Concept and Final Design Study for substantial alterations to an existing single-family residence located at Santa Fe Street 7 southwest of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-053-015-000.

Background and Project Description:

The project site is a 4,000-square-foot lot developed with a 2,426-square-foot single-family residence, inclusive of a 216-square-foot detached garage. The site is non-conforming in respect to floor area as it

exceeds the maximum allowable for the building site (1,800 square feet allowed). The applicant proposes to reduce the size of the residence by fifteen (15) square feet by squaring off a diagonal section of the building at the kitchen on the main level. All other floor area is proposed to remain, and no exterior walls are proposed to be demolished aside from removal of this diagonal building form. The resulting floor area would be 2,411 square feet which is still non-conforming.

The existing structure is finished primarily with a plywood siding which is proposed to remain. The applicant is proposing to add batts to the existing siding to create board and batten wood siding. The residence will further be modified by removing and replacing the entire roof system form and installing a combination of hipped forms (rear facing) and gables (street facing). The new roof is proposed to be finished with composite shingles. The front (east) and south elevations will also feature fenestration changes while the remaining elevations (north and west) will have the windows replaced in the existing openings to match the new windows. The applicant has not proposed any changes to site coverage, however, has proposed grading and landscaping as part of the project. The applicant is not proposing any increase in floor area or height, as is typical with a Track 2 project that usually reviewed by the Planning Commission, however the project is considered a substantial alteration which qualifies for Track 2 processing in accordance with CMC 17.58.040.B.1.

A substantial alteration is defined as *"any visual change, exterior design modification or addition to a building, structure, or site design, including but not limited to changes in architectural style or details, or changes in exterior materials, paving or decks that does not meet the definition of a demolition or a rebuild, or does not comply with adopted design objectives and/or design guidelines or does not qualify for track one design review."* As the project consists of a visual change and exterior design modification that results in a change in architectural style to a building, the project is considered a substantial alteration and therefore subject to the Track 2 process including adoption of the applicable Design Study findings for approval.

An exploratory demolition permit was issued for the property in January 2024. The scope of work described on the issued permit stated:

> *REQUESTING AN EXPLORATORY PERMIT TO REVIEW EXISTING CONDITIONS FOR FUTURE MINOR INTERIOR REMODEL. the work will be performed in the basement with approx. 150 sq ft of 1/8" ceiling panel to be removed and/or opened up to expose the upper floor framing and beams. The purpose of the exploratory permit is to visually inspect and document existing floor framing size and direction for future interior re-model.*

Upon inspection of the story poles, staff assessed that substantially more demolition had been completed than was approved under the exploratory demolition permit and nearly all interior sheetrock had been removed on both floor levels and the appearance of additional construction activity occurring. Additionally, staff requested a site visit with the City Forester who noted that only two trees had received written approval to be removed (tree removal permit), however, nearly the entire site was scraped of trees and landscaping including a 12" Oak which was removed without approval. On October 4, 2024, a stop work order was issued by the Code Compliance Division. No work shall continue on the site (story poles may be removed when appropriate) until necessary corrective action is obtained as directed by the Code Compliance Division.

Staff Analysis:

Alteration of Non-Conforming Buildings: The existing residence is non-conforming in respect to floor area, plate height, minimum setback on the north side of the building, composite setback, and site

coverage. CMC 17.36, Nonconforming Uses and Buildings, outlines the standards for nonconforming uses and buildings. It is the purpose of this chapter to regulate nonconforming buildings and nonconforming uses and to provide for the elimination of nonconformity, where its elimination will not have a detrimental effect on the City's unique charm and the overall village character of the City (CMC 17.36.010).

In accordance with CMC 17.36.030, "A lawful nonconforming structure may be maintained, repaired, or altered as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of this chapter." However, CMC 17.36.040.E continues to state, "The substantial alteration of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site."

Simply put: while this building maintains a number of existing nonconformities, they may be maintained, altered, and repaired, provided there is no increase to the existing nonconformities. Additionally, if any floor area or other nonconforming element is removed as a result of any of the alterations, it cannot be re-built in the same location or elsewhere on the site, and the nonconformity would need to be corrected.

The applicant and property owner were informed of the nonconforming elements and the implications of the removal of these building elements in a completeness review letter dated June 21, 2024.

Condition of Approval #40 and #42 have been included which requires a strict adherence to the proposed demolition plan and approved project plans to allow the project to proceed consistent with CMC 17.36 and not require the site to come into compliance with or correct existing non-conformities, and also addresses the treatment of the nonconforming site coverage (discussed below).

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.

Design Study Finding (CMC 17.64.080.A) 2 and 7 state, respectively:

> *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;* and
>
> *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.*

A tree density of 3 upper and 1 lower canopy tree is recommended for sites of 4,000 square feet or less, (CMC 17.48.080.A.2).

In October 2023, prior to the submittal of the associated Design Study Application (January 2024), Tree Removal permit TR 23-314 was submitted for the removal of one (1) 42" Monterey pine. The permit was amended later that month to remove one (1) 12" pittosporum. Both trees were approved for removal prior to submittal of the Design Study Application and were located within the front yard.

While the subject trees were approved to be removed prior to submittal of Design Study Application, CMC 17.48.050.A.1 presumes the tree removal was reliant on the proposed construction due to the timing of the applications. Generally, when trees are proposed to be removed due to construction, the city's practice is not to release the tree removal permit until the associated building permit has been issued unless an immediate threat to health and safety.

Additionally, though the subject trees were permitted to be removed, no other site alterations were approved by the Forestry Department nor the Community Planning and Building Department associated with the tree removal permit. Based on an evaluation of the site, all existing landscaping as well as multiple additional trees have been removed from the site at the front and rear of the property (staff presumes this was during or around the time of the tree removal which has been carried out).



Figure 1a. Previous site condition (interior of site); pre-tree removal. Photo from real estate listing.



Figure 1b. Previous site condition; pre-tree removal. Photos from Google Street View.



Figure 1c. Current site condition; post tree removal. Photo from Historic Evaluation Application (HE 24137)

Condition of Approval #34 been included requiring the applicant to revise the plans to meet the recommended tree density for the site including requirements for planting locations based on Residential Design Guideline 1.6 (discussed below). The location and species of the proposed trees shall be shown on the proposed site plan and required landscape plan. Condition #34 further states that a minimum of two of trees shall be planted within the front yard setback with at least one of the trees being planted within the first nine (9) feet of the property in the "open space" area to make up for the loss of trees and planting at or near the property line when existing trees and landscaping was removed without approval. This condition is supported by Residential Design Guideline 1.4 and 1.6 and Concept Design Study finding #2.

1.4 Maintain a forested image on the site where it is consistent with the neighborhood context.

- Plant new trees to reinforce the existing urban forest character on sites in each neighborhood where this character exists.
- A tree removed for construction should be replaced unless there are numerous trees on the lot. A mix of upper and lower canopy trees should be used, as determined by the City Forester.
- Appropriate tree species and a table of recommended replacement requirements are listed in the City's Policy Paper C91-05, which is attached as an appendix.
- Select trees that are characteristic of the neighborhood context.

1.6 Maintain trees and naturalized vegetation in the public right-of-way and around the periphery of the site.

- Exceptions may be necessary to provide safe access to the site.
- Preserving existing belts of vegetation around a site can contribute to the forest character of the street and help screen buildings.
- Trees with canopies that arch over the street are particularly important to community character.

The applicant has included a landscape plan in an effort to re-establish landscaping at the street edge and within the front yard of the property. A discussion of the landscaping is provided in the landscape section, below.

As conditioned, the project meets the objectives of the Residential Design Guidelines pertaining to Forest Character.

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.

In respect to privacy impacts, the proposed fenestration alterations (re-arranged and larger door and window openings) do not appear to substantially change or increase the impact to adjacent neighbors. At the time of writing this report, staff has not received any written correspondence regarding the project.

The rear deck will be retained in place with no alteration and will not create or increase any adverse privacy impact.

The project meets the Residential Design Guidelines objectives pertaining to privacy and views.

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."*

The existing building is comprised of two building forms: a cross gable roof form pitched at 2:12 and a shed roof form which projects off the front of the building also pitched at 2:12. The applicant is proposing to remove the entire roof system (while keeping the exterior walls in place) and modify the roof form to a combination of a hipped roof form with gabled roof elements at the front of the building. The new roof will be pitched at 4:12 throughout. The plate heights, which are non-conforming in certain areas, have been surveyed to establish a baseline condition and are not proposed to be removed or increased in height – only the roof will be modified with the existing exterior walls remaining in place. The existing and proposed roof height complies with the 24' height limit and the proposed residence successfully passed a volumetric analysis.

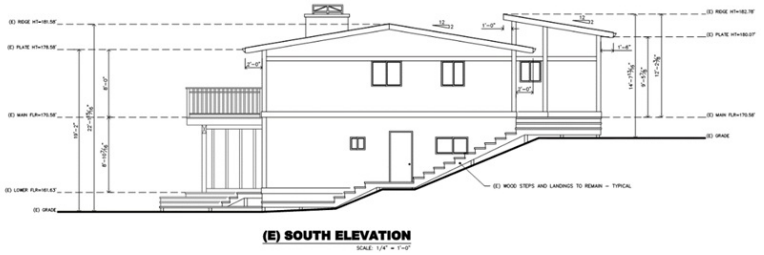


Figure 2a. Existing South Elevation.

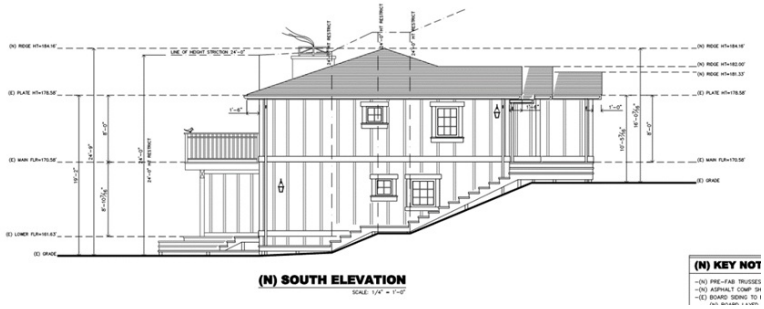


Figure 2b. Proposed South Elevation.

The story poles show that the building is proposed to slightly increase in size at the front of the residence, however, the project plans represent no increase in floor area or change in wall location.



Figure 3a. Story poles with additional posts beyond building walls.

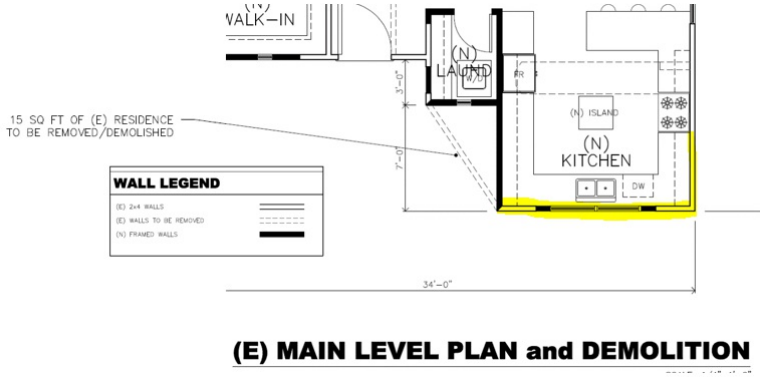


Figure 3b. Proposed partial demo plan with no walls to be demolished and no new framing walls at front. Diagonal wall element to be modified to a right angel.

The existing garage is proposed to have the roof system replaced and the existing 2.5:12 pitched gabled roof will be changed to a 4:12 pitched gabled roof match the primary dwelling. The plate height of the garage is proposed to increase by 1'4" and will result in an overall new height of 11'11" as viewed from the street (15'5" total). However, the applicant's dimensions for the proposed plate height appear to have been taken from the deck behind the garage and not from grade. When measured from the deck, the plate height is a compliant 12', however, when measured from grade (standard used for height measurement) results in a height of 12'8". As such Condition of Approval #36 has been included requiring the height of the garage be revised to comply with the 12' plate height as measured from existing or finished grade.

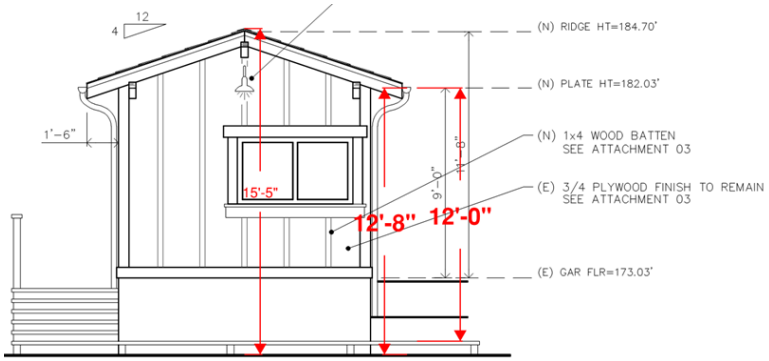


Figure 4. Rear garage elevation with height measurements.

As conditioned, the project conforms to the applicable zoning standards described within this section and with the Residential Design Guidelines objectives pertaining to mass and bulk and building and roof form.

***Finish Details*:**
The applicant is proposing to maintain the existing ¾" plywood siding and will have 1x4 battens added to create a board and batten exterior wall cladding. The exterior is proposed to be painted "Swiss Coffee" by Kelly Moore. Trim elements throughout were proposed to be "Black Oak" by Kelly Moore, however, Kelly Moore ceased operation in January 2024 and an alternative was never provided in the plans. The roof is proposed to be a composition shingle by Certainteed Landmark Pro Max Def roof in the "driftwood" color (click here for manufacture's website). According to the manufacturer, the shingle is architectural grade and the top features of the product include the rich surface granule mixture and highly dimensional texture. The driftwood color is in line with a black or dark gray. Lastly, the new and replaced windows are proposed to be powder coated aluminum clad wood.

Staff is concerned that the proposed color scheme is high contrast between the black roof and windows and lighter color of the body of the house and trim. The Planning Commission previously expressed concerns regarding bright white color schemes, as well as color schemes that are highly contrasting. While the main body color of the residence is not a bright white, the black windows and roof of the residence do contrast with the lighter body color which the Commission has not been in support of with recent projects. As such, Special Condition of Approval #37 has been included stating, prior to building permit issuance, the applicant shall work with staff to select and alternative color palette for the project that is less contrasting and complies with the Residential Design Guidelines which encourages the use of muted earth tones.

> From Residential Design Guidelines: *Traditionally, builders used muted colors in Carmel. In many cases, the natural earth tones of stone and the dark tans of stained siding dominated a site. Even when buildings were painted, muted earth tones were used to help blend with the forest. This tradition should be continued.*

The applicant has also represented in the plans that two (2) styles of wall sconces are proposed for the residence. A down facing lamp and a lantern style sconce. The down facing lamp complies with the Residential Design Guidelines which states lights should be shielded and downlit, however, the lantern style light does not comply which has the light source completely exposed. Condition of Approval #11 requires all lights be shielded and downlit as well as comply with maximum lumen output. Staff has also included Condition of Approval #38 which establishes a performance requirement for revising the plans to comply with Condition #11 prior to building permit issuance.

The applicant proposes nine (9) 2'x2' skylights as shown on the proposed roof plan. There is a discrepancy in the plans in that six (6) skylights are shown on the proposed floor plan. No skylights are shown on the elevations. In respect to skylights, the Residential Design Guidelines state:

> ***Residential Design Guideline 9.13.*** *When a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized. Skylights are appropriate when:*
> - *Interior spaces have no access to exterior windows or such windows have limited access to light.*
> - *Windows would cause greater impacts to adjoining homes.*
> - *The skylight design is compatible with the architecture.*
> - *The size of the skylight is appropriate to the lighting task.*
>
> ***Residential Design Guideline 9.14.*** *Skylights should not be visually prominent from the street or from neighboring windows.*

- *The size, placement, number, and design of skylights should be an integral part of the building design. Skylight placement or size that appears random from the exterior and that detracts from architectural integrity should be avoided.*
- *Skylights should be framed in colors that match adjoining roof surfaces. High profile, domed, or pyramidal covers are inappropriate.*
- *Skylight that will produce glare or light pollution visible to neighbors or the public should be mitigated.*

The proposed inclusion of nine skylights conflicts with the design guidelines cited above. The use of the skylights is excessive, would appear random from the exterior, would not be an integral part of the building design, and would be visually prominent from the street and neighboring homes. While the applicant did not show the skylights on the elevations, there would be four (4) skylights on the south elevation, two (2) skylights on the west elevation, and three (3) skylights on the north elevation.

If six skylights were considered, as shown on the floor plan, there would be two skylights on each of the roof planes described above. The Commission should consider whether two skylights are appropriate on each roof plane, or may consider conditioning the project to allow any number of skylights or no skylights at all. Standard Condition of Approval #12 pertains to skylights and will be included in the adopted resolution should skylights be authorized by the Commission.

Site Coverage/Landscaping/Fencing: The property presently contains 1,064 square feet of site coverage improvements which is nonconforming as a maximum of 556 square feet could be allowed for the site. The applicant has indicated the existing non-conforming site coverage will remain unaltered, as shown on the existing and proposed site plan, and described in the scope of work on sheet A1 of the project plans.

CMC 17.36.030.A allows for nonconformities to be maintained, repaired, or altered, as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of this chapter, and CMC 17.36.030.B states alterations, repairs or remodeling that enlarge, extend or increase a nonconforming feature of a building shall be prohibited.

CMC 17.36.030.D describes that the demolition of any nonconforming building or structure shall require that all new construction on the site meet all requirements for new buildings and structures, and CMC 17.36.040.E states, the substantial alteration of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site.

In respect to the non-conforming site coverage as it applies to this site, the applicant may retain the site coverage in its existing condition, however, if site coverage elements are removed prior, during, or after construction, site coverage elements may not be replaced or added elsewhere to the site unless the site is brought into compliance with site coverage limits. This includes the area where the 15 square feet of site coverage is proposed for removal at the kitchen area which shall remain as open space (refer to background discussion). Condition of Approval #40 has been included with describes the preceding statement and requires the appropriate review should review of new coverage elements be proposed/required.

While existing coverage is proposed to remain, the applicant has proposed new landscaping in both the front and rear of the property. The site has had all landscaping removed and the goal of the landscape plan

would be to re-establish planting throughout the site. In addition to the planting that is proposed, the applicant is also proposing to terrace the front yard area to create a more functional front yard space. The two upper levels would be planted and the lowest level of the new terraced yard would have artificial turf, however, turf areas are inappropriate when visible from the right-of-way (Residential Design Guideline 10.3). As such, Condition of Approval #39 has been included requiring the omission of the artificial turf lawn, or any lawn otherwise, from the front half of the property. A second artificial turf lawn is proposed for the rear yard.

New landings are proposed for the top level and intermediate terrace level as well as around the perimeter of the rear yard. Staff has included Condition of Approval #35 which ensures landscaping will be installed prior to final inspection and final approval of the landscape plan consistent with the requirements outlined in CMC 17.34.070 prior to building permit issuance.

The terrace walls would be finished with stucco and would be a mix of a 2' tall wall and a 6' tall wall. The 6' tall wall is proposed to have a 4' tall fence located on top of the fence, however, this would exceed the height limit for fences on top of walls which is measured to the lowest adjacent grade. As such, the fence would need to be stepped in off the top of wall and not placed directly on top of the feature. Condition of Approval #41 has been included to bring the proposed fence into compliance with the fence and wall height requirements.

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, alterations to existing private structures involving negligible or no expansion of the existing or former use such as additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The project consists of interior and exterior alterations to an existing single-family residence, and garage. There is no proposed increase in floor area. The project does not change the existing or former use of the property as a single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Plans

CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

Attachment 1

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY FOR SUBSTANTIAL ALTERATIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT SANTA FE STREET 7 SW OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN: 010-053-015.

WHEREAS, February 6, 2024, Greg Carey ("Applicant") submitted an application on behalf of Cher and Geoff Perfect ("Owner") requesting approval of Track One Major Design Study application DS 24024 (Cosmero-O'Boyle) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Santa Fe Street 7 southwest of 8th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting a substantial alteration to an existing single-family residence alterations to the existing roof forms, changes to siding and roofing materials, changes to the fenestration pattern, window and door replacement throughout, installation of additional skylights, new exterior lighting, and landscaping modifications; 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, the project is exempt from a Coastal Development Permit in accordance with CMC 17.52.100.B (Development Excluded from Coastal Permit Requirements) as the project is for improvements to an existing single family residence; and

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

WHEREAS, the project was scheduled by the Director for a combined concept and final details review at a public hearing taking place on October 9, 2024; and

WHEREAS, on September 27, 2024, a notice of the public hearing scheduled for October 9, 2024, 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 September 29, 2024, 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 4, 2024, 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 9, 2024, 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, the Planning Commission found that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class1) – Existing Facilities, 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 Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

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

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

For each of the required design study findings listed below, staff has indicated whether the plans submitted support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.

CMC Section 17.64.080.A – Concept Phase Approval Findings	**YES**	**NO**
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 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.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a combined Combined Concept and Final Design Study for substantial alterations to an existing single-family residence located at Santa Fe Street 7 SW of 8th Avenue in the Single-Family Residential (R-1) District, APN: 010-053-015, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study (DS 24024, Cosmero-O'Boyle) authorizes alterations to an existing single-family residence located at Santa Fe Street 7 SW of 8th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Greg Carey, approved by the Planning Commission on October 9, 2024, 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.	**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. Skylights shall be shown on the roof plan and elevations.
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.	**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 windows installed 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, and consistent with the window style approved by the planning commission.

	Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
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 rec-ommence 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 and applicant on a full-size sheet within the construction plan set submitted to the Building Safety Division. A signed copy shall also be returned to the Community Planning and Building Department prior to building permit issuance.
	Landscape Conditions
22.	**Landscape Plan Required.** Prior to the issuance of a building permit, the Applicant shall submit a landscape plan for review and approval by the Community Planning & Building Department and the City Forester. The landscape plan shall be included in the construction drawings and will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including, but not limited to, the following: 1) All new landscaping shall be 75% drought-tolerant; 2) Landscaped areas shall be irrigated by a drip/sprinkler system set on a timer; and 3) The project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions. 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. All landscaping shown on the final approved landscape plan shall be installed prior to final inspection.
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 roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
Environmental Compliance Conditions	
27.	**Drainage Plan.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
28.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
29.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
30.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	

31.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
32.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
33.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the City.
34.	**Tree Planting/Density.** Prior to building permit issuance, the applicant revise plans to meet the recommended tree density for the site (3 upper canopy trees; 1 lower canopy tree). The location and species of the proposed trees shall be shown on the proposed site plan and required landscape plan. The species shall be selected from the city's Recommended Tree Species List (refer to Appendix G, Forest Management Plan) unless approved in writing from the city forester. The trees shall be, at a minimum, a 15 gallon container or a 24" box. Should any of the trees die within 5 years, a new replacement tree of the same size and species shall be planted on site as a replacement unless otherwise approved by the City Forester. A minimum of two (2) of trees shall be planted within the front yard setback with at least one of the trees being planted within the first nine (9) feet of the property in the "open space" area (as labeled in the plans approved by the Planning Commission on October 9, 2024).
35.	**Landscape Inspection.** All trees required to be planted (CoA #34) and landscaping required to be installed (CoA #22) shall be installed on-site prior to final inspection.
36.	**Garage Plate Height.** Prior to building permit issuance, the height of the garage shall be revised to comply with the 12' plate height as measured from existing or finished grade (not the deck surface), whichever is more restrictive.
37.	**Building Color.** Prior to building permit issuance, the applicant shall work with staff to select and alternative color palate for the project that is less contrasting and complies with the Residential Design Guidelines which encourages the use of muted earth tones.
38.	**Exterior Lighting - 2.** Prior to building permit issuance, the lighting plan and proposed light fixtures shall be revised to comply with Condition of Approval #11. Additionally, no more than one (1) single wall sconce shall be located at any single building entry unless otherwise required by the Building Code to preserve the low nighttime lighting character of the residential neighborhoods, as encouraged by the Residential Design Guidelines.
39.	**Artificial Turf and Lawns.** Prior to building permit issuance, the artificial turf lawn, or any lawn otherwise, shall be removed from the project plans. No lawns shall be permitted in the front half of the property consistent with the Residential Design Guidelines.
40.	**Nonconforming Site Coverage.** Prior to building permit issuance, a note shall be added on the existing and proposed site a plan indicating all existing site coverage is proposed to remain except where specific elements are identified for removal. The nonconforming site coverage for the site may remain in its existing (approved) condition, however, if site coverage elements are removed prior, during, or after construction, new site coverage elements may not be replaced or added elsewhere to the site unless the site is brought into compliance with site coverage limits in accordance with CMC 17.36.030.D & E. Appropriate review by the Planning Department shall be required should new coverage elements be proposed/required.
41.	**Fence and wall height.** Prior to building permit issuance, the plans shall be revised such that the fence located on top of the new retaining wall in the front yard meets the 6' height limit as illustrated in CMC 17.06.020.L.2.a.
42.	**Demolition Plan Compliance.** All exterior demolition shall be in substantial compliance with the approved demolition plan as shown on Sheet A4.1 of the Design Study Plans Approved by the Planning Commission on October 9, 2024. Changes to the demolition plan shall be approved in writing by the Community Planning and Building Department prior to commencement of any additional demolition ork. If during construction the exterior demolition exceeds what has been approved, a cease work order may be issued any time at the discretion of the Director of Community Planning and Building and with revised plans submitted to the Department of Community Planning and Building that correct the non-nonconformities in respect to the buildings floor area and plate height.
43.	**Plan Consistency.** Prior to building permit issuance, Sheets C1-C5 shall be revised to be consistent with the approved site plan shown on sheet A1 and the associated Conditions of Approval throughout.

Acknowledgment and acceptance of conditions of approval:

_____ _____ _____

Property Owner Signature Printed Name Date

_____ _____ _____

Applicant Signature Printed Name Date

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of December, 2023, by the following vote:

AYES: NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

GENERAL NOTES

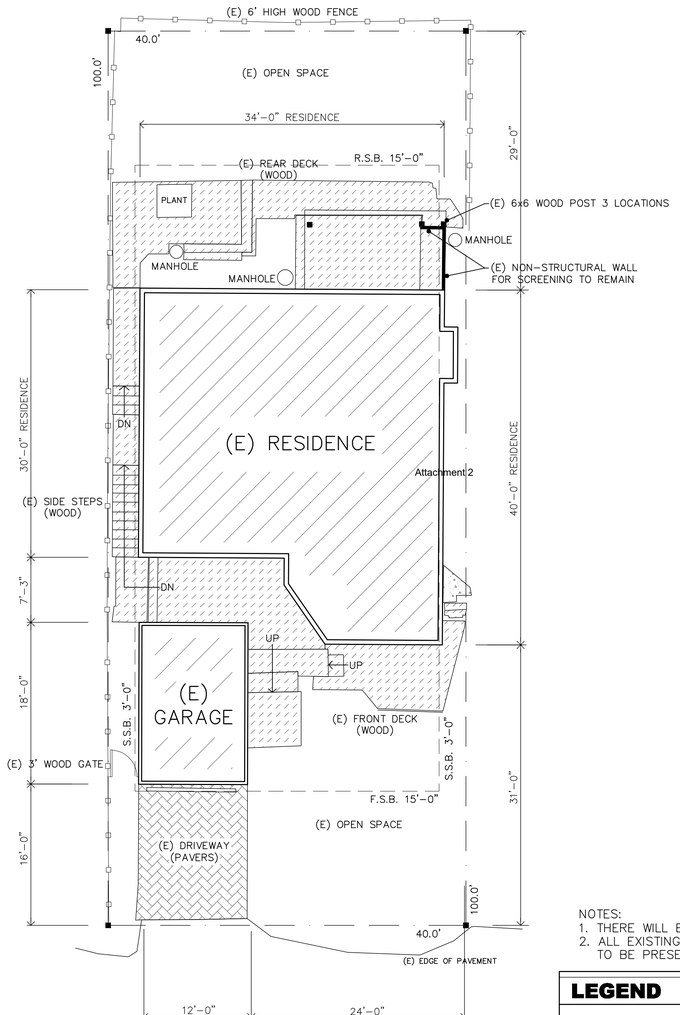
1. PROJECT TO COMPLY WITH ALL
   2022 CALIFORNIA RESIDENTIAL CODES
   2022 CALIFORNIA BUILDING CODES
   2022 CALIFORNIA PLUMBING CODES
   2022 CALIFORNIA MECHANICAL CODES
   2022 CALIFORNIA ELECTRICAL CODES
   2022 CALIFORNIA FIRE CODES
   2022 CALIFORNIA ENERGY CODES
2. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2022 EDITION C.B.C. AND OTHER GOVERNING CODES.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS.
4. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS.
5. JOB SITE SAFETY IS SOLE RESPONSIBILITY OF THE CONTRACTOR.

SCOPE OF WORK

THE OWNER WISHES TO REMODEL THEIR EXISTING GARAGE AND RESIDENCE, BOTH INTERIOR AND EXTERIOR.
EXISTING EXTERIOR FINISH IS PLYWOOD TO REMAIN, NEW BATTEN TO GIVE THE RESIDENCE AND GARAGE ALL NEW FRESH APPEARANCE, PAINTED.
ALL EXISTING WINDOWS AND DOORS TO BE REPLACED WITH NEW.
THE EXISTING ROOF TO BE REMOVED AND REPLACED WITH NEW ROOF, FOR BOTH RESIDENCE AND GARAGE.
NEW RETAINING WALLS IN FRONT YARD TO IMPROVE THE FUNCTION OF YARD.
ALL EXISTING WOOD DECKS, STEPS, LANDINGS AND WALKWAY TO REMAIN AS IS.

(N) GENERAL NOTES - TYPICAL

-(E) RESIDENCE ENTIRE ROOF TO BE REMOVED AND REPLACE WITH (N) PRE-FAB TRUSSES, ROTATED 90 DEGREES, (N) ASPHALT SHINGLES.
-(E) GARAGE ENTIRE ROOF TO BE REMOVED AND REPLACE WITH (N) PRE-FAB TRUSSES, (N) ASPHALT SHINGLES.
-(E) MAIN LEVEL TOP PLATE HEIGHT TO REMAIN AT 8'-0".
-(E) ¾ EXTERIOR BOARD FINISH TO REMAIN AND (N) PAINT.
-(N) VERTICAL BATTEN TO BE INSTALLED ON ENTIRE EXTERIOR ELEVATIONS.
-ALL (E) WINDOWS TO BE REPLACE WITH (N) ALUMINUM EXTERIOR CLAD, PAINT GRADE INTERIOR FINISH.
-ALL (E) DOORS TO REPLACED, (N) FRONT ENTRY DUTCH DOOR, (N) REAR SLIDERS AT REAR.
-ALL (E) WOOD DECKS, LANDINGS, AND STEPS TO REMAIN.
-(E) DRIVEWAY AND (E) WALKWAY CONCRETE PAVERS TO REMAIN.
-(N) RETAINING WALLS IN FRONT YARD TO CREATE FUNCTIONAL FRONT YARD.
-ALL (N) EXTERIOR LIGHTING TO BE LOW VOLTAGE.
-(N) INTERIOR RESIDENCE REMODEL, ALL PLUMBING, ELECTRICAL, FINISHES TO BE REPLACED WITH (N).
-(E) INTERIOR RESIDENCE DOORS TO BE REPLACED WITH (N).
-(N) WOOD GARAGE DOOR STAINED TO REPLACE (E).



SANTA FE STREET

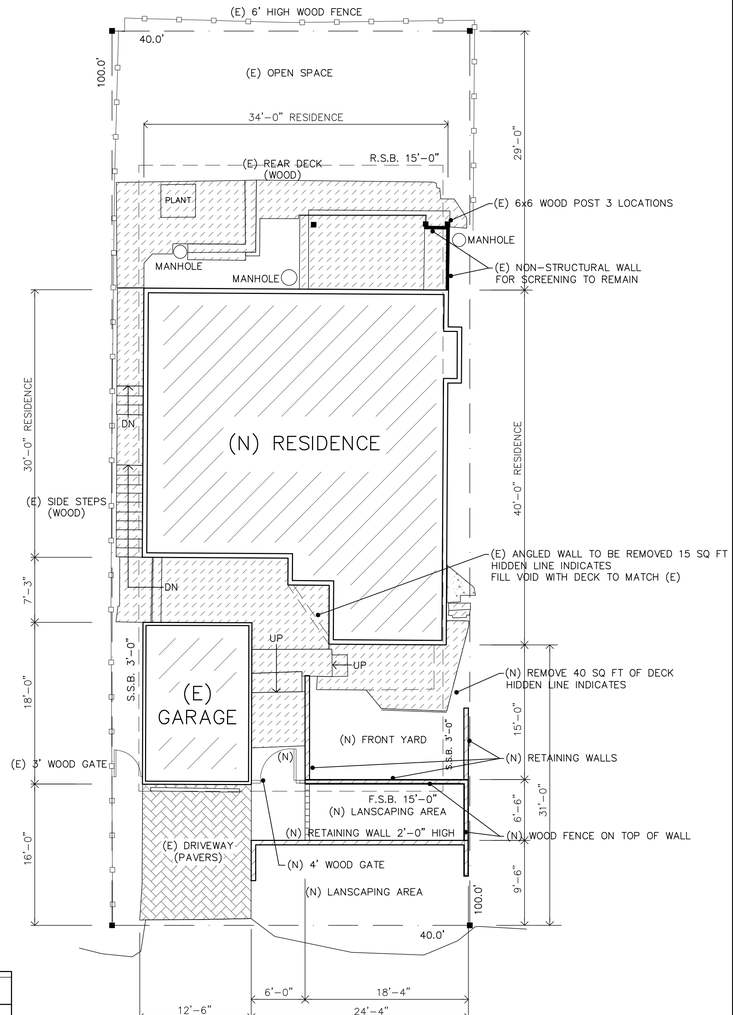
(E) SITE PLAN

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

NOTES:
1. THERE WILL BE NO TREE REMOVAL.
2. ALL EXISTING TREES AND SHRUBBERY TO BE PRESERVED.

LEGEND

- (E) PROPERTY LINE
- (E) SETBACK LINE
- (E) STRUCTURES
- (E) 6' HIGH WOOD FENCE
- (N) 42' HIGH WOOD FENCE
- (E) WOOD DECKS/WALKS



SANTA FE STREET

(N) SITE PLAN

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

SITE DATA

(E) LOT SIZE	4000 SQ FT	100%
(E) BUILDING COVERAGE:		
(E) RESIDENCE MAIN LEVEL	1190 SQ FT	30%
(E) RESIDENCE LOWER LEVEL	1020 SQ FT	N/A
	2210 SQ FT	
(E) GARAGE 1 CAR	216 SQ FT	5%
TOTAL COVERAGE=	1406 SQ FT	35%
(N) BUILDING COVERAGE:		
(N) RESIDENCE MAIN LEVEL	1175 SQ FT	29%
(E) RESIDENCE LOWER LEVEL	1020 SQ FT	N/A
	2195 SQ FT	
(E) GARAGE 1 CAR	216 SQ FT	5%
TOTAL COVERAGE=	1396 SQ FT	34%
(E) SITE COVERAGE:		
(E) DRIVEWAY AND WALK (PAVERS)	243 SQ FT	6%
(E) FRONT DECK, STEPS AND LANDING (WOOD) COMBINED	335 SQ FT	9%
(E) SIDE STEPS (WOOD)	90 SQ FT	2%
(E) REAR DECKS AND STEPS (WOOD) COMBINED	386 SQ FT	10%
(E) RESIDENCE FOOTPRINT	1190 SQ FT	30%
(E) GARAGE FOOTPRINT	216 SQ FT	5%
	2460 SQ FT	62%
(E) OPEN SPACE	1540 SQ FT	38%
(N) SITE COVERAGE:		
(E) DRIVEWAY AND WALK (PAVERS)	243 SQ FT	6%
(N) FRONT DECK, STEPS AND LANDING (WOOD) COMBINED	313 SQ FT	8%
(N) FOUNDATION WALLS	37 SQ FT	1%
(E) SIDE STEPS (WOOD)	90 SQ FT	2%
(E) REAR DECKS AND STEPS (WOOD) COMBINED	386 SQ FT	10%
(N) RESIDENCE FOOTPRINT	1180 SQ FT	30%
(E) GARAGE FOOTPRINT	216 SQ FT	5%
	2460 SQ FT	62%
(E) OPEN SPACE	1540 SQ FT	38%

PROJECT INFORMATION

PROJECT LOCATION:
SANTA FE 7 SW of 8th STREET
CARMEL by the SEA, CA
APN = 010 - 053 - 015

OWNER:
BRIAN O'BOYLE
3837 CARUTH BLVD.
DALLAS, TX 75225
214 668 3381
BRIAN.OBOYLE@NMRK.COM

DESIGNER:
GREG CAREY BUILDING DESIGNS
11805 TURLOCK AVENUE
SAN MARTIN, CALIFORNIA
831-901-1765
gregorywilsoncarey@yahoo.com

STRUCTURAL ENGINEER:
MICHAEL JAMES MARTIN
200 FOAM STREET, SUITE 200B
MONTEREY, CA 93940
714 308 0220 cell
mac33mart@yahoo.com

PROJECT / CLIENT

(N) RESIDENTIAL REMODEL
for
BRIAN O'BOYLE
SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
APN = 010 - 053 - 015

REVISIONS

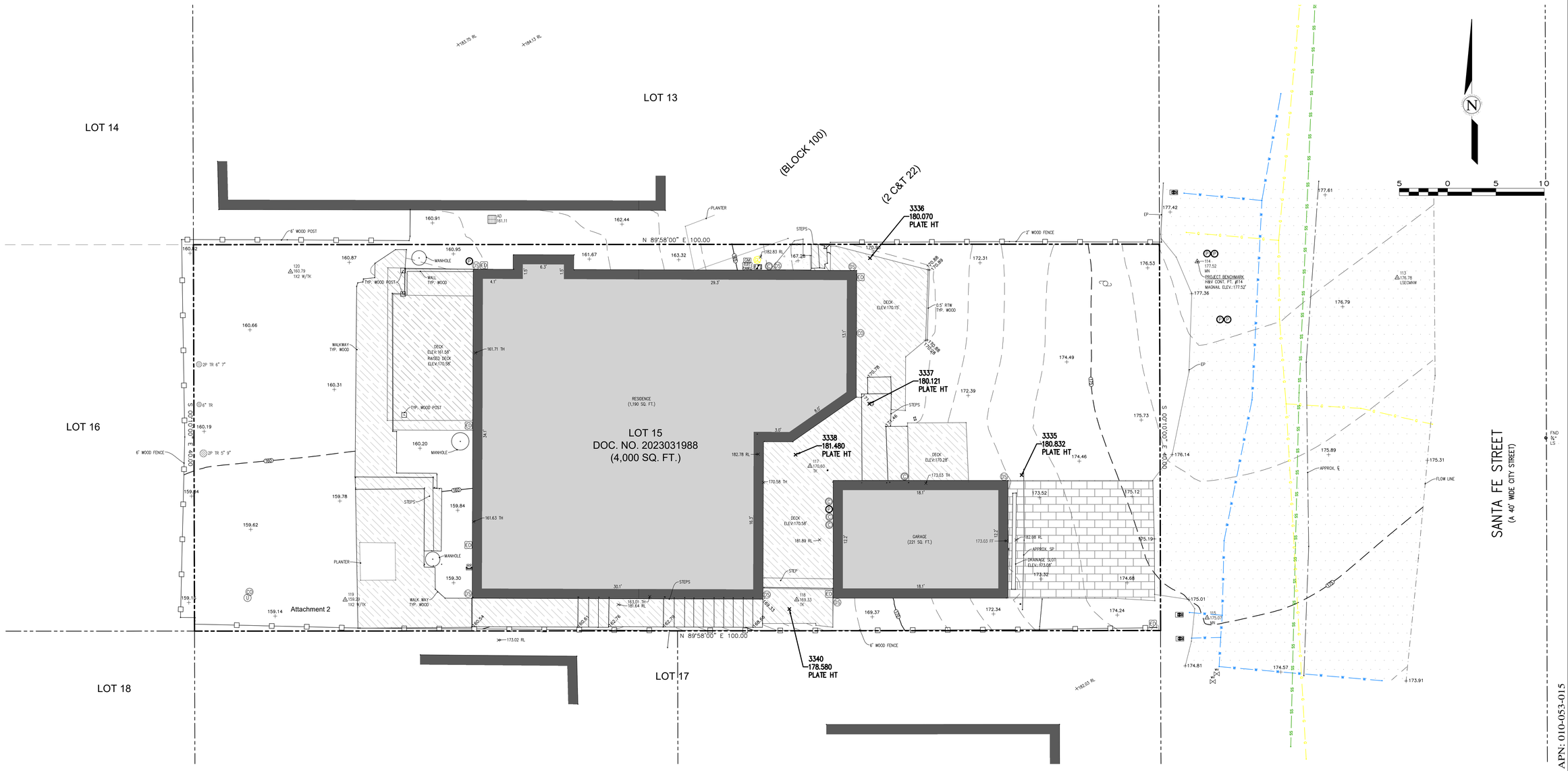
GREG CAREY
BUILDING DESIGNS
CARMEL-MONTEREY
PEBBLE BEACH
831-901-1765
GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

SITE DATA
SITE INFO
SITE PLAN

DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

A1



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
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- BUILDING
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- PAVERS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA

- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL HUB
- ELECTRIC METER
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRIC MANHOLE
- FUSEBOX
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IRRIGATION BOX
- LANDSCAPE LIGHT
- STREETLIGHT

- PG&E BOX
- PG&E GAS MANHOLE
- PIPE
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- UNKNOWN UTILITY
- UTILITY HUB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT

- 100.00 + SPOT ELEVATION
- 100.00 RL RIDGELINE
- 100.00 FF FINISHED FLOOR
- 100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

ABBREVIATIONS:

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

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #114, A MAGNETIC NAIL LOCATED 2' SOUTHERLY AND 4' EASTERLY FROM THE NORTHEASTERLY PROPERTY CORNER, ELEVATION = 177.52' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (04/04/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
MR. BRIAN O'BOYLE
3837 CARUTH BOULEVARD
DALLAS, TEXAS 75225

SITE LOCATION:
SANTA FE STREET 7SW OF 8TH AVENUE
CARMEL-BY-THE-SEA, CA

PROFESSIONAL LAND SURVEYOR * GUY R. GIRALDO * EXP. 12-31-25 * STATE OF CALIFORNIA

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

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

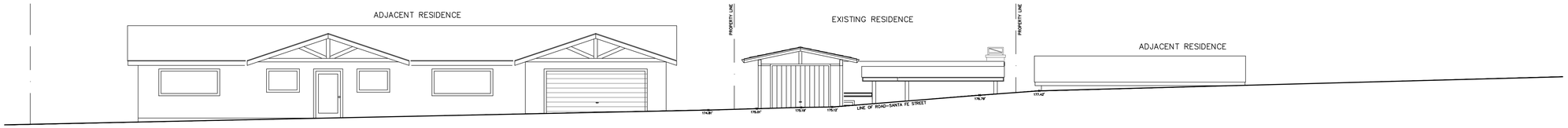
APN: 010-053-015

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2023031988
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MR. BRIAN O'BOYLE

SCALE: 1" = 5'
DATE: JUL 2024
JOB NO. 2771-01

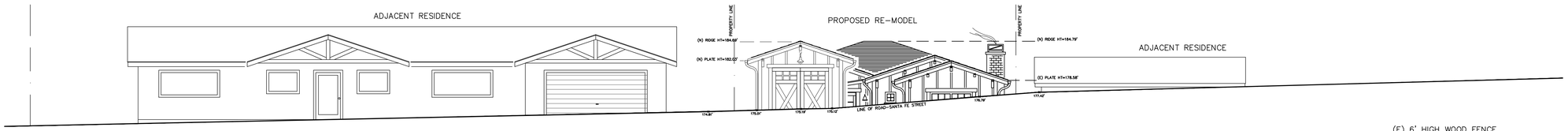
No.	DATE	BY	REVISION
	07/09/24	JAN	RELEASED TO CLIENT

SHEET 1
OF 1 SHEETS



(E) STREETSCAPE VIEW

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



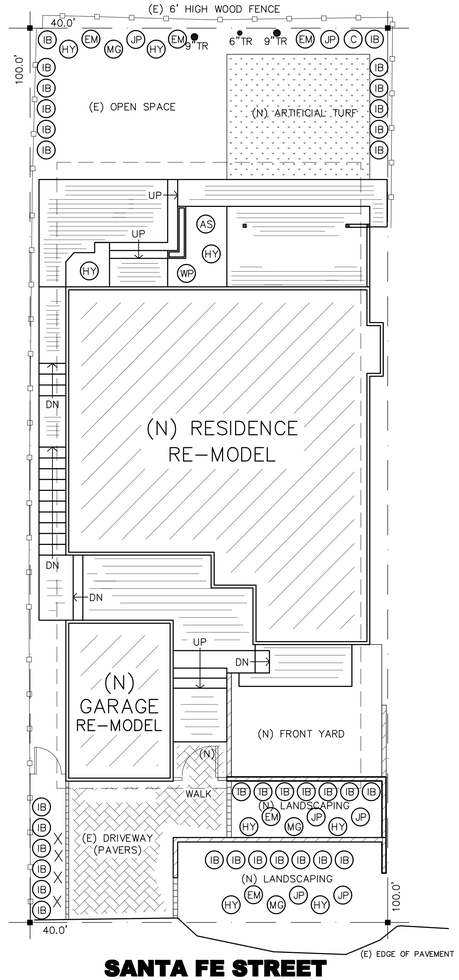
(N) STREETSCAPE VIEW

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

Attachment 2

LEGEND - PLANTS

JP	JAPENESE BLACK PINE THUNDERBIRD 3 GAL
HY	HICKS YEW 5 GAL
EM	EURPHOBIA MARTINI 5 GAL
MG	WHITE MAGNOLIA 24"
C	WHITE CAMILLIA 15 GAL
X	CINNAMON SNOW CHRISTMAS ROSE 2 GAL
IB	ICEE BLUE YELLOW-WOOD 2 GAL



(N) LANDSCPE PLAN

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

PROJECT / CLIENT

(N) RESIDENTIAL REMODEL
for
BRIAN O'BOYLE
SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
APN = 010 - 053 - 015

REVISIONS

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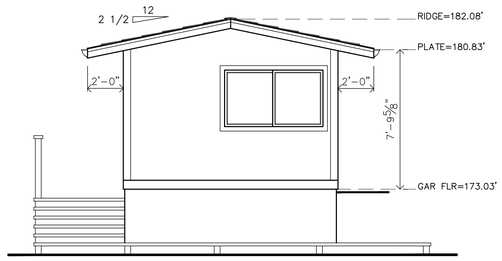
DRAWING TITLE

LANDSCAPE PLAN

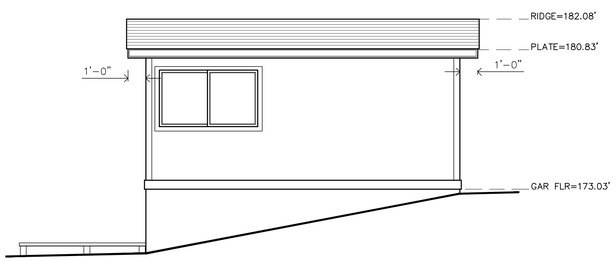
DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

A2



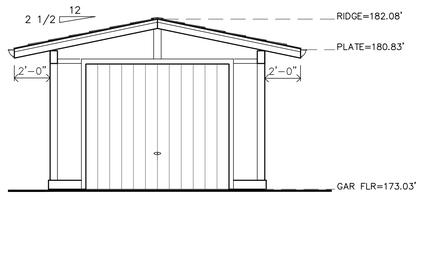
(E) WEST ELEVATION GARAGE

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



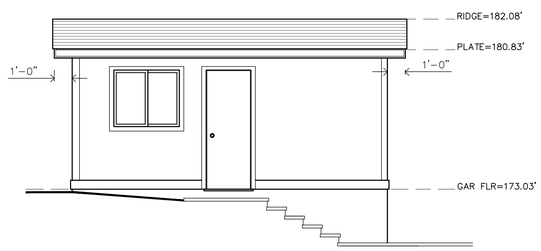
(E) SOUTH ELEVATION GARAGE

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



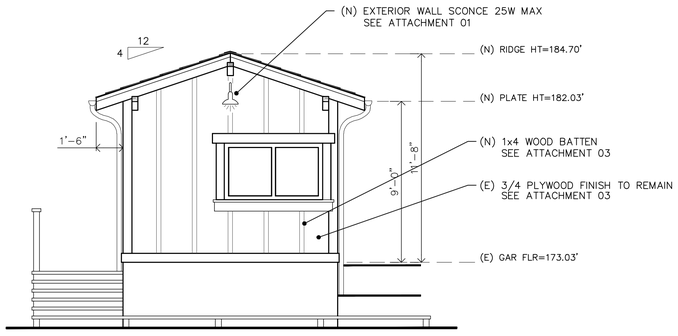
(E) EAST ELEVATION GARAGE

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



(E) NORTH ELEVATION GARAGE

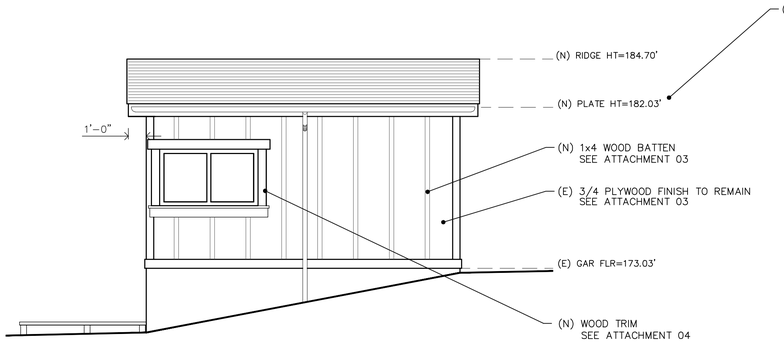
SCALE: 1/4"=1'-0"



Attachment 2

(N) WEST ELEVATION GARAGE

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

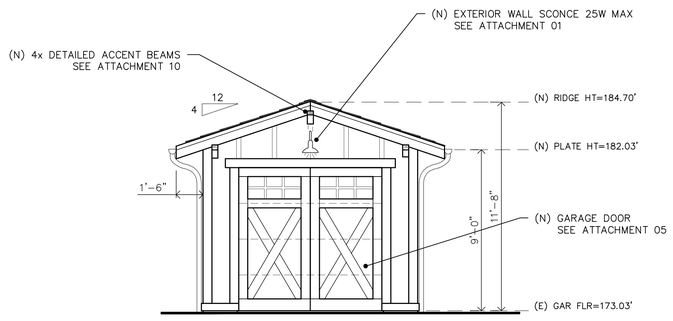


(N) SOUTH ELEVATION GARAGE

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

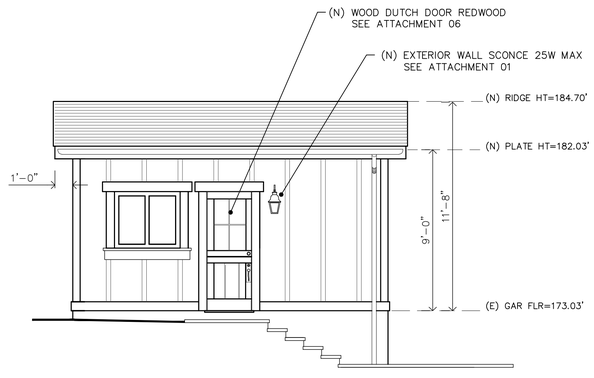
(N) KEY NOTES - TYPICAL

- -PRE-FAB TRUSSES ENTIRE ROOF
- -ASPHALT COMP SHINGLES
- -(E) VERTICAL BOARD AND BATTEN SIDING - PAINTED
- -1x5 TRIM PAINTED - TYPICAL
- -ALUMINUM EXTERIOR CLAD WINDOWS - TYPICAL
- -WOOD MAN DOOR STAINED
- -WOOD GARAGE DOOR STAINED
- -2x WOOD FASCIA PAINTED - TYPICAL



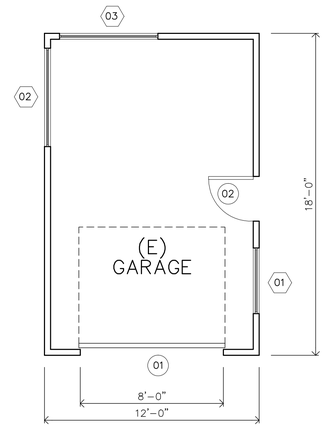
(N) EAST ELEVATION GARAGE

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



(N) NORTH ELEVATION GARAGE

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



(E) FLOOR PLAN GARAGE

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

NOTE: SEE A9 FOR ATTACHMENT MATERIAL SAMPLES

PROJECT / CLIENT

(N) RESIDENTIAL REMODEL
for
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SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
APN = 010 - 053 - 015

REVISIONS

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DRAWING TITLE

(E) & (N) GARAGE FLOOR PLAN ELEVATIONS

DATE	SCALE
01-2024	AS SHOWN
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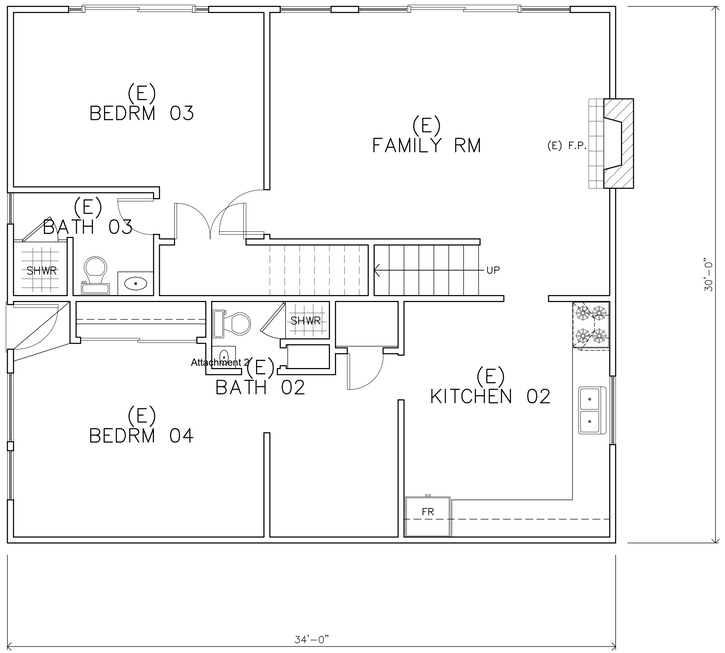
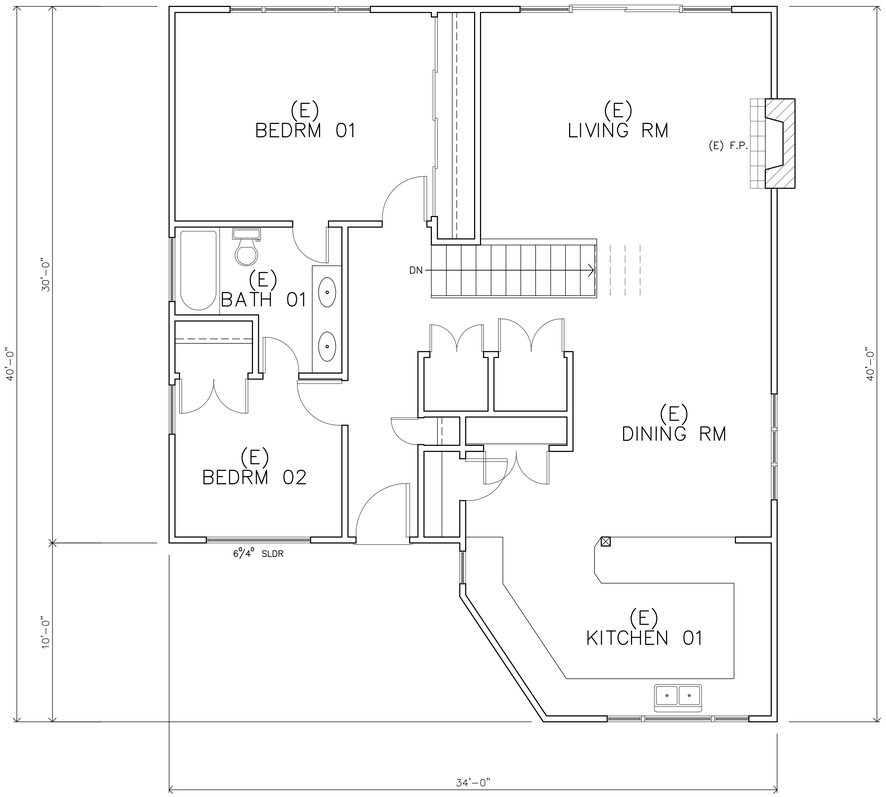
A3



(E) LOWER LEVEL FLOOR PLAN

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



(E) MAIN LEVEL FLOOR PLAN

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

PROJECT / CLIENT

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DRAWING TITLE

EXISTING FLOOR PLANS

DATE	SCALE
01–2024	AS SHOWN
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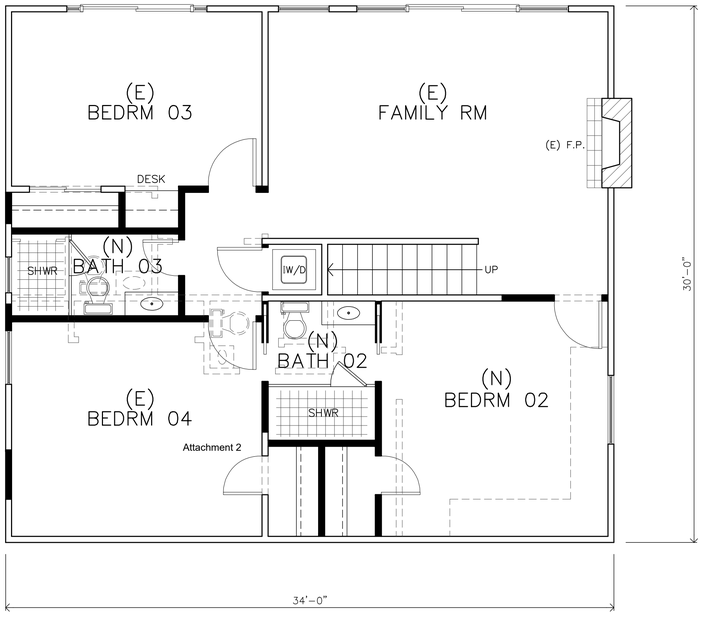
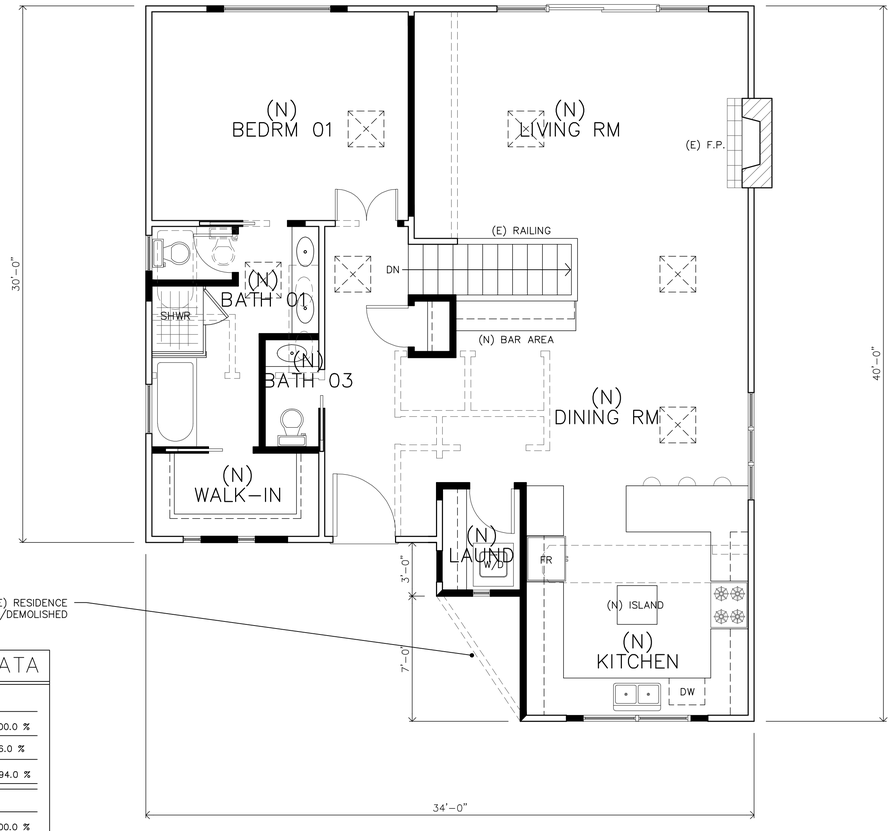
A4



(E) LOWER LEVEL PLAN and DEMOLITION

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



(E) MAIN LEVEL PLAN and DEMOLITION

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

EXTERIOR WALL DEMOLITION DATA

MAIN LEVEL FLOOR		
(E) WALL PERIMETER	145.0 L.F.	100.0 %
(N) WALL PERIMETER REMOVAL	8.5 L.F.	6.0 %
(E) WALL PERIMETER TO REMAIN	136.5 L.F.	94.0 %
LOWER LEVEL FLOOR		
(E) WALL PERIMETER	128.0 L.F.	100.0 %
(N) WALL PERIMETER REMOVAL	0.0 L.F	0 %

INTERIOR WALL DEMO/NEW DATA

MAIN LEVEL FLOOR		
(E) WALLS	123.0 L.F.	100.0 %
(E) WALLS TO BE REMOVED	95.0 L.F.	77.0 %
(N) WALLS	63.0 L.F.	50.0 %
LOWER LEVEL FLOOR		
(E) WALLS	140.0 L.F.	100.0 %
(E) WALLS TO BE REMOVED	79.0 L.F.	56.0 %
(N) WALLS	71.0 L.F.	50.0 %

WALL LEGEND

- (E) 2x4 WALLS
- (E) WALLS TO BE REMOVED
- (N) FRAMED WALLS

PROJECT / CLIENT

(N) RESIDENTIAL REMODEL
for
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SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
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DRAWING TITLE

EXISTING FLOOR PLAN DEMO PLAN

DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

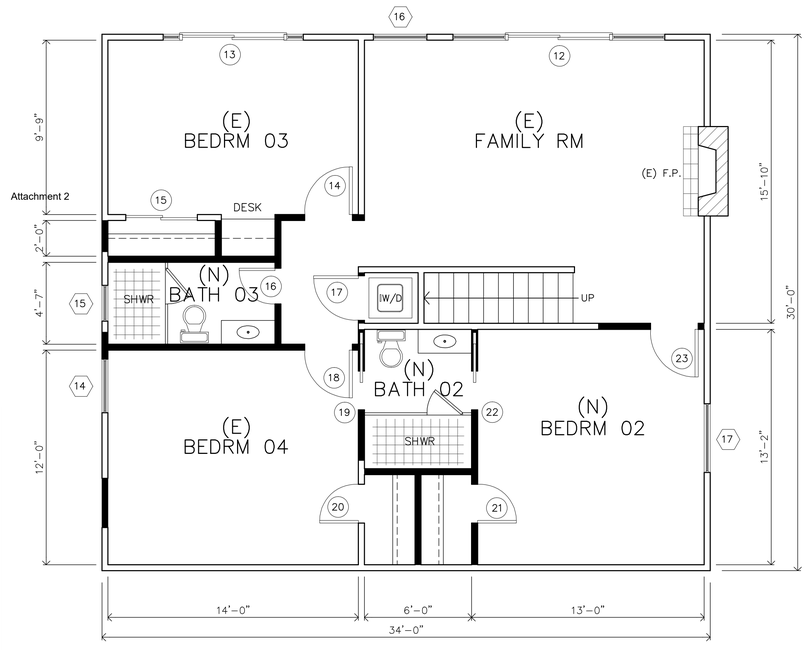
A4.1

DOOR SCHEDULE (#)

	NO.	LOCATION	TYPE	SIZE / MATERIAL		FINISH	REMARKS	GLAZING	TEMPERED
GARAGE	01	GARAGE / CAR	-	8'-0" X 8'-0"	WOOD	ST	SOLID CORE DOOR / DETAILED EXTERIOR	YES	YES
	02	GARAGE / MAN DOOR	-	2'-6" X 6'-8"	WOOD	P	FLUSHED RAISED PANEL DOOR BOTTOM	YES	YES
MAIN LEVEL	03	ENTRY DOOR	-	3'-6" X 7'-0"	WOOD	ST	DUTCH SOLID CORE/UPPER GLAZING	YES	YES
	04	LAUNDRY ROOM	-	2'-6" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO
	05	CLOSET	-	2'-4" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO
	06	BATHROOM 03	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL/POCKET DOOR	NO	NO
	07	WALK-IN	-	2'-6" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL/POCKET DOOR	NO	NO
	08	BATHROOM 01	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO
	09	BATHROOM 01	-	2'-6" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL/POCKET DOOR	NO	NO
	10	BEDROOM 01	-	1'-9" X 7'-0" PAIR	WOOD	P	FLUSHED RAISED PANEL	NO	NO
	11	LIVING ROOM	-	6'-0" X 7'-0" SLIDING GLASS	WOOD	P	SLIDING GLASS DOORS W/ SIDELITES 2'-9"	YES	YES
LOWER LEVEL	12	FAMILY ROOM	-	6'-0" X 7'-0" SLIDING GLASS	WOOD	P	SLIDING GLASS DOORS W/ SIDELITES 2'-9"	YES	YES
	13	BEDROOM 03	-	6'-0" X 7'-0" SLIDING GLASS	WOOD	P	SLIDING GLASS DOORS W/ SIDELITES 0'-11"	YES	YES
	14	BEDROOM 03	-	2'-8" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO
	15	BEDROOM 03		2'-0" X 7'-0" PAIR/SLIDING	WOOD	P	FLUSHED RAISED PANEL	NO	NO
	16	BATHROOM 03	-	2'-0" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO
	17	LAUNDRY	-	2'-6" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO
	18	BEDROOM 04	-	2'-8" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO
	19	BATHROOM 02	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL/POCKET DOOR	NO	NO
	20	BEDROOM 04	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO
	21	BEDROOM 02	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO
	22	BATHROOM 02	-	2'-2" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL/POCKET DOOR	NO	NO
	23	BEDROOM 02	-	2'-8" X 7'-0"	WOOD	P	FLUSHED RAISED PANEL	NO	NO

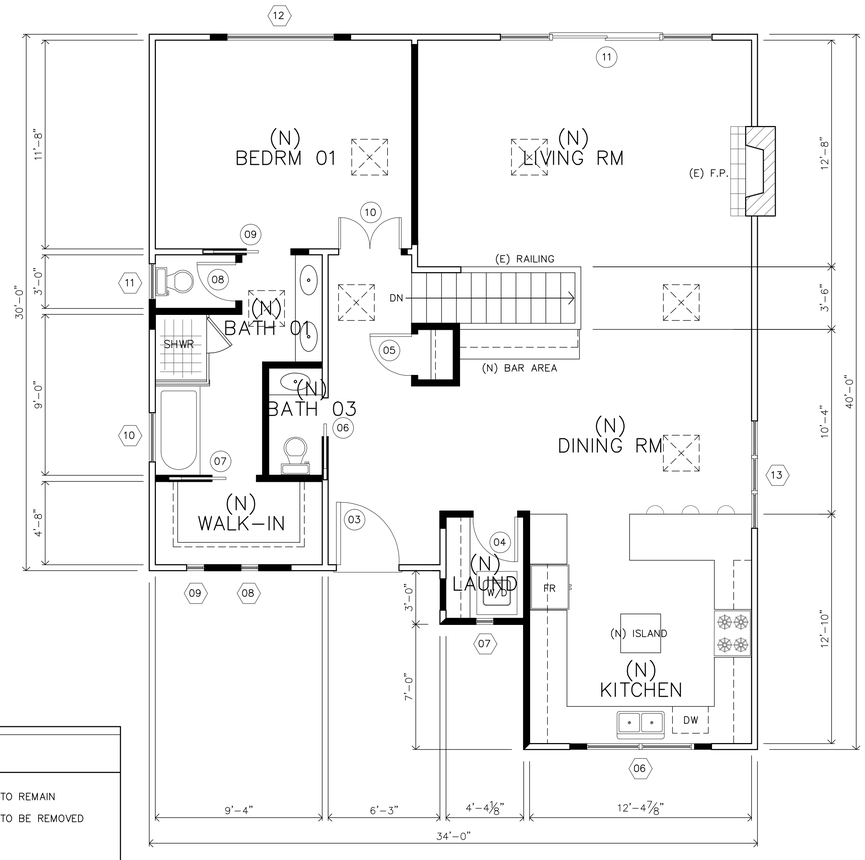
WINDOW SCHEDULE (#)

	NO.	LOCATION	TYPE	SIZE / MATERIAL	INTERIOR	FINISH	EXTERIOR	FINISH	REMARKS	GLAZING	TEMPERED	SCREEN
GARAGE	01	GARAGE	-	3'-8" X 3'-2"	WOOD	P	ALUM CLAD	PWDR COAT	SLIDER	-	NO	YES
	02	GARAGE	-	5'-6" X 3'-2"	WOOD	P	ALUM CLAD	PWDR COAT	SLIDER	-	NO	YES
	03	GARAGE	-	5'-6" X 3'-2"	WOOD	P	ALUM CLAD	PWDR COAT	SLIDER	-	NO	YES
	04											
	05											
MAIN LEVEL	06	KITCHEN	-	6'-0" X 3'-4"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
	07	LAUNDRY ROOM	-	1'-0" X 1'-0"	WOOD	P	ALUM CLAD	PWDR COAT	FIXED	-	NO	YES
	08	WALK-IN CLOSET	-	1'-0" X 1'-0"	WOOD	P	ALUM CLAD	PWDR COAT	FIXED	-	NO	YES
	09	WALK-IN CLOSET	-	1'-0" X 1'-0"	WOOD	P	ALUM CLAD	PWDR COAT	FIXED	-	NO	YES
	10	BATHROOM 01	-	2'-9" X 3'-8"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
	11	BATHROOM 01	-	2'-0" X 2'-0"	WOOD	P	ALUM CLAD	PWDR COAT	CASMENT	-	NO	YES
	12	BEDROOM 01	-	6'-0" X 3'-6"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	YES	YES
	13	DINING ROOM	-	6'-0" X 3'-6"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
LWR LEVEL	14	BEDROOM 04	-	3'-0" X 3'-4"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
	15	BATHROOM 03	-	2'-0" X 2'-0"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
	16	BEDROOM 03	-	3'-0" X 3'-6"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES
	17	BEDROOM 02	-	3'-10" X 2'-6"	WOOD	P	ALUM CLAD	PWDR COAT	CASEMENT	-	NO	YES



(N) LOWER LEVEL FLOOR PLAN

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



(N) MAIN LEVEL FLOOR PLAN

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

EXTERIOR WALL DEMOLITION DATA

MAIN LEVEL FLOOR		
(E) WALL PERIMETER	145.0 L.F.	100.0 %
(N) WALL PERIMETER REMOVAL	8.5 L.F.	6.0 %
(E) WALL PERIMETER TO REMAIN	136.5 L.F.	94.0 %
LOWER LEVEL FLOOR		
(E) WALL PERIMETER	128.0 L.F.	100.0 %
(N) WALL PERIMETER REMOVAL	0.0 L.F	0 %

INTERIOR WALL DEMO/NEW DATA

MAIN LEVEL FLOOR		
(E) WALLS	123.0 L.F.	100.0 %
(E) WALLS TO BE REMOVED	95.0 L.F.	77.0 %
(N) WALLS	63.0 L.F.	50.0 %
LOWER LEVEL FLOOR		
(E) WALLS	140.0 L.F.	100.0 %
(E) WALLS TO BE REMOVED	79.0 L.F.	56.0 %
(N) WALLS	71.0 L.F.	50.0 %

LEGEND

- (E) WALLS TO REMAIN
- (E) WALLS TO BE REMOVED
- (N) WALLS
- (N) 24x24 SKYLIGHTS

PROJECT / CLIENT

(N) RESIDENTIAL REMODEL
for
BRIAN O'BOYLE
SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
APN = 010 - 053 - 015

REVISIONS

GREG CAREY
BUILDING DESIGNS
CARMEL-MONTEREY
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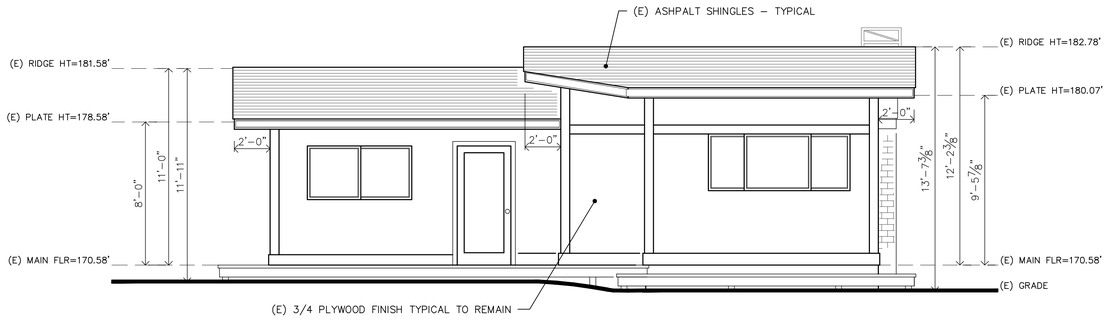
831-901-1765
GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

NEW FLOOR PLANS

DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

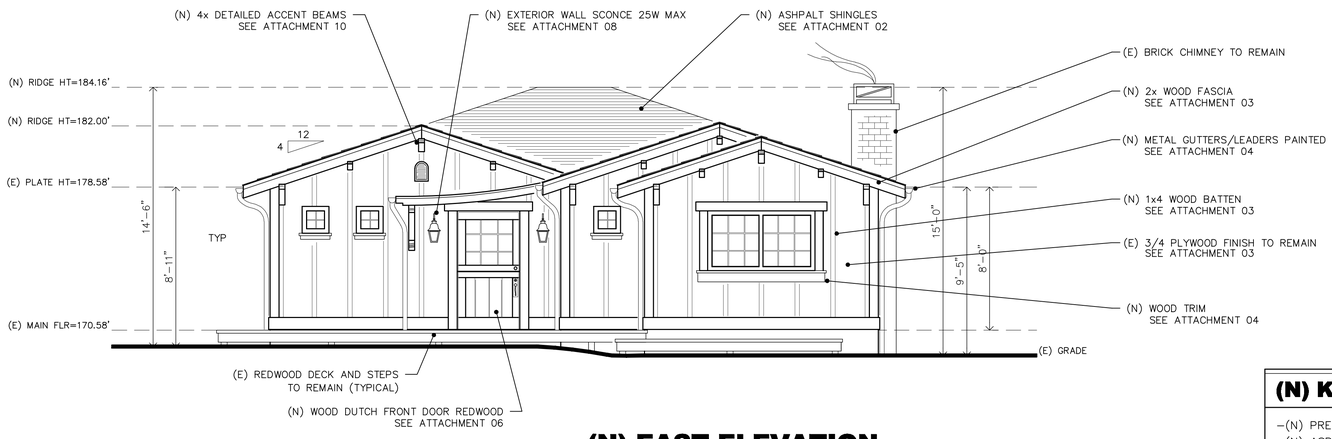
A5



(E) EAST ELEVATION

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

Attachment 2



(N) EAST ELEVATION

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

NOTE: SEE A9 FOR ATTACHMENT MATERIAL SAMPLES

(N) KEY NOTES - TYPICAL

- (N) PRE-FAB TRUSSES ENTIRE ROOF
- (N) ASPHALT COMP SHINGLES
- (E) BOARD SIDING TO REMAIN – PAINTED
  (N) BOARD LAYED OVER TOP OF (E) – PAINTED
- (N) 1x4 BATTEN – PAINTED
- (N) 1x5 TRIM – PAINTED
- (N) ALUMINUM EXTERIOR CLAD WINDOWS
- (N) WOOD DUTCH ENTRY DOOR – STAINED
- (N) 2x WOOD FASCIA – PAINTED
- (N) ALUM PAINTED GUTTERS AND RAIN WATER LEADERS
- (N) EXTERIOR WALL SCONCES 25W MAX. 375 LUMENS
- (E) EXTERIOR WOOD STEPS AND DECKS TO REMAIN

PROJECT / CLIENT

(N) RESIDENTIAL REMODEL
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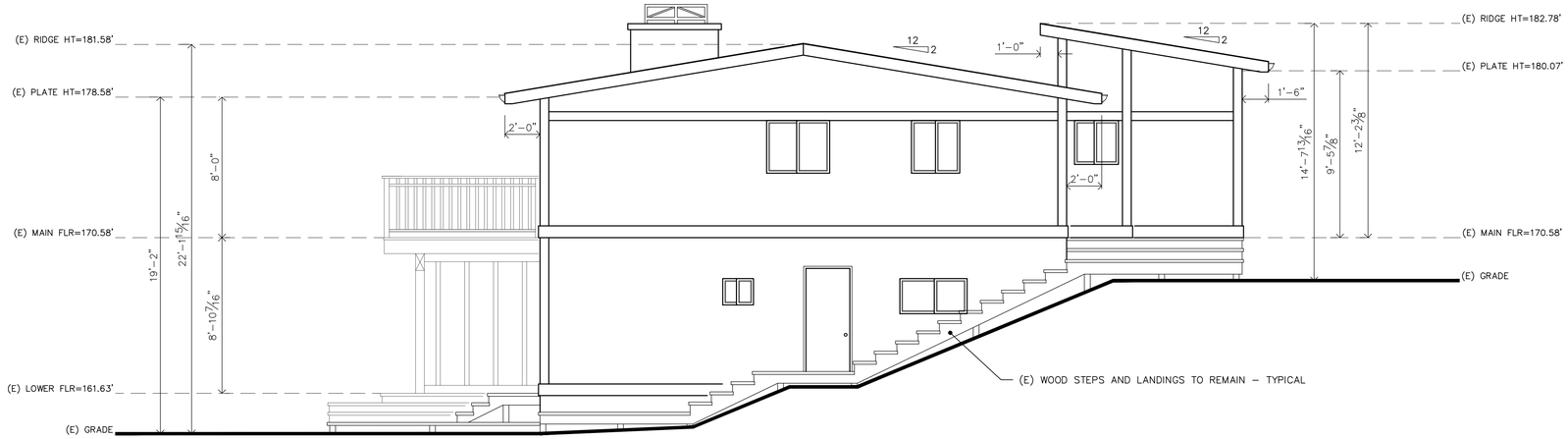
DRAWING TITLE

ELEVATIONS

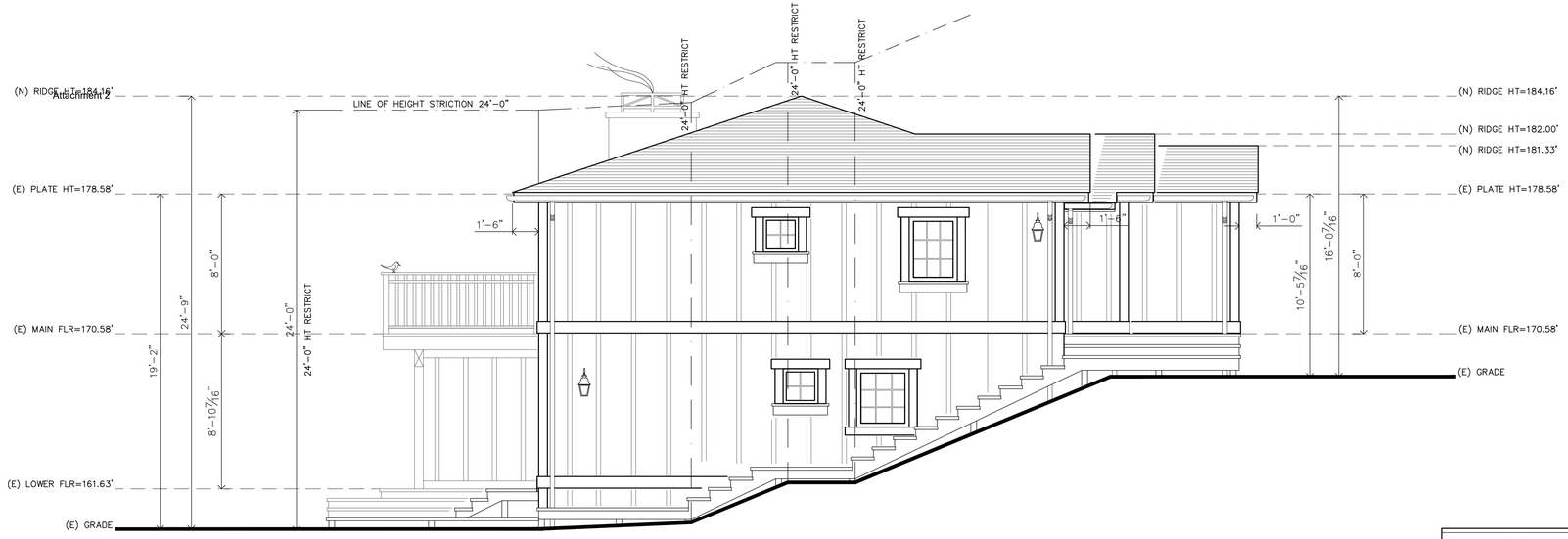
DATE	SCALE
01–2024	AS SHOWN
DRAWN BY	FILE NUMBER

A6



(E) SOUTH ELEVATION

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



(N) SOUTH ELEVATION

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

NOTE: SEE A9 FOR ATTACHMENT MATERIAL SAMPLES

(N) KEY NOTES - TYPICAL

- (N) PRE-FAB TRUSSES ENTIRE ROOF
- (N) ASPHALT COMP SHINGLES
- (E) BOARD SIDING TO REMAIN - PAINTED
  (N) BOARD LAYED OVER TOP OF (E) - PAINTED
- (N) 1x4 BATTEN - PAINTED
- (N) 1x5 TRIM - PAINTED
- (N) ALUMINUM EXTERIOR CLAD WINDOWS
- (N) WOOD DUTCH ENTRY DOOR - STAINED
- (N) 2x WOOD FASCIA - PAINTED
- (N) ALUM PAINTED GUTTERS AND RAIN WATER LEADERS
- (N) EXTERIOR WALL SCONCES 25W MAX. 375 LUMENS
- (E) EXTERIOR WOOD STEPS AND DECKS TO REMAIN

PROJECT / CLIENT

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DRAWING TITLE

ELEVATIONS

DATE 01-2024	SCALE AS SHOWN
DRAWN BY	FILE NUMBER

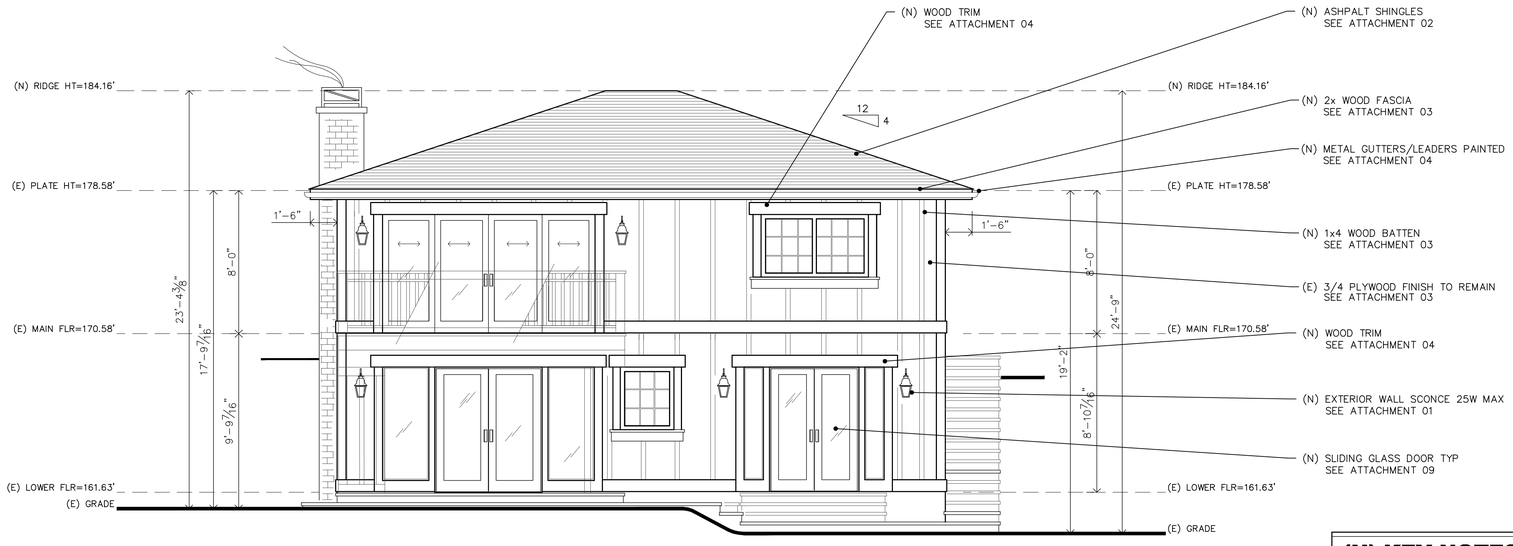
A7



(E) WEST ELEVATION

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

Attachment 2



(N) WEST ELEVATION

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

NOTE: SEE A9 FOR ATTACHMENT MATERIAL SAMPLES

(N) KEY NOTES - TYPICAL

- -(N) PRE-FAB TRUSSES ENTIRE ROOF
- -(N) ASPHALT COMP SHINGLES
- -(E) BOARD SIDING TO REMAIN - PAINTED
  (N) BOARD LAYED OVER TOP OF (E) - PAINTED
- -(N) 1x4 BATTEN - PAINTED
- -(N) 1x5 TRIM - PAINTED
- -(N) ALUMINUM EXTERIOR CLAD WINDOWS
- -(N) WOOD DUTCH ENTRY DOOR - STAINED
- -(N) 2x WOOD FASCIA - PAINTED
- -(N) ALUM PAINTED GUTTERS AND RAIN WATER LEADERS
- -(N) EXTERIOR WALL SCONCES 25W MAX. 375 LUMENS
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PROJECT / CLIENT

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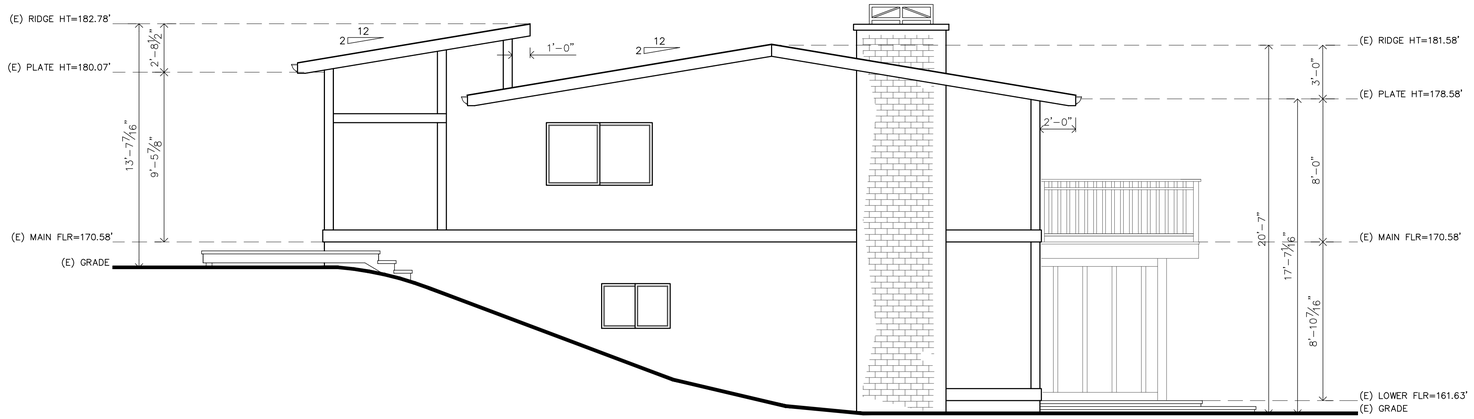
DRAWING TITLE

ELEVATIONS

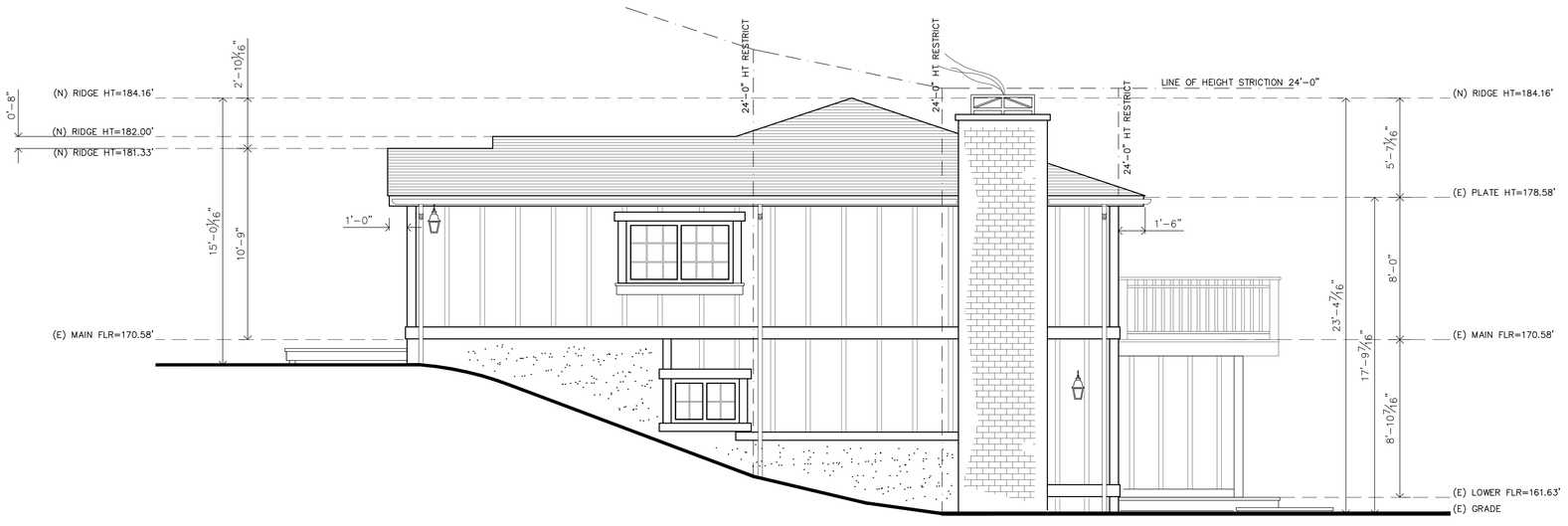
DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

A8



(E) NORTH ELEVATION

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



(N) NORTH ELEVATION

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

Attachment 2

(N) KEY NOTES - TYPICAL

- -(N) PRE-FAB TRUSSES ENTIRE ROOF
- -(N) ASPHALT COMP SHINGLES
- -(E) BOARD SIDING TO REMAIN - PAINTED
  (N) BOARD LAYED OVER TOP OF (E) - PAINTED
- -(N) 1x4 BATTEN - PAINTED
- -(N) 1x5 TRIM - PAINTED
- -(N) ALUMINUM EXTERIOR CLAD WINDOWS
- -(N) WOOD DUTCH ENTRY DOOR - STAINED
- -(N) 2x WOOD FASCIA - PAINTED
- -(N) ALUM PAINTED GUTTERS AND RAIN WATER LEADERS
- -(N) EXTERIOR WALL SCONCES 25W MAX. 375 LUMENS
- -(E) EXTERIOR WOOD STEPS AND DECKS TO REMAIN

NOTE: SEE A9 FOR ATTACHMENT MATERIAL SAMPLES

PROJECT / CLIENT

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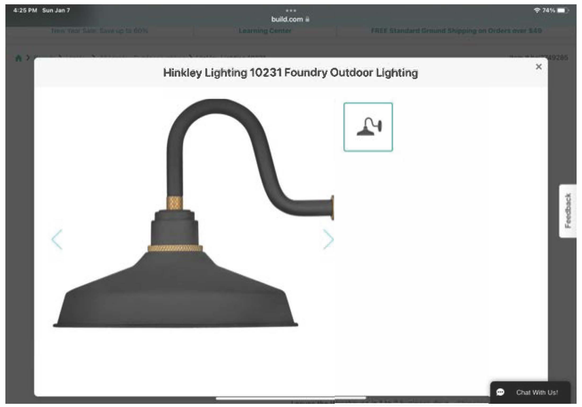
DRAWING TITLE

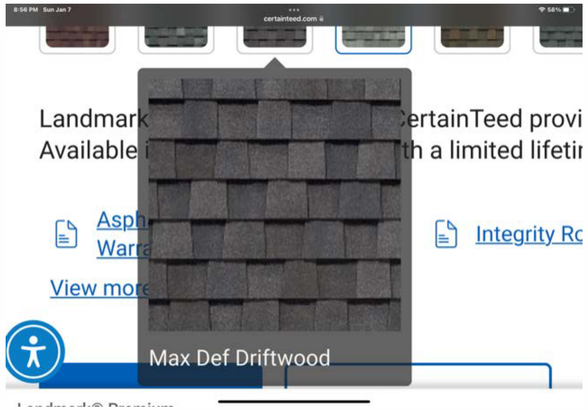
ELEVATIONS

DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

A8.1



Attachment 01



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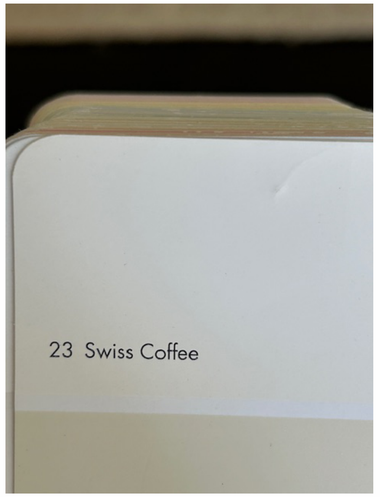


Attachment 03



Attachment 04

PAPE ENGINEERED PRODUCTS
A PAPE COMPANY

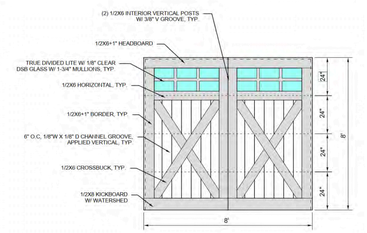
POWER HEAD DOORS
Overhead Door Company of Salinas™

Attachment 2

Quotation RE: Santa Fe Carmel

****
**PRIMER COAT: 100% Acrylic
**Drawing required prior to construction
**Decorative hardware not included

Item #2: Quantity (1)– Model 8130HB Belt Drive Opener w/2 Remotes
DC motor technology, CodeDodger® access security system, Quite Operation, Easy programming, Auto seek dual frequency range, DoorDetect™ monitoring and diagnostic system, Self-diagnostic Safe-T-Beam System®, Two-bulb lighting system with motion detection, 6' power cord, Compatible with both HomeLink® and Car2U® systems, Smart garage door opener integrated with OHD Anywhere® Wi-Fi, Battery Backup included.



Grand total price including CA State Use Tax, delivered and installed	$8,474.00 Dollars
(Eight Thousand Four Hundred Seventy-Four dollars and 00/100)	

Page 2 of 5

Attachment 05



Attachment 06

LINE	QTY	DESCRIPTION	UNIT PRICE	AMOUNT
5	1	2/8 x 7/0 x 1-3/4 MDF MDF 2-Panel (Lock Rail), Right Hand, 6-7/8" Select Poplar Flat Jamb, SEND STOPS LOOSE, Single Bore, 2-3/4" Backset, Standard T-Strike, Flat Black Hinges, Primed Matte. 4--HALL BATH Unit size: 31.5 x 85.875	645.00	645.00
6	1	2/6 x 7/0 x 1-3/4 MDF MDF 2-Panel (Lock Rail), Right Hand, 4-7/8" Select Poplar Flat Jamb, SEND STOPS LOOSE, Single Bore, 2-3/4" Backset, Standard T-Strike, Flat Black Hinges, Primed Matte. 5--MASTER BEDROOM Unit size: 31.5 x 85.875	595.00	595.00
7	1	2/8 x 7/0 x 1-3/4 MDF MDF 2-Panel (Lock Rail), Pocket Door, 6-7/8" Select Poplar Flat Jamb, Full Length Stop, Primed Matte. 6--MASTER BATH	880.00	880.00
8	1	5/0 x 7/0 x 1-3/4 MDF MDF 2-Panel (Lock Rail), Double, Ball Catch, 4-7/8" Select Poplar Flat Jamb, SEND STOPS LOOSE, No Bore, Flat Black Hinges, Primed Matte. 7--MASTER CLOSET - LEFT Unit size: 61.5 x 85.875	1,215.00	1,215.00

COSMERO CONSTRUCTION — Quote ID: 185662 — Randall Project - Interior doors
Page 2 of 7 — Created on 3/18/2023, Last user CBEAUMON on 3/18/2023 5:07:20PM, Printed 5:08:01 PM 3/18/2023

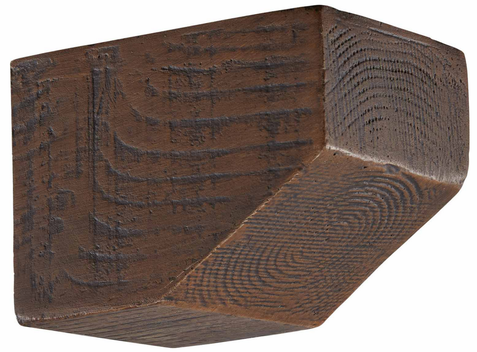
Attachment 07



Attachment 08



Attachment 09



Attachment 10

PROJECT / CLIENT

(N) RESIDENTIAL REMODEL
for
BRIAN O'BOYLE
SANTA FE 7 SW of 8th STREET, CARMEL by the SEA
APN = 010 - 053 - 015

REVISIONS

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CARMEL–MONTEREY
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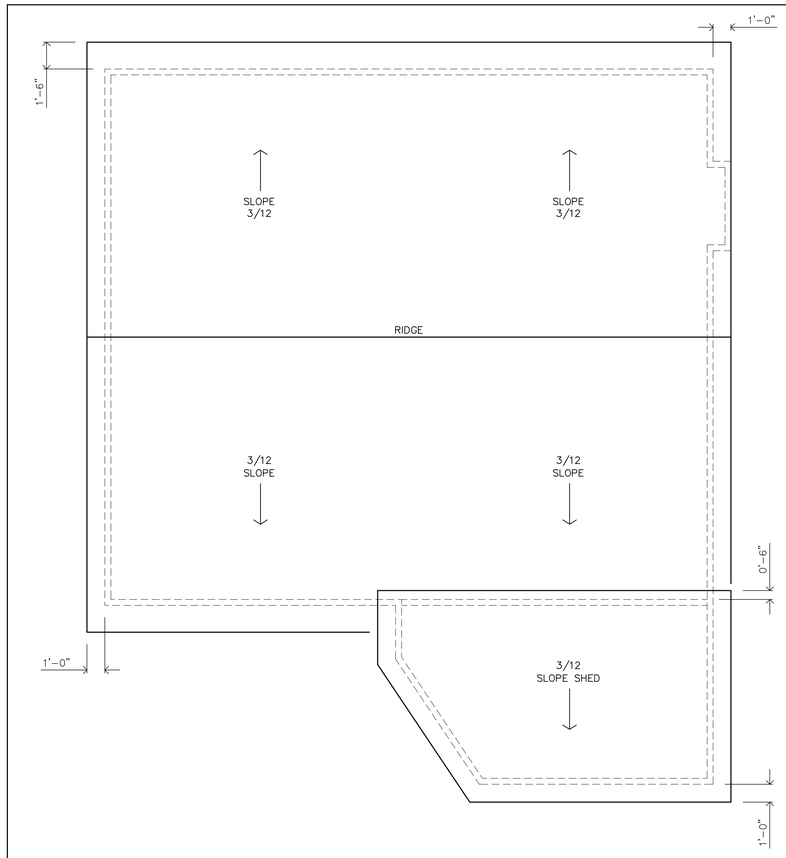
GREGORYWILSONCAREY@YAHOO.COM

DRAWING TITLE

MATERIAL SAMPLES

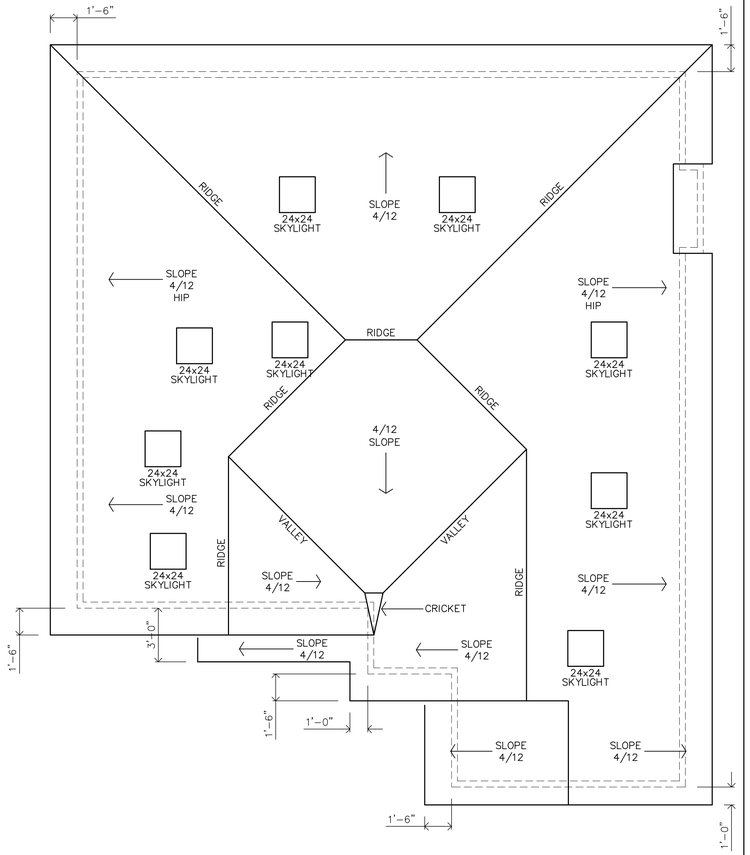
DATE 01–2024	SCALE AS SHOWN
DRAWN BY	FILE NUMBER

A9



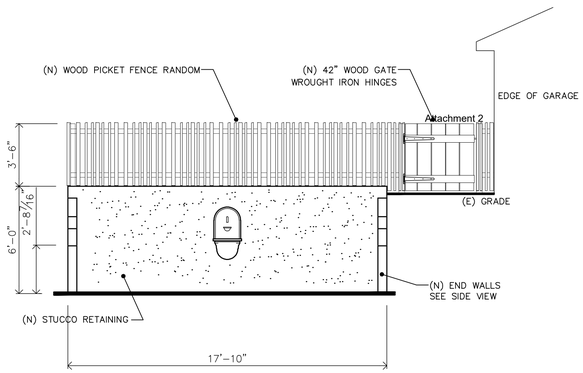
(E) ROOF PLAN

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



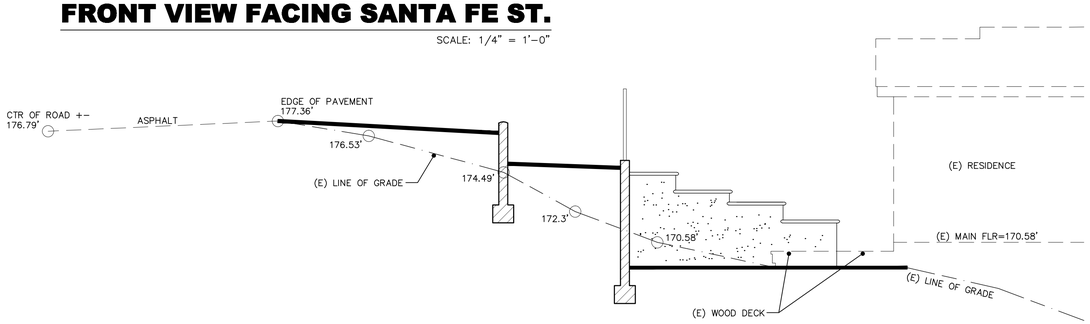
(N) ROOF PLAN

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



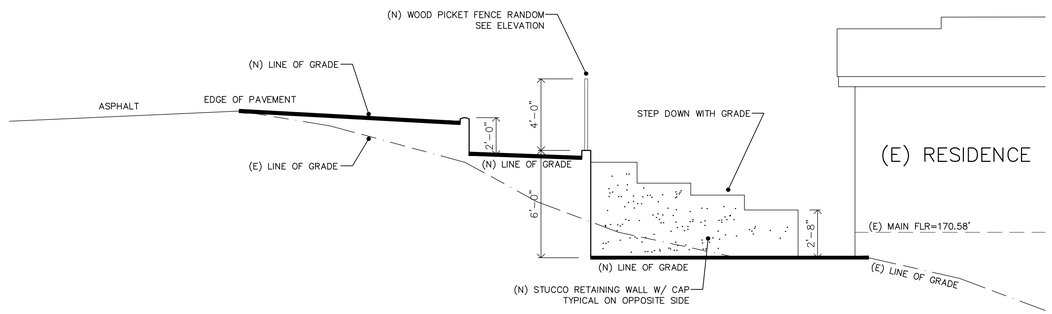
(N) RETAINING WALL FRONT VIEW FACING SANTA FE ST.

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



SANTA FE FRONT YARD CROSS SECTION

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



(N) RETAINING WALL SIDE VIEW - TYPICAL

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

PROJECT / CLIENT

(N) RESIDENTIAL REMODEL
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DRAWING TITLE

RETAINING WALLS

ROOF PLANS

DATE	SCALE
01-2024	AS SHOWN
DRAWN BY	FILE NUMBER

A10

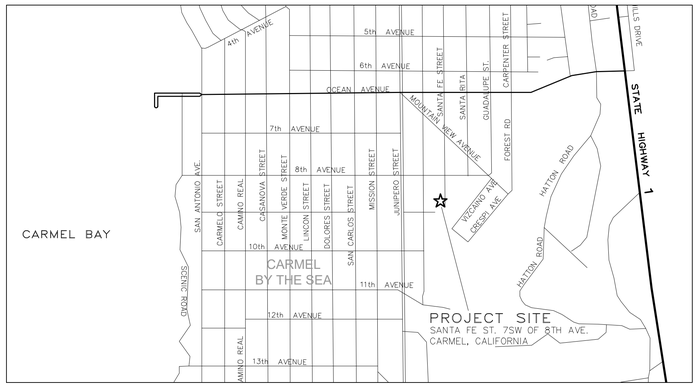
GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

O'BOYLE RESIDENCE

APN: 010-053-015

CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE O'BOYLE RESIDENCE A1 PREPARED BY GREG CAREY B.D., DATED 01/2024, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC. ON APRIL 17, 2024.

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

3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (04/04/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

Attachment 2

1) ALL GRADING SHALL CONFORM TO THE CITY OF CARMEL-BY-THE-SEA GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.

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

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

4) THERE ARE APPROXIMATELY 20 C.Y. OF CUT AND 10 C.Y. OF FILL WITH A SURPLUS OF 10 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.

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

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

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

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

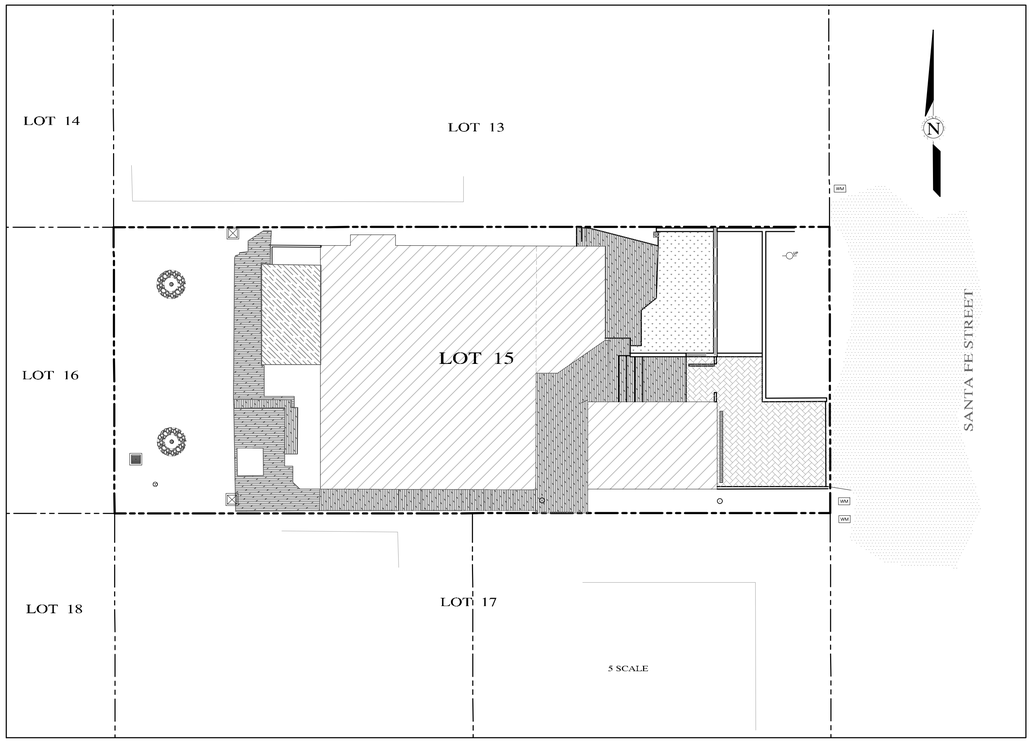
9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY OF CARMEL-BY-THE-SEA PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.

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

11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS AND CONNECTED INTO RAIN WATER LEADERS WHICH OUTLET INTO JUNCTION BOXES AND DISCHARGED TO DRY WELL SYSTEMS. RAIN WATER LEADERS SHALL BE 4" PVC-SDR 35 PIPE, HAVE A MINIMUM SLOPE OF 1% AND A MINIMUM COVER OF 12". THE RAIN WATER LEADER TRENCHES SHOULD HAVE THEIR BEARING SURFACES FOUNDED BELOW AN IMAGINARY 1:1 (HORIZONTAL TO VERTICAL) LANE PROJECTED UPWARD FROM THE BOTTOM EDGE OF THE BUILDING FOOTINGS.

12) STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF CATCH BASIN, AREA DRAIN AND TRENCH DRAIN OUTLETTING INTO DRY WELL SYSTEMS AS SHOWN ON THE SITE DRAINAGE PLAN.

13) SUBSURFACE DRAINAGE FOR RETAINING WALLS IF REQUIRED WILL BE COLLECTED AND PIPED TO DAYLIGHT IN A NON-EROSIVE MANNER. SUBSURFACE WATER/GROUND WATER TO REMAIN INDEPENDENT OF SURFACE WATER.



LOT OVERVIEW

SCALE: 1"=10'

14) THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. CATCH BASIN AND JUNCTION BOXES SHALL BE "CHRISTY" PRODUCTS V12 WITH IRON GRATE OR SOLID LID OR APPROVED EQUAL. TRENCH DRAIN AND AREA DRAINS SHALL BE "NDS" PRODUCTS DURA SLOPE CLASS B AND ROUND SPEE-D WITH SQUARE GRATE. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

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

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

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

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

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

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

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

STORM WATER CONTROL NOTES:

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

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

LEGEND:

NEW:

- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- STORM DRAIN LINE
- RAIN-WATER LEADER
- RETAINING WALL
- DRAINAGE SWALE FLOW LINE
- CATCH BASIN/AREA DRAIN
- 170.20 SPOT ELEVATION
- ROOF DOWNSPOUT
- PERMEABLE CONCRETE PAVER SURFACE
- ARTIFICIAL TURF
- DRAIN ROCK
- EXISTING MAIN FLOOR HOUSE FOOTPRINT
- EXISTING WOOD DECK
- EXISTING ASPHALT PAVEMENT

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

GEOTECHNICAL INSPECTION SCHEDULE

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

TOTAL LOT AREA = 4,000 SQ.FT.
NEW IMPERVIOUS AREA = 0 SQ.FT.
TOTAL AREA OF DISTURBANCE = 1,460 SQ.FT.

GRADING QUANTITIES:
CUT = 20 C.Y.
FILL = 10 C.Y.
NET = 10 C.Y. EXPORT

INDEX TO SHEETS

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

ABBREVIATIONS:

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

CONTACT INFORMATION:

PRIMARY: OWNER
MR. BRIAN O'BOYLE
3837 CARUTH BLVD.
DALLAS, TX 75225

SECONDARY: ARCHITECT
GREG CAREY BUILDING DESIGNS
11805 TURLOCK AVE.
SAN MARTIN, CA
PH (831)901-1765

SITE LOCATION:
SANTA FE ST.
7 SW OF 8TH AVE.
CARMEL, CA

No.	DATE	BY	REVISION
	05/09/24	AMS	RELEASED TO CLIENT

APPROVED BY:

GUY R. GIRAUDO

PROFESSIONAL ENGINEER * REGISTERED * STATE OF CALIFORNIA
GUY R. GIRAUDO
No. 56569
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" COVER SHEET "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

O'BOYLE RESIDENCE

A.P.N.: 010-053-015

CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR:

MR. BRIAN O'BOYLE

SCALE: AS SHOWN
DATE: MAY 2024
JOB NO. 2771-02

SHEET C1

OF 5 SHEETS

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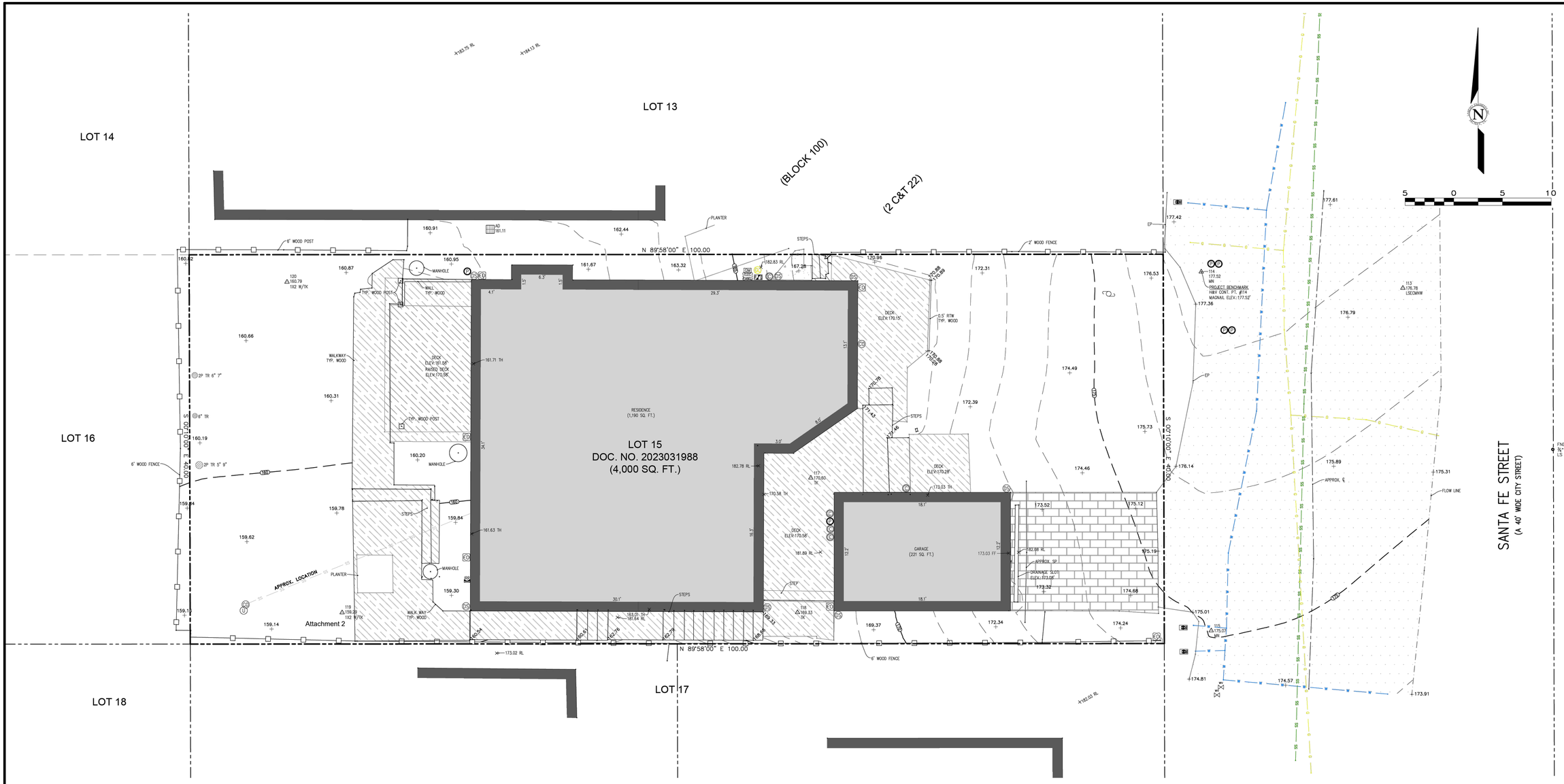

LEGEND:

- 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
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE
- BUILDING
- ASPHALT CONCRETE
- PORTLAND CEMENT CONCRETE
- PAVERS
- WOOD
- NATURAL GROUND SURFACE/ LANDSCAPED AREA

- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL HUB
- ELECTRIC METER
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRIC MANHOLE
- FUSEBOX
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HOSE BIB
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- IRRIGATION BOX
- LANDSCAPE LIGHT
- STREETLIGHT

- PG&E BOX
- PG&E GAS MANHOLE
- PIPE
- STORM DRAIN MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- TELEPHONE BOX
- UNKNOWN UTILITY
- UTILITY HUB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE
- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT

- SPOT ELEVATION
- RIDGELINE
- FINISHED FLOOR
- THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE

ABBREVIATIONS:

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

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #114, A MAGNETIC NAIL LOCATED 2' SOUTHERLY AND 4 EASTERLY FROM THE NORTHEASTERLY PROPERTY CORNER, ELEVATION = 177.52' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (04/04/24) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

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GUY R. GIRAUDO
No. 56569
Exp. 08-30-25
CIVIL

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GRADING, DRAINAGE & EROSION CONTROL PLAN

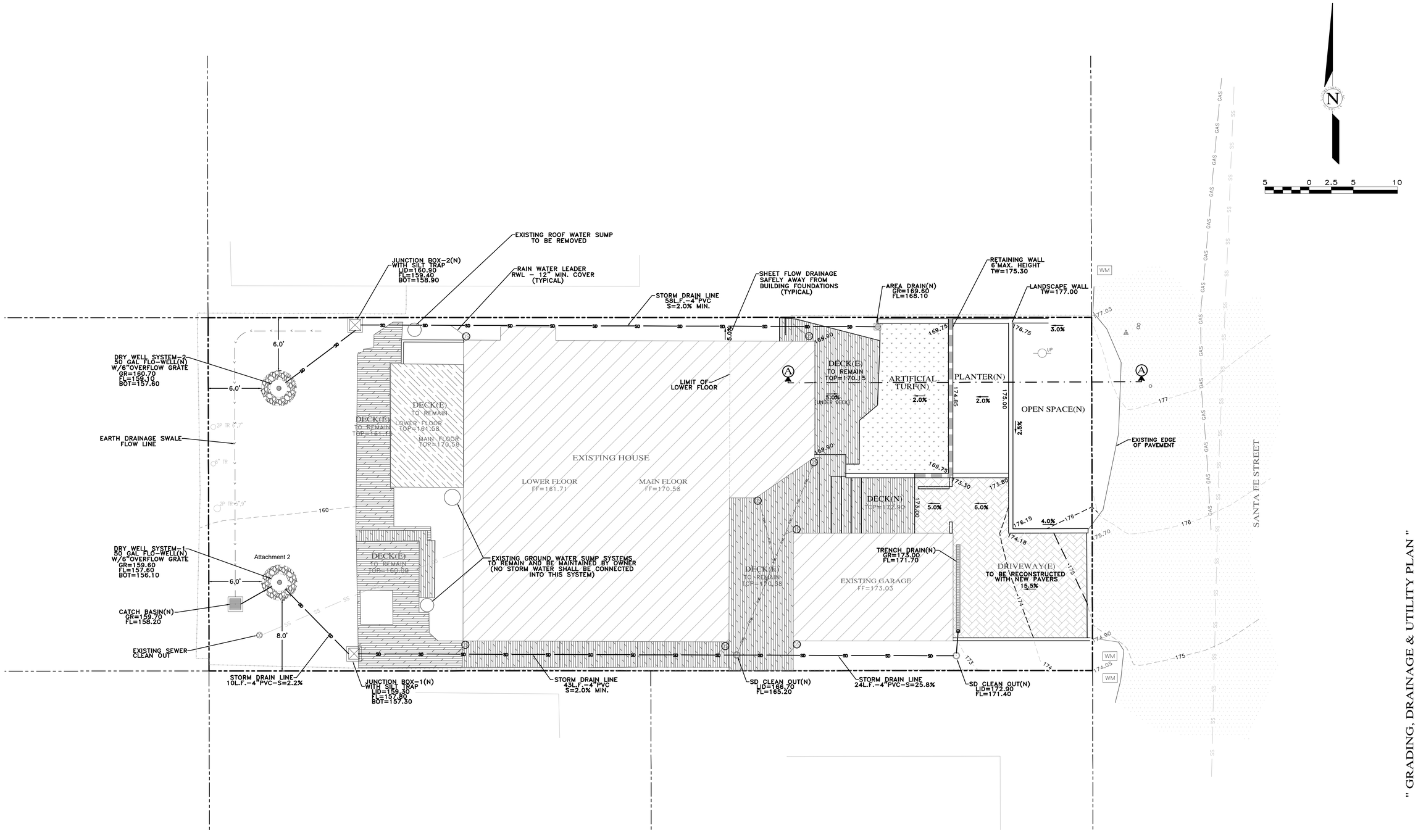
" TOPOGRAPHIC MAP/EXISTING CONDITIONS "

OF
O'BOYLE RESIDENCE
A.P.N.: 010-053-015
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. BRIAN O'BOYLE

SCALE: 1"=10'
DATE: MAY 2024
JOB NO. 2771-02

No.	DATE	BY	REVISION
	05/09/24	AMS	RELEASED TO CLIENT

SHEET C2
OF 5 SHEETS



APPROVED BY:

GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 58569 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

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GRADING, DRAINAGE & EROSION CONTROL PLAN

" GRADING, DRAINAGE & UTILITY PLAN "

OF

O'BOYLE RESIDENCE

A.P.N.: 010-053-015

CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR

MR. BRIAN O'BOYLE

SCALE: 1"=5'

DATE: MAY 2024

JOB NO. 2771-02

SHEET C3

OF 5 SHEETS

No.	DATE	BY	REVISION
	05/09/24	AMS	RELEASED TO CLIENT

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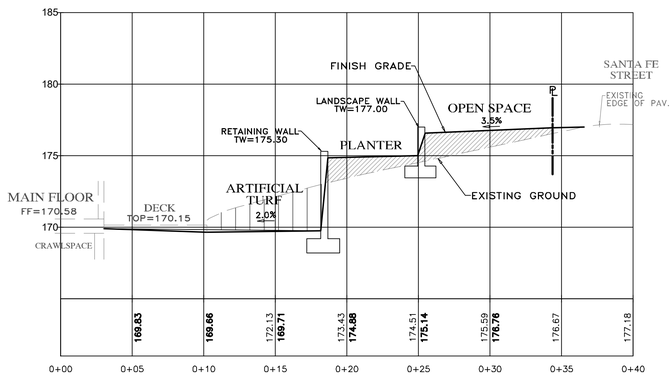


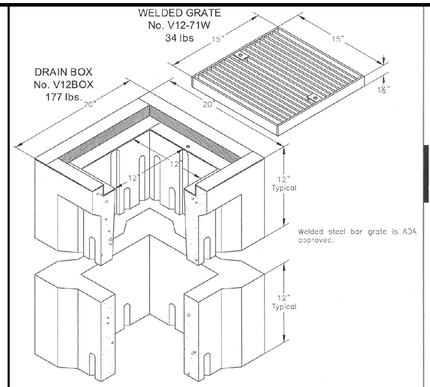
SECTION A-A

SCALE: 1"=5' H&V

NOTES:

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

Attachment 2



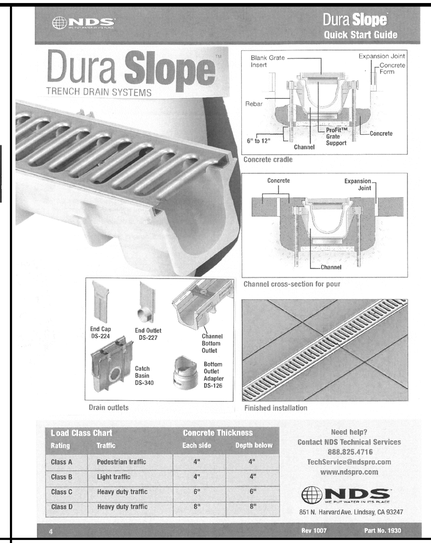
A high density reinforced concrete box with cast in galvanized frame, specifically engineered for heavy traffic areas. Approximate dimensions and weight shown.

Ordering Code	Item	Approx. Shipping Weight	Description
V12BOX	BOX	177	V12 Drain Box (12 x 12") H/20 Loading, bolt down Interchangeable with Brooks #1212 Box- 12 per pallet
V12-71W	GRATE	34	Welded, steel cross bars, 1/2C loading, galvanized
V12X12	EXTENSION	120	12" Reinforced concrete- 12 per pallet

Oldcastle Precast® Enclosure Solutions
MIGDTA/TRACY/RCTSOLLE/PHOENIX
Phone: (800) 486-7090 Fax: (800) 486-6805

V12 DRAIN BOX
FILE SHEET: V12_120
ISSUE DATE: January, 2005
www.oldcastleprecast.com

V12 DRAIN BOX
12" x 12"
Christy

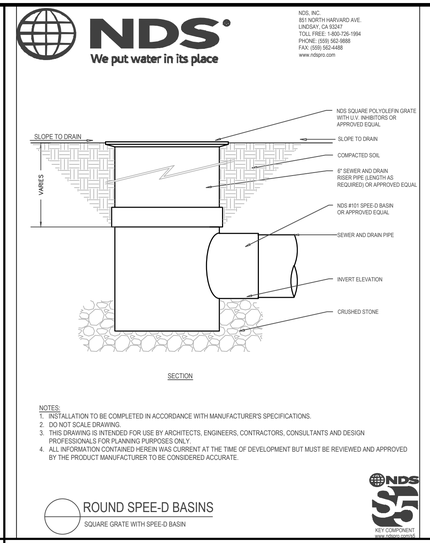


Load Class Chart		Concrete Thickness	
Rating	Traffic	Each side	Depth below
Class A	Pedestrian traffic	4"	4"
Class B	Light traffic	4"	4"
Class C	Heavy duty traffic	5"	5"
Class D	Heavy duty traffic	8"	8"

Need help?
Contact NDS Technical Services
888.825.4716
TechService@ndspro.com
www.ndspro.com

NDS
851 N. Harvard Ave. Lindsay, CA 93247

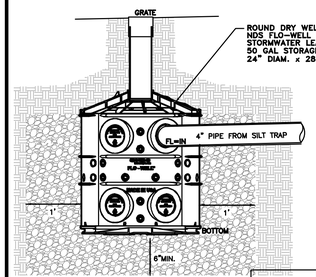
4 Rev 1007 Part No. 1930



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

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

NDS
KEY COMPONENT
www.ndspro.com



	FLO-WELL SYSTEM	
	1	2
GRATE	159.80	160.70
FL IN	157.60	159.10
BOTTOM	156.10	157.80
VOL. REQ. (CF)	54.4	40.2
VOL PROV.(CF)	69.9	69.9

DRY WELL SYSTEM 1

SQUARE FOOTAGE OF IMPERVIOUS:
TOTAL AREA = 812 SF

COEFFICIENT 'C'
C=1.0

INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT

VOLUME REQ'D
Q=CIA
Q=(1.0)(0.067FT)(812 SF) = 54.4 CF

NDS FLOW-WELL
50 GAL = 6.67 C.F.
VOID RATIO = 0.40
2' RAD. x 2.5' DEEP
V gravel=((9.43'x2.5')+(3.14'x2'))x(0.40)=11.9 CF
V total = 11.9+6.7 = 18.6 CF

INFILTRATION RATE: 2 IN/HR
AREA TO INFILTRATE: 12.57 SQ.FT.
V=12.57x(0.17/HR)=2.14 C.F./HR
VOL. INFILTRATED ON 24 HRS.=51.3 C.F.
TOTAL VOLUME PROVIDED = 69.9 C.F.
V. PROVIDED (69.9 CF) > V. REQ. (54.4 CF)

DRY WELL SYSTEM 2

SQUARE FOOTAGE OF IMPERVIOUS:
TOTAL AREA = 600 SF

COEFFICIENT 'C'
C=1.0

INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT

VOLUME REQ'D
Q=CIA
Q=(1.0)(0.067FT)(600 SF) = 40.2 CF

NDS FLOW-WELL
50 GAL = 6.67 C.F.
VOID RATIO = 0.40
2' RAD. x 2.5' DEEP
V gravel=((9.43'x2.5')+(3.14'x2'))x(0.40)=11.9 CF
V total = 11.9+6.7 = 18.6 CF

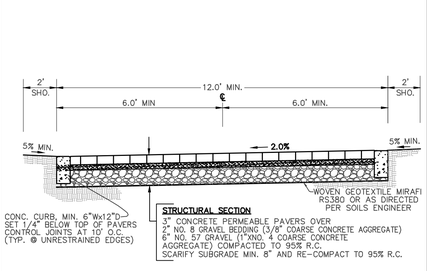
INFILTRATION RATE: 2 IN/HR
AREA TO INFILTRATE: 12.57 SQ.FT.
V=12.57x(0.17/HR)=2.14 C.F./HR
VOL. INFILTRATED ON 24 HRS.=51.3 C.F.
TOTAL VOLUME PROVIDED = 69.9 C.F.
V. PROVIDED (69.9 CF) > V. REQ. (40.2 CF)

STORMWATER DRY WELL SYSTEMS

NOT TO SCALE

NDS
WE PUT WATER IN ITS PLACE

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



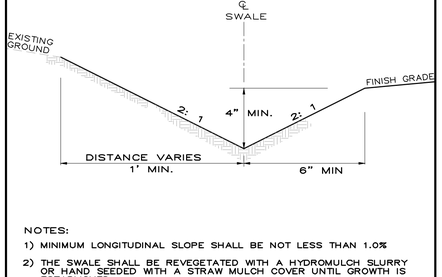
NOTES:
1. MUST BE INSTALLED 10' AWAY FROM STRUCTUREOR FOUNDATION.
2. FWASSK KIT DOES NOT COME WITH FWFB24 BTM.
3. REFERENCE FLO-WELL CALCULATOR ON NDSPRO.COM
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

FLO-WELL DRY WELL SYSTEM
FLO-WELL INSTALLATION DETAIL - LOAD CLASS "A" & "B" - GRAVEL INSTALLATION DETAIL

REVISION DATE 3-5-2015

PAVEMENT TYPICAL SECTION

NOT TO SCALE



ROOF DOWNSPOUT CONNECTION

NOT TO SCALE

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

EARTH DRAINAGE SWALE

NOT TO SCALE



CONCRETE SWALE @ RET. WALL

NOT TO SCALE

BLANK

" GRADING SECTION, STANDARD PLANS & CONSTRUCTION DETAILS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

O'BOYLE RESIDENCE

A.P.N.: 010-053-015

CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR

MR. BRIAN O'BOYLE

APPROVED BY:

GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * GUY R. Giraudo * No. 56569 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9970 Fax (831) 443-3801
www.landseteng.com

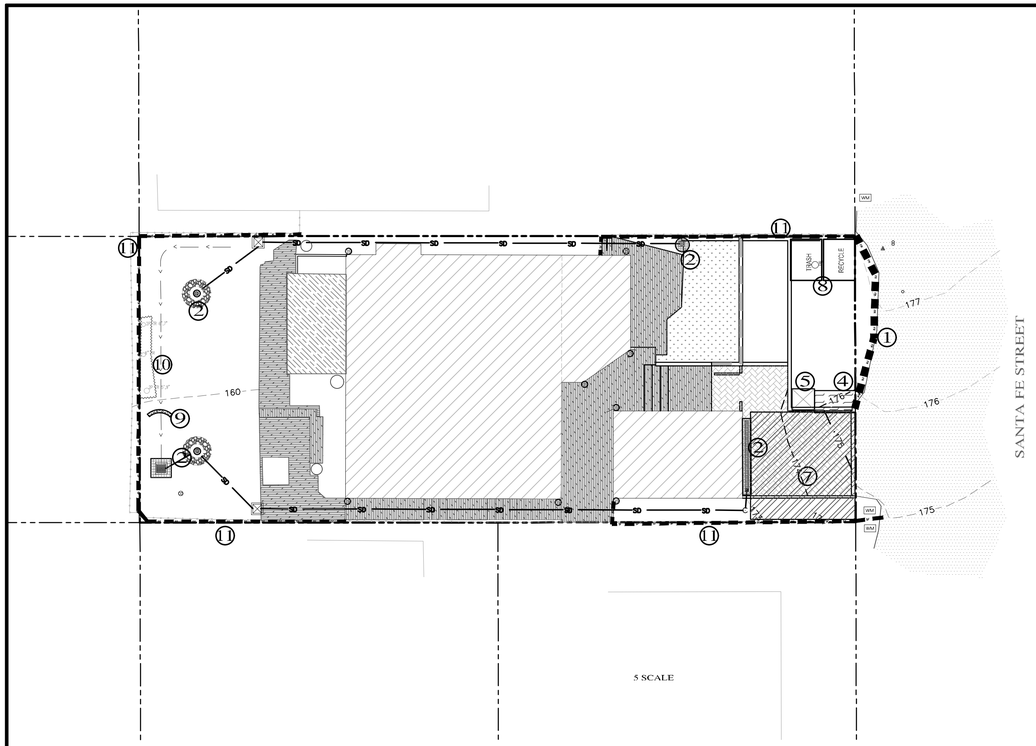
SCALE: AS SHOWN
DATE: MAY 2024
JOB NO. 2771-02

No.	DATE	BY	REVISION
	05/09/24	AMS	RELEASED TO CLIENT

SHEET C4

OF 5 SHEETS

LSPROJ\2771-COSMERO\2771-CIVIL\DWG\2771-GDECP.DWG/24x36C4



PLAN
SCALE: 1"=10'

LEGEND:

1. FR — FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. FOR INFORMATION ONLY — STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE
6. FOR INFORMATION ONLY — STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ½" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
11. SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

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

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

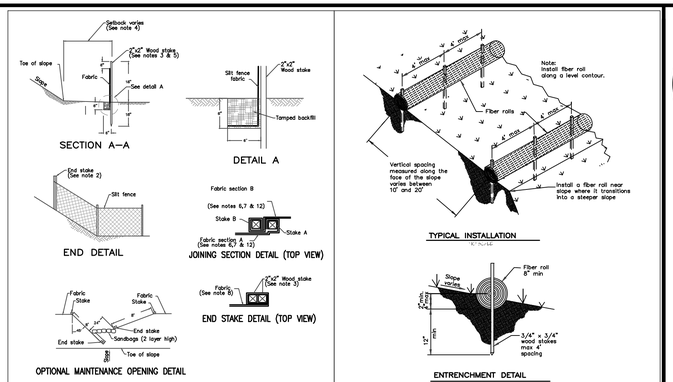
VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification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

CONSTRUCTION INSPECTION REQUIREMENTS

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

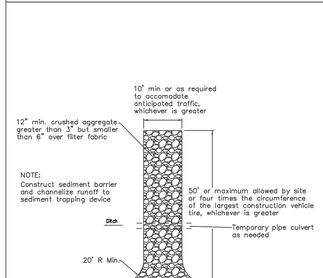
B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP's INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED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

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

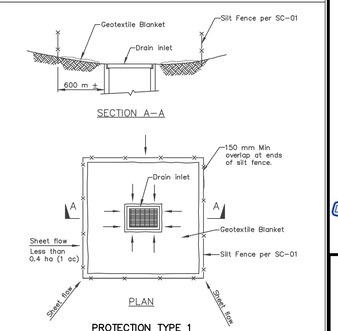


SILT FENCE SE-1
California Stormwater BMP Handbook Construction - CASQA

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



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

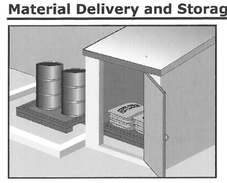


PROTECTION TYPE 1

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

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

Material Delivery and Storage WM-1



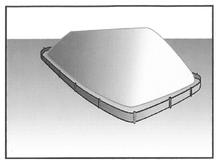
Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category; ☑ Secondary Category

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

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

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

Stockpile Management WM-3

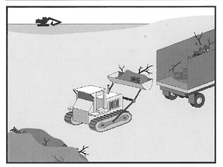


Categories: EC Erosion Control; SE Sediment Control ☑; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control ☑; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category; ☑ Secondary Category

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

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

Solid Waste Management WM-5

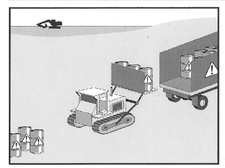


Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective; ☑ Secondary Objective

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

Targeted Constituents: Sediment ☑; Nutrients ☑; Trash ☑; Metals ☑; Bacteria; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

Hazardous Waste Management WM-6

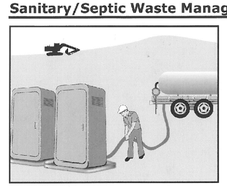


Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Objective; ☑ Secondary Objective

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

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals ☑; Bacteria ☑; Oil and Grease ☑; Organics ☑
Potential Alternatives: None

Sanitary/Septic Waste Management WM-9

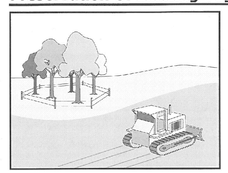


Categories: EC Erosion Control; SE Sediment Control; TC Tracking Control; WE Wind Erosion Control; NS Non-Stormwater Management Control; WM Waste Management and Materials Pollution Control ☑
Legend: ☑ Primary Category; ☑ Secondary Category

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

Targeted Constituents: Sediment; Nutrients ☑; Trash ☑; Metals; Bacteria ☑; Oil and Grease; Organics ☑
Potential Alternatives: None

Preservation Of Existing Vegetation EC-2



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

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

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

APPROVED BY:
GUY R. GIRAUDO
PROFESSIONAL ENGINEER * REGISTERED * CIVIL * STATE OF CALIFORNIA
Guy R. Giraudo No. 58569 Exp. 06-30-25

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www.landsetengr.com

GRADING, DRAINAGE & EROSION CONTROL PLAN

" EROSION & SEDIMENT CONTROL PLAN "

OF
O'BOYLE RESIDENCE
A.P.N.: 010-053-015
CARMEL, MONTEREY COUNTY, CALIFORNIA
FOR
MR. BRIAN O'BOYLE

SCALE: AS SHOWN
DATE: MAY 2024
JOB NO. 2771-02

No.	DATE	BY	REVISION
	05/09/24	AMS	RELEASED TO CLIENT

SHEET C5
OF 5 SHEETS

Attachment 2

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

October 9, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	
APPROVED BY:	
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:

Attachment 1: DR 16-384 (Fountain) - Letter dated 10-08-2024 from Atty. A. Lombardo
Attachment 2: DS 24203 (Faia) - Letter dated 10-08-2024 from T. Dennis & M. Zyda
Attachment 3: DS 24208 (Hermle-Collins) - Email dated 10-05-2024 from M. Lounsbury

Attachment 4: DS 24207 (Hermle-Collins) - Email dated 10-04-2024 from D. Crabbe
Attachment 5: DS 24207 (Hermle-Collins) - Email PART 2 dated 10-04-2024 from D. Crabbe
Attachment 6: DS 24207 (Hermle-Collins) - Email PART 3 dated 10-04-2024 from D. Crabbe

ANTHONY LOMBARDO & ASSOCIATES
A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
JOSEPH M. FENECH
CODY J. PHILLIPS
SHERYL A. FOX
DEBORAH M. CASTLES

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

October 8, 2024

File No. 4822.000

Michael LePage, Chair
Planning Commission
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93923

Re: Request for Reconsideration (Fountain/DR 16-384)

Dear Chair LePage and Members of the Planning Commission:

Our office represents Thomas and Kristin Fountain in their request for the extension of the permit to develop a small 840 square foot building on the vacant lot they own on 8th Avenue. Your commission approved the extension on September 11, 2024. After the hearing, Victoria Beach, a longtime opponent of the Fountains, requested that the Planning Commission reconsider the approval of the extension based on unspecified "new information".

Commissioner Allen subsequently submitted the request for reconsideration on Ms. Beach's behalf. However, based on the information that has been submitted there is no basis to reconsider your approval of the extension of this permit. We respectfully request that you do not vote to reconsider the extension of the Fountains' permit.

Standards for Permit Extensions

It is important to keep in mind what the City standards are for the approval of the extension of the Fountains' permit. Carmel Municipal Code Section 17.52.170 (Time Extensions) contains the standards for granting extensions:

> ... the Planning Commission, or Historical Preservation Board, as appropriate, may administratively grant one extension for approvals originally subject to a public hearing. If, since the date of the original approval, 1) the conditions surrounding the original approval have changed, or 2) the General Plan, municipal code or Local Coastal Plan Program has been amended in any manner which causes the approval to be inconsistent with these plans or codes, no time extension or renewal shall be granted for any approval.

Neither "the conditions surrounding the original approval nor the general plan, municipal code, or Local Coastal Plan has been amended". Therefore, there is no basis for a denial of the extension request and, as a result, there is no basis for the Commission to reconsider its approval of the extension. None of the reasons articulated by Commissioner Allen are reasons to deny the extension under the municipal code.

Standards for Reconsideration

Not only are there no facts that would allow the Commission to deny the extension, there are no grounds to support even the request for reconsideration. Section II(A) of the Carmel Planning Commission's Rules of Procedure provides that, "Except as otherwise stated in these Rules of Procedure or Municipal Code, Roberts Rules of Order, Newly Revised shall be used as a guide to the conduct of the meetings of the Planning Commission." Roberts Rules of Order §37 provides:

> [Reconsideration]—…The purpose of reconsidering a vote is to permit correction of hasty, ill-advised, or erroneous action, or to take into account added information or a changed situation that has developed since the taking of the vote.

In this case, the reconsideration request was submitted at Ms. Beach's insistence, however there is no "added information" or "changed situation" identified in the request for reconsideration that has developed since the Planning Commission approved the extension on September 11th (which is a requirement for reconsideration). Similarly, no evidence was provided that the Commission's approval of the extension on September 11 was "hasty, ill-advised, or erroneous". To the contrary, the item was properly noticed for ten days prior to the hearing, providing both the Commissioners and the public ample time to respond. This is especially true for Ms. Beach who could not have missed the public notice because she walks up and down in front of the project site trampling the landscaping planted in the 8th Avenue right of way. The staff report contains a detailed and accurate description of the project and the extension, and there are no grounds for the denial of the extension per the standards of Roberts Rules of Order as adopted by the Carmel Municipal Code.

Request For Reconsideration

In a series of emails from Commissioner Allen to City staff, the following reasons were given for the request for reconsideration:

1. The project is not eligible for a CEQA exemption because it may cause a substantial adverse change in the significance of the three historical resources in the vicinity (Sunset Center, Dance Studio, Scout House). *Presumably Ms. Beach is asking that an environmental impact report be prepared prior to the approval of the extension because of the "impact" this 840 square foot building will have on the Sunset Center, located over 600 feet away, the Scout House or Dance Studio (if the building is historic). This is patently an absurd premise which is not consistent with reality or California law. Small structures such as these are categorically exempt from consideration under the California Environmental Quality Act (CEQA guideline §15303) (see also. Berkeley Hillside Pres. v. City of Berkeley, 60 Cal.4th 1086, 184), and it would be illegal for the City to require the preparation of further environmental analysis for the extension of this permit. Remember only this year your Commission unanimously approved the construction of the Hofsas Legacy Hotel project directly adjacent to the Donna Hofsas historic home on a categorical exemption but Ms. Beach feels that the extension of a permit to construct a fully conforming 840 square foot mixed use building on a vacant lot of record requires an EIR because of impacts to historic resources! There is no factual or legal justification for reconsideration of your approval of the extension on these grounds.*

2. The project is inconsistent with the project approved on the property in 2003.

This is in fact also not correct. In 2003, the City approved an 840 square foot residential structure on this vacant parcel and included a condition as follows:

> *"No business activities shall be permitted on either lot unless a permit amendment is submitted and approved by the City prior to establishment on the premises. Any future applications to conduct commercial activities on either lot in the future will be reviewed for the proposals' impact on off-street parking, floor area ratio, coverage and the pertinent dimensional and design standards for the RC District."*

The Fountains followed the exact process required by this condition and obtained approval for a revised building design. After a decade of opposition from Ms. Beach, the Fountains were finally able to obtain approval for this very small mixed-use building on their lot as required by condition 3 of the original 2003 approval. Once again, there is absolutely no evidence in the record which would support either reconsideration or denial of this extension.

Future Construction of a Sidewalk on the North Side of 8th Avenue.

This is the real reason for Ms. Beach's request for reconsideration. For a decade, Ms. Beach has attempted to force the City to force the Fountains to abandon an encroachment permit for a small side yard and fence that the original builder of their existing home obtained from the City of Carmel. After a decade of dealing with the disappearance of the original encroachment permit from City records and a demand by Ms. Beach and other former City officials that the Fountains design and construct a sidewalk on the north side of 8th Avenue, the City Council made a final decision to reissue the missing encroachment permit on condition that the Fountains landscape and maintain (irrigate) the steep sidehill between 8th and their existing home. There is nothing about the permit before you that involves the Fountains existing home, the encroachment permit or the sidewalk. The project on the vacant lot and does not encroach onto the 8th Avenue right of way.

As described in prior correspondence provided to you, there is no likelihood that a sidewalk would be built adjacent to this vacant lot as it would violate ADA standards and is unnecessary because the former owner of the Fountain's home constructed a pathway on the south side of 8th Avenue in consideration of the City's abandonment of plans to build a sidewalk on the north side of 8th Avenue and granting an encroachment permit for the construction of the side yard and fence.

Damage to Landscaping

After the City Council granted the replacement encroachment permit conditioned on the installation of landscaping on the remainder of the 8th Avenue right of way adjacent to their home, the Fountains installed thousands of dollars of landscaping and irrigation on the City's right of way only to have that irrigation system and landscaping trampled and vandalized. After this occurred twice, the Fountains placed a Ring camera on their home which has recorded one individual walking back and forth damaging the landscaping (see attached photos) and that person clearly appears to be Victoria Beach.

While Ms. Beach apparently cannot accept the decision by the Planning Commission and City Council to redirect pedestrian traffic to the south side of 8th Avenue, her refusal to accept the fact that a sidewalk cannot be legally constructed on the north side of 8th Avenue is not grounds for reconsideration.

Conclusion

The Fountains have been harassed by Ms. Beach since she appeared at their home 10 years ago and informed them the City was going to build a sidewalk in their side yard. She apparently has great difficulty accepting the fact that this is not going to happen to the point where she feels it necessary to march up and down damaging the landscaping planted to beautify and prevent erosion on the steep hillside of the City right of way.

There is no legal or factual basis to reconsider your approval of the extension of the approval of the 840 square foot building.

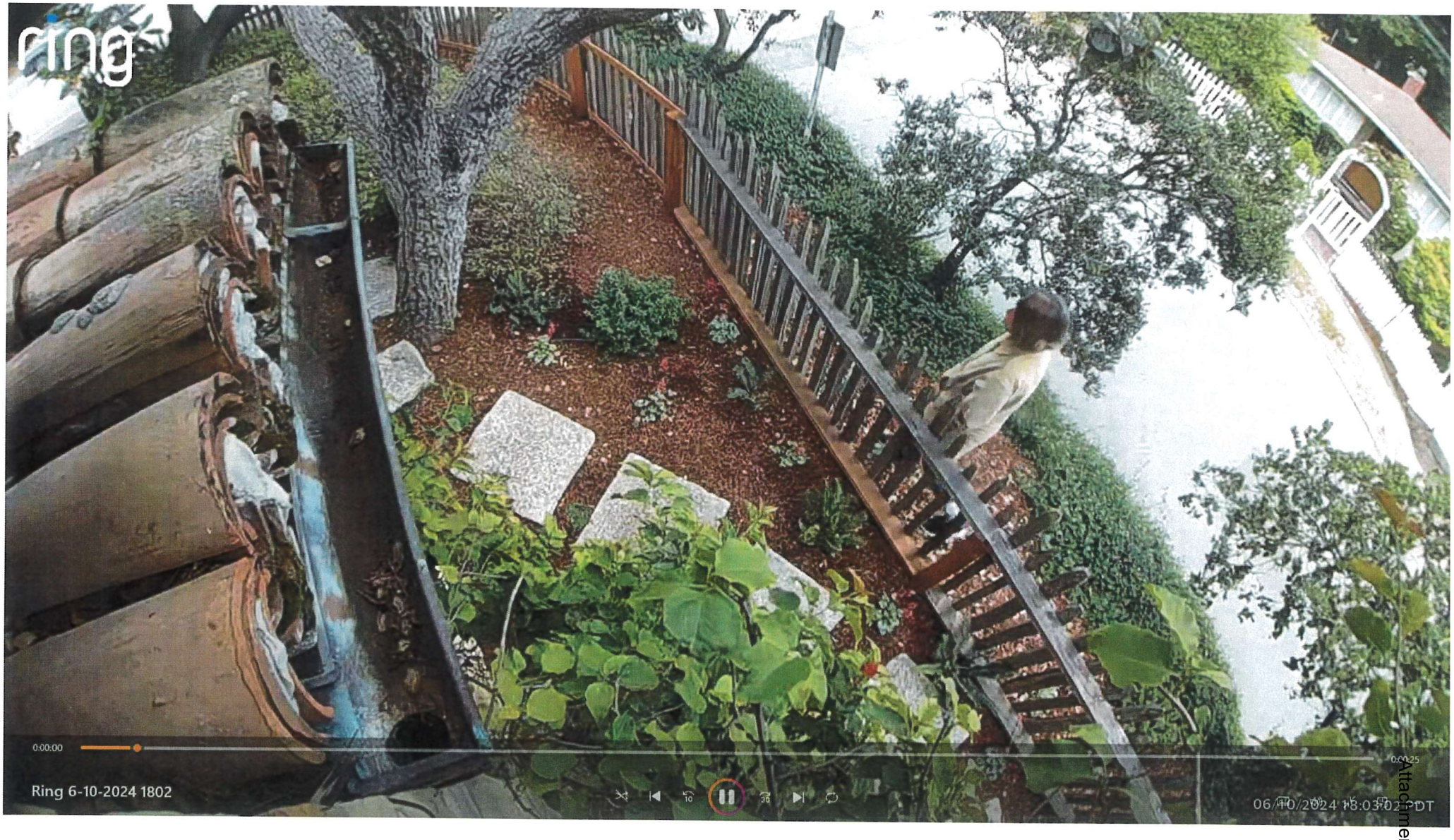
The Fountains respectfully request that the Commission not vote to reconsider the extension of their permit in furtherance of Victoria Beach's efforts to prevent them from using their property.

Sincerely,

Anthony L. Lombardo
Enclosures

cc: Chip Rerig, City Manager
Brandon Swanson, Community Planning & Building Director
Marnie Waffle, Planner

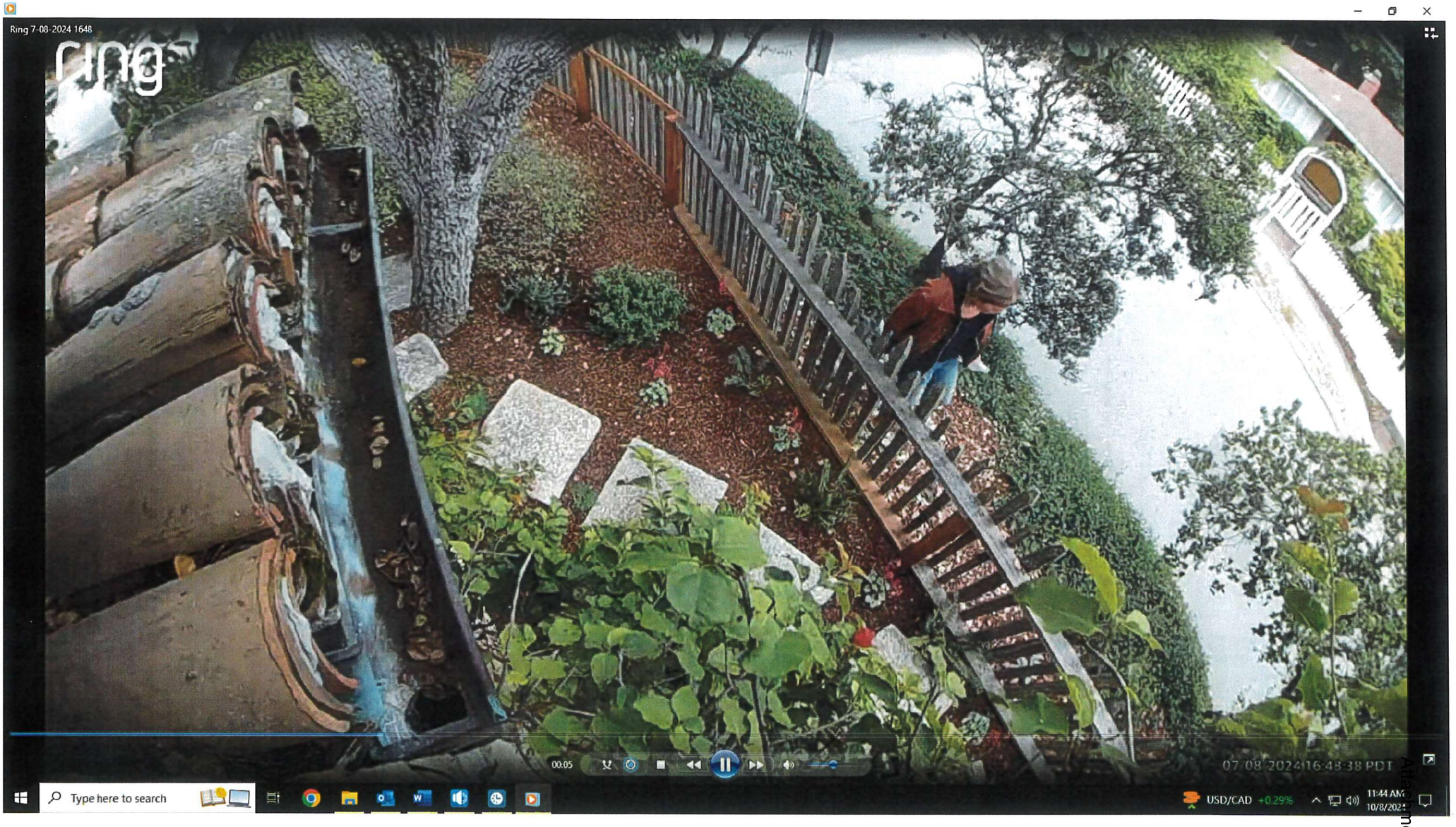
Attachment 1



Attachment 1

Attachment 1

Attachment 1



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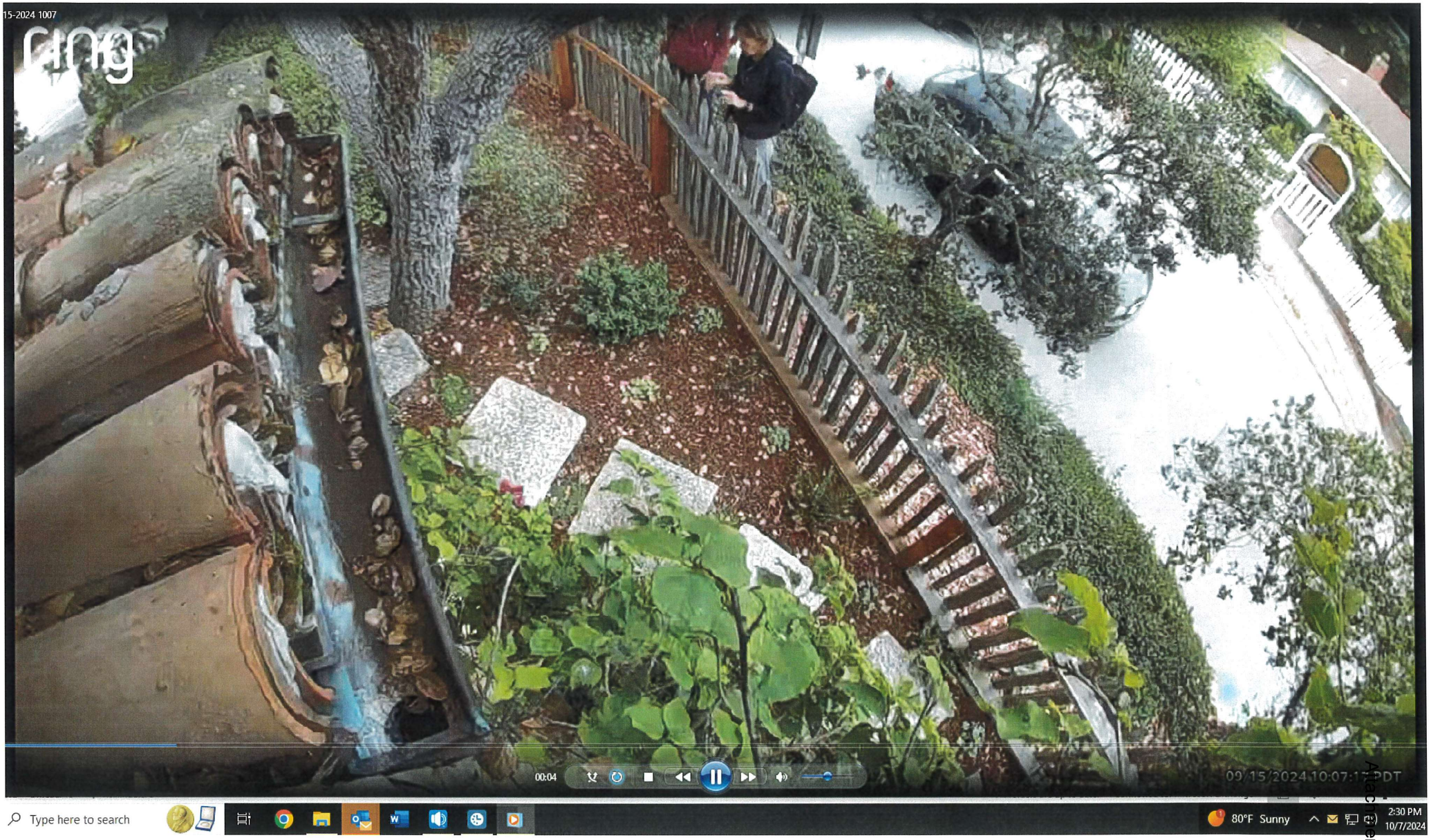


Attachment 1


Attachment

Dear City-of-Carmel Planning Commission, 10.08.2024

We are Tyerin Dennis and Michael Zyda. We live on Torres Street, between 1st and 2nd Aves. We are writing with regards to the Planning Application DS 24203, 24216, 24217 (Faia), scheduled for Planning Commission hearing on Oct 9th 2024 for Brandi Faia's property on North East Corner of Torres and 2nd Ave.

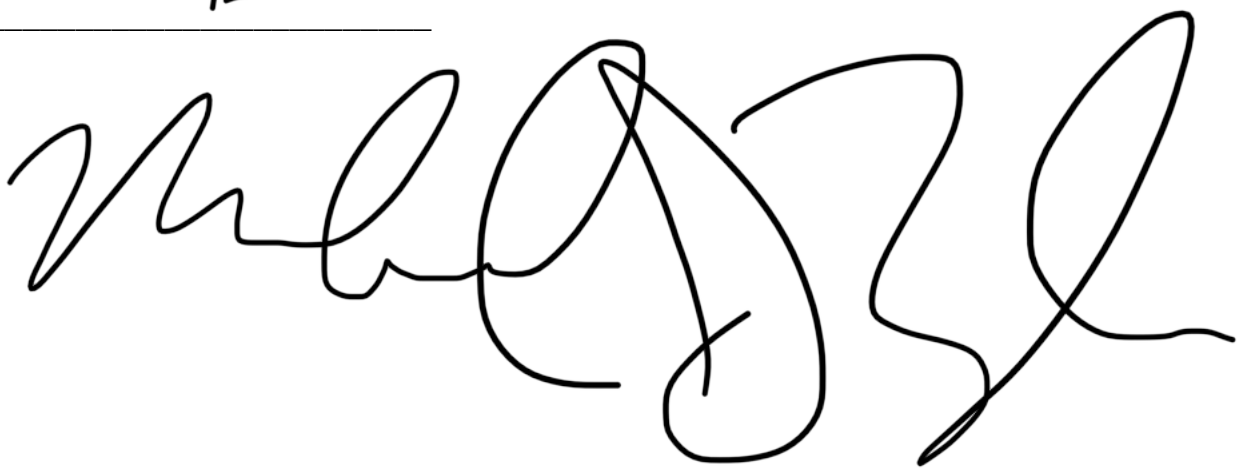
After much discussion with the city, we put a metal roof on our house in the mid 1990's. We were pleased and have grown more pleased over the years as the threat of fire grows and insurance rates increase. Because of its longevity, it has also been a sound ecological choice. There is another metal roof close by, around the corner on 1st Ave and Santa Fe.

We completely support Ms. Faia in her desire to put a metal roof on her house.

Thank you for considering this letter.

Sincerely,





---------- Original Message ----------
From: MARY LOUNSBURY <REDACTED>
To: "jolander@ci.carmel.ca.us" <jolander@ci.carmel.ca.us>
Cc: "<REDACTED>" <<REDACTED>>
Date: 10/05/2024 1:41 PM PDT
Subject: Project: Mission Street 3 northeast of 1st Avenue Block 8;Lot 8 APN: 010-112-013-000

Dear Mr. Olander:

This is a letter of concern re this construction project. I live directly behind this project which plans
to build 3 houses on Mission St. I will have a front row seat to experience the noise and dust from
all 3 houses as they are built. My partner and I are retired and will be here to experience this daily disturbance.
My neighbors to the north, the Jaramillos work from home and will be extremely adversely impacted.

Problems with this project:

1. It appears that the land is being overbuilt, too many houses on too little land. The proposed houses
will be too close to the street and especially the back property line. People who purchase any of these
houses will have almost no yard in front or back.

2. The proposed houses are 2 -story structures. The most northern house on Mission street is alarmingly
high, dwarfing the one-story houses on Mission St. This northern house adversely impacts my neighbors
and us by blocking sunshine, privacy and views.

3. The plan to demolish all 3 houses on this property and build 3 new houses in one year will create
excessive noise, construction dust and a parking nightmare on Mission St. which already
has limited parking for residents there.

I am attaching 2 pics taken from my bathroom window. I hope you will seriously consider these concerns and revise
building plans. Most of all I think the northern house needs to be reduced in height since it is already
on land that is higher than the rest of the neighborhood.

Thank you for your time and attention.

Sincerely,

Mary L. Lounsbury, Ph. D.
<REDACTED>
Carmel by the Sea, CA 93921

ph. <REDACTED>





---------- Forwarded message ---------
From: **David Crabbe** <REDACTED>
Date: Fri, Oct 4, 2024 at 4:52 PM
Subject: Mission St Project impact Statement
To: <jolander@ci.carmel.ca.us>
Cc: Jung Yi <REDACTED>

Dear planning commissioners

My names David Crabbe, my wife Jung Yi and I own the property to the north of the proposed Mission st property since 2001. <REDACTED>. Our concerns pertaining to the proposed projects are as follows.

1) Light impacts - Our house has windows designed to take advantage of the light coming from the south. The Proposed structures would block the light and create an extremely dark house that would require changes we are unable to afford.

2) Privacy - The design of the house directly to the south has windows from the stairway and bathroom that have a direct view into a bedroom and bathroom which would require us to keep the window coverings closed making the impact of the light even darker which would require us to use lights day and night.

3) View impacts - We currently enjoy southern views of green belt, mountains and even some small peaks of the water from every south facing window. The proposed construction would impact every one of the six windows in our house facing south with all four of the windows down stairs completely blocked from the view.

The developers proposal includes developing the three congruent parcels to the south of my property using lot line adjustments to increase maximize the square footage of each property. I understand the intent is to maximize the value of all three houses to make as much money as they can. I am in real estate and am very familiar with the market and know they would be able to make a substantial profit with a design that would not impact my property as much as this design does. The developers have a lot of flexibility have the three lots and adjusting the lot lines to create a design that would work for everyones needs.

We are willing to work with the developers to accomplish their goals with out impacting the neighbors. After they sell the properties they will be long gone and hopefully feel better about taking the neighbors impacts into account.

We are requesting the planning commission ask the developers to go back and engage the neighbors and work on a design with reasonable impacts.

Thank you for your considerations.

David & Jung

I have included pictures for you to see the impacts and welcome you to come to the project and do an on site visit to see what is happening. I will send in separate emails due to file video/file size.



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---------- Forwarded message ---------
From: **David Crabbe** <REDACTED>
Date: Fri, Oct 4, 2024 at 4:56 PM
Subject: Re: Mission St Project impact Statement EMAIL PART 2
To: <jolander@ci.carmel.ca.us>
Cc: Jung Yi <REDACTED>

On Oct 4, 2024, at 4:51 PM, David Crabbe <dcrabbe@comcast.net> wrote:

Dear planning commissioners

My names David Crabbe, my wife Jung Yi and I own the property to the north of the proposed Mission st property since 2001. On <REDACTED>. Our concerns pertaining to the proposed projects are as follows.

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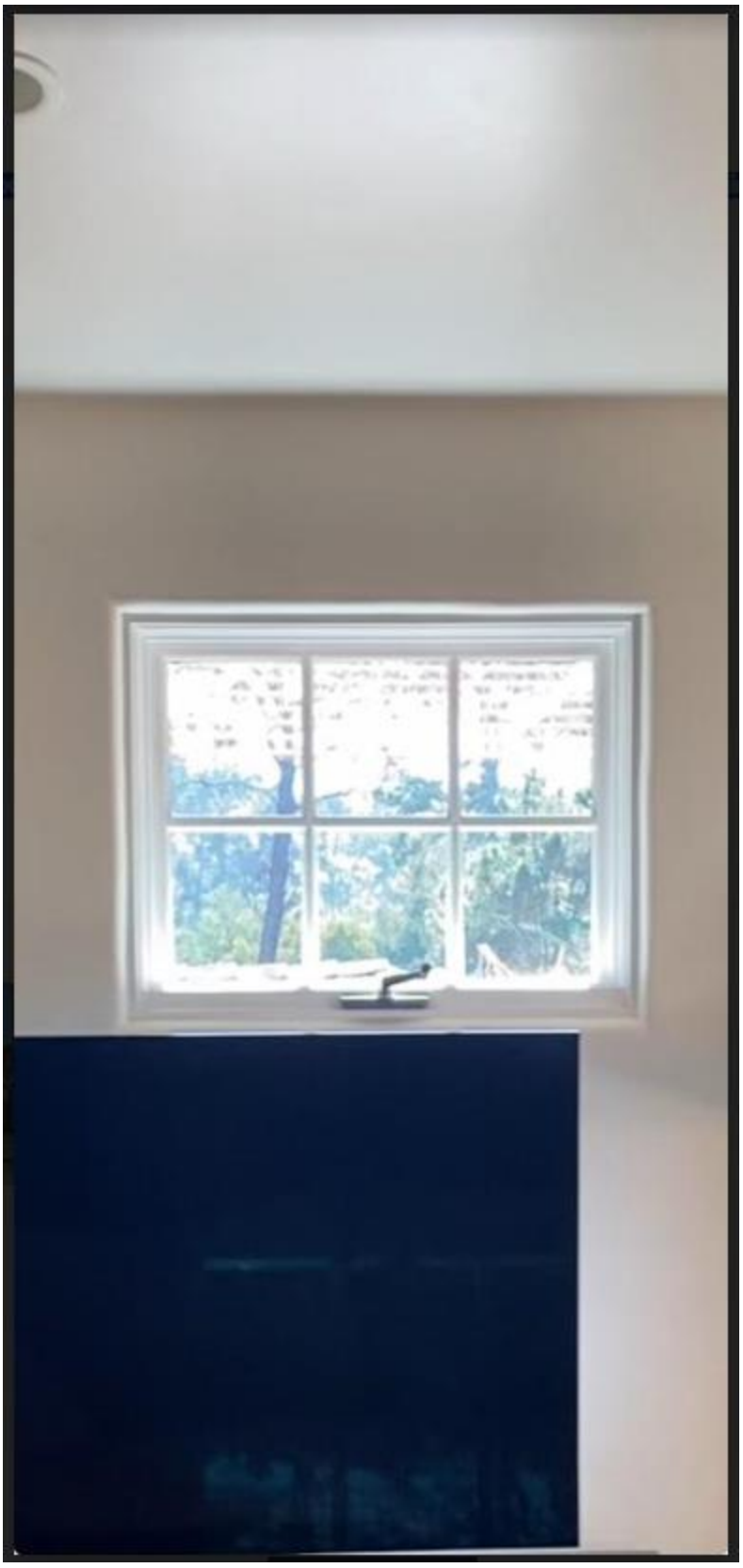
<IMG_0050.jpeg>

David Crabbe
Sotheby's International Realty
Sales Associate, Carmel Rancho Brokerage
Cell <REDACTED> | david.crabbe@sir.com
DavidCrabbeRealEstate.com

3775 Via Nona Marie Ste 100
Carmel, CA 93923
DRE: 01306450




A B C D E
F G H I
J K L M N
O P Q R
S T U V
W X Y Z



---------- Forwarded message ---------
From: **David Crabbe** <REDACTED>
Date: Fri, Oct 4, 2024 at 4:57 PM
Subject: Re: Mission St Project impact Statement EMAIL PART 3
To: <jolander@ci.carmel.ca.us>
Cc: Jung Yi <REDACTED>

On Oct 4, 2024, at 4:55 PM, David Crabbe <dcrabbe@comcast.net> wrote:

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<IMG_0062.heic>

On Oct 4, 2024, at 4:51 PM, David Crabbe <dcrabbe@comcast.net> wrote:

Dear planning commissioners

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<IMG_0050.jpeg>

David Crabbe
Sotheby's International Realty
Sales Associate, Carmel Rancho Brokerage
Cell <REDACTED>| david.crabbe@sir.com
DavidCrabbeRealEstate.com

3775 Via Nona Marie Ste 100
Carmel, CA 93923
DRE: 01306450

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Cell <REDACTED>| david.crabbe@sir.com
DavidCrabbeRealEstate.com

3775 Via Nona Marie Ste 100
Carmel, CA 93923
DRE: 01306450



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

October 9, 2024
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:

Attachment 1: Carmel Environmental Impact - Email dated 10-06-2024 from C. Najarian
Attachment 2: Carmel Environmental Impact - Email dated 10-07-2024 from C. Najarian
Attachment 3: Carmel Environmental Impact - Email dated 10-08-2024 from C. Najarian

---------- Forwarded message ---------
From: **Charles Najarian** <REDACTED>
Date: Sun, Oct 6, 2024 at 5:21 PM
Subject: Carmel Environmental Impact Reports
To: <cityclerk@ci.carmel.ca.us>, Nova Romero <nromero@ci.carmel.ca.us>
Cc: Dave Potter <dpotter@ci.carmel.ca.us>

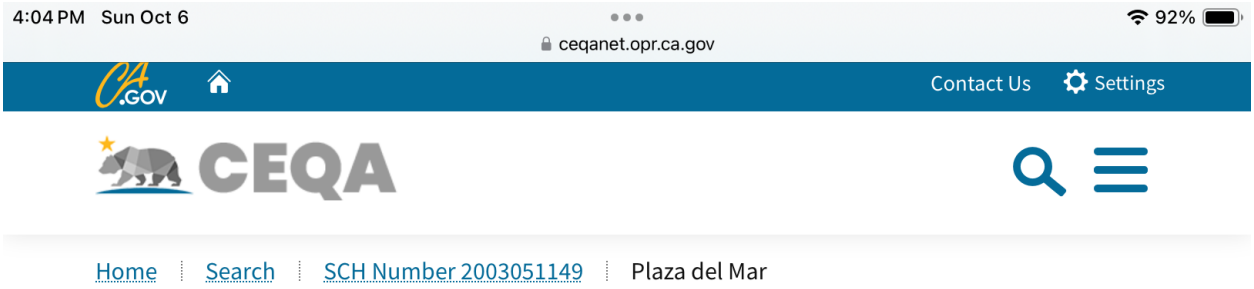
Nova,
Please distribute this email as general public comment to the following:
-City Council
-Planning Commission
-Forest and Beach Commission
-City Attorney
Thank you,
Chuck Najarian

City Council Members, Planning Commissioners, and Forest & Beach Commissioners,

As per below, it appears that the City used to do Environmental Impact Reports (EIRs) routinely for the same types of projects the City Exempts from CEQA today, or uses Negative Declarations claiming no potential for adverse environmental and public health impacts. This was pointed out previously, including in the Hofsas House Appeal, but I wanted you to see the actual list of projects on the State's CEQA website for emphasis.

I urge you to see these examples of previous projects as to how the City should have been implementing the California Environmental Quality Act under your watch.

Sincerely,
Chuck Najarian
Carmel Resident



Plaza del Mar

3 Documents in Project

Summary

SCH Number	2003051149
Lead Agency	City of Carmel-by-the-Sea
Document Title	Plaza del Mar
Document Type	EIR - Draft EIR
Received	5/28/2004
Present Land Use	Core Commercial / Service Commercial
Document Description	Construct a two-story mixed-use structure with ground floor retail/residential (5 units), second story residential (3 units), over two underground parking levels. Project includes the demolition of existing one-story commercial building and detached office building.

Contact Information



Sale of Flanders Mansion Property

4 Documents in Project

Summary

SCH Number	2005011108
Lead Agency	City of Carmel-by-the-Sea
Document Title	Sale of Flanders Mansion Property
Document Type	EIR - Draft EIR
Received	4/1/2005
Present Land Use	Passive Recreation/Parkland, Vacant Z & GP: P-2 (Improved Parkland)
Document Description	Potential sale of City-owned property in the City of Carmel-by-the-Sea, specifically the Flanders Mansion Property. This property is a single-family residence located on a 1.25-acre parcel zoned P-2 (Improved Parkland). The residential building is listed on the National Register of Historic Places and the parcel is part of the 35-acre park known as the Mission Trails Nature Preserve.

4:08 PM Sun Oct 6
ceqanet.opr.ca.gov
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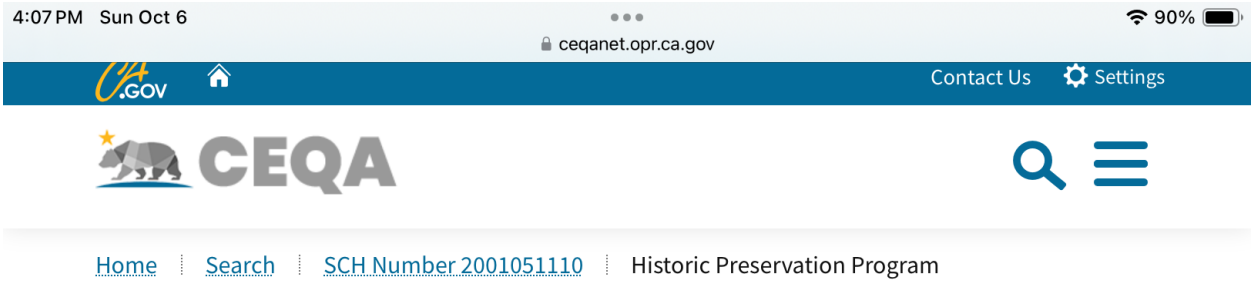
CA.GOV
Contact Us
Settings
CEQA

San Carlos Inn Project

3 Documents in Project

Summary

SCH Number	1999031095
Lead Agency	City of Carmel-by-the-Sea
Document Title	San Carlos Inn Project
Document Type	EIR - Draft EIR
Received	7/12/1999
Present Land Use	Residential/Limited Commercial
Document Description	The project proposed to demolish a small commercial real estate office and two apartments which front San Carlos Street, and a converted single-family residence with attached subordinate unit located within the basement which fronts Mission Street. After demolition, the project proposes to construct a 13-unit residential care facility on 4,335 square feet of a 8,500 square-foot parcel located in the RC District.



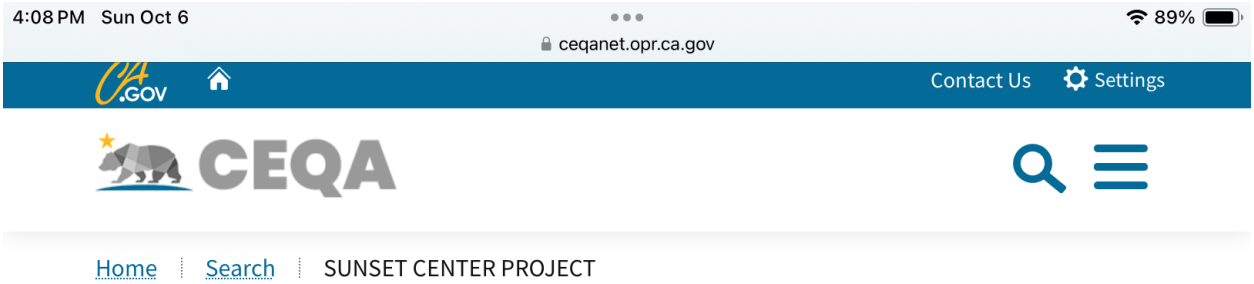
Historic Preservation Program

2 Documents in Project

Summary

SCH Number	2001051110
Lead Agency	City of Carmel-by-the-Sea
Document Title	Historic Preservation Program
Document Type	EIR - Draft EIR
Received	9/7/2001
Present Land Use	Program is City-wide (Zones: R-1, R-4, RC, SC, CC, A-1, A-2, A-3, P-1, P-2, P-2A)
Document Description	Adoption of a new historic preservation program including an Intensive Survey, General Plan Element, Ordinance and amendments to a Historic Context Statement. The program would identify resources and establish policies, regulations and procedures.

Contact Information



SUNSET CENTER PROJECT

Summary

SCH Number	1995103051
Lead Agency	City of Carmel-by-the-Sea
Document Title	SUNSET CENTER PROJECT
Document Type	EIR - Draft EIR
Received	10/16/1995
Document Description	DEMOLITION OF SUNSET THEATER AND CONTRUCTION OF A NEW LARGER THEATER BUILDING IN ITS PLACE. PROJECT INCLUDES

Contact Information

Name	BRIAN ROSETH
Agency Name	CITY OF CARMEL
Contact Types	Lead/Public Agency
Phone	(408) 624-6835

---------- Forwarded message ---------
From: **Charles Najarian** <REDACTED>
Date: Mon, Oct 7, 2024 at 11:57 AM
Subject: Local Agency Environmental Impact Reports
To: <cityclerk@ci.carmel.ca.us>, Nova Romero <nromero@ci.carmel.ca.us>

Dear Nova,
This email builds on the comments I submitted yesterday, October 6, 2024. Please distribute it as general public comment to the following:
-City Council
-Planning Commission
-Forest and Beach Commission
-City Attorney
Thank you,
Chuck Najarian

City Council Members, Planning Commissioners, and Forest & Beach Commissioners,

Yesterday I submitted public comment pointing out specific projects in which the City employed Environmental Impact Reports (EIR) in the past using examples from the State's Office of Planning and Research website. Today I'm submitting examples of EIRs done by the County of Monterey, the City of Pacific Grove, and the Pebble Beach Company, for your consideration.

I also included an example of an EIR from the City of Richmond because it addressed their Urban Greening Master Plan done to enhance their "urban" forest. I note that our "urbanized" Forest Plan is being revised as we speak, and it appears no, or minimal, California Environmental Quality Act (CEQA) review is planned based on staff comments on the record that for the updated Forest Plan CEQA "should be no big deal." Instead, a public survey seems to be displacing the CEQA statute, and as opposed to enhancing the forest, as with the City of Richmond, it appears the objective is to degrade our environmentally sensitive urbanized forest, and related habitat.

Consistent with my previous comments from yesterday regarding examples of how Carmel used to do EIRs, I urge you to see these examples from other local agencies as to how the City should be implementing the California Environmental Quality Act. I remind you that CEQA is protective of the residents, the City, and the environment.

Sincerely,
Chuck Najarian
Carmel Resident

9:03 AM Mon Oct 7
ceqanet.opr.ca.gov
100%

Urban Greening Master Plan filed with Contra Costa County

2 Documents in Project

Summary

SCH Number	2021080062
Lead Agency	City of Richmond
Document Title	Urban Greening Master Plan filed with Contra Costa County
Document Type	NOD - Notice of Determination
Received	8/4/2021
Posted	8/4/2021
Document Description	Copy of NOD filed with Contra Costa County. The proposed project consists of the adoption of the City of Richmond Urban Greening Master Plan (Plan) as well as construction of several recommended projects that have been identified in the Plan. The Urban Greening Master Plan is intended to serve as a guide for the development and enhancement of the City's urban forest. The Plan proposes code changes, details planting guidelines, and identifies greening opportunities to help the City achieve its green vision. The implementation projects identified in the Plan represent focus areas where greening strategies could be effectively implemented on City-owned properties and within the existing public right-of-way.

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County of Monterey Vacation Rental Ordinances (Inland & Coastal)

3 Documents in Project

Summary

SCH Number	2022080643
Lead Agency	Monterey County
Document Title	County of Monterey Vacation Rental Ordinances (Inland & Coastal)
Document Type	EIR - Draft EIR
Received	12/11/2023
Present Land Use	Various (County-wide Ordinances)
Document Description	The project consists of three draft ordinances amending the Monterey County Code (MCC) for the purpose of establishing regulations, standards, and circumstances under which vacation rentals may be allowed. These regulations also provide an amortization of investment for existing vacation rental operations to enable those operations to continue for a limited time, provided that the vacation rental activity was established prior to the effective date of the respective ordinances and that the operator is pursuing all necessary County permits, licenses, and entitlements. The regulations limit establishment of vacation rentals to existing, legally established single-family dwellings, with a cap of 6 percent of the total residential single-family housing units in each land use planning area except the Big Sur Coast Land Use Plan Area and low-density residential zoning districts in the Carmel Land Use Plan Area (none allowed).

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Pacific Grove Housing Element Update, Zoning Amendments, and General Plan Amendments

Summary

SCH Number	2024010897
Lead Agency	City of Pacific Grove
Document Title	Pacific Grove Housing Element Update, Zoning Amendments, and General Plan Amendments
Document Type	NOP - Notice of Preparation of a Draft EIR
Received	1/29/2024
Present Land Use	The project area includes the entirety of Pacific Grove. The city is primarily developed, with parks, beaches, and scattered undeveloped parcels within the city. Portions of the city are in the Coastal Zone, portions of the city contain mapped Critical Habitat, and the city contains sensitive archaeological and historic resources. Figure 1 shows the regional location and Figure 2 shows an aerial image of the project area. There are 15 sites within the City of Pacific Grove that are included on a list compiled pursuant to Government Code 65962.5 (“Cortese list”), including 14 closed leaking underground storage tank sites listed on the State Water Resources Control Board GeoTracker database, and 1 Cleanup and Abatement Order enforcement action at the Former Grove Laundry site.
Document Description	The proposed project consists of the following components: 1) Housing Element update, which includes a program to rezone sites in the Commercial-Forest Hill, Commercial-Downtown, and some Unclassified districts; 2) Zoning Amendments to implement Housing Element Programs, including updates to the zoning map; and 3)

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Pebble Beach Company Inclusionary Housing Project

2 Documents in Project

Summary

SCH Number	2014081052
Lead Agency	Monterey County
Document Title	Pebble Beach Company Inclusionary Housing Project
Document Type	EIR - Draft EIR
Received	4/30/2015
Present Land Use	Medium Density Residential and Open Space
Document Description	The Project is development of 24 affordable (inclusionary) housing units on 2.7 acres and preservation of Monterey pine forest as open space on 10.5 acres. The 24 housing units would be two-story units dispersed within 4 buildings. The Project also includes a manager's office, 67 parking spaces, two driveway access points from SFB Morse Drive, and landscaping. The 13.2-acre Project site is outside the Coastal Zone and has an entitlement for water supply based on the Applicant's financing of the Recycled Water Project. The current zoning designation of the Project site is Medium Density Residential (4 units per acre) on 7.7 acres and Resource Conservation on 5.5 acres. The proposed development would be entirely within the area zoned for residential development.

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Carmel Properties Company (Rio Ranch Market Place)

2 Documents in Project

Summary

SCH Number	2017071058
Lead Agency	Monterey County
Document Title	Carmel Properties Company (Rio Ranch Market Place)
Document Type	EIR - Draft EIR
Received	8/13/2018
Present Land Use	Commercial Land Use Designation; LC-D-S-RAZ zoning
Document Description	Project consists of a commercial development of a 3.8-acre undeveloped infill site. The project would consist of a retail marketplace development, including four buildings and two farm sheds, totaling 42,310 sq. ft. Potential uses of the four buildings would include a specialty grocer, retail shops, restaurants, cafes, and consumer-oriented professional services; and the farm sheds would include casual food and beverage service, and seasonal merchants. The project would require an Administrative Permit and design Approval for development in the "S" (Site control) and "D" (Design Control) zoning districts.

---------- Forwarded message ---------
From: **Charles Najarian** <REDACTED>
Date: Tue, Oct 8, 2024 at 11:19 AM
Subject: Comments re Forest Management Plan
To: <cityclerk@ci.carmel.ca.us>, Nova Romero <nromero@ci.carmel.ca.us>

Dear Nova,
Please distribute my email as public comments concerning the Forest Management Plan to:
-Forest and Beach Commission
-City Council
-Planning Commission
-City attorney.
Thank you,
Chuck Najarian

Forest and Beach Commissioners,

According to the CEQA Initial Study for the CBTS 6th Cycle Housing Element there are "fifty-one (51) special-status plant species" and "thirty-one (31) special-status wildlife species" that "occur in the vicinity of the housing sites." The Initial Study presents a map of the special-status plant species and a map of the special-status wildlife species, which I have included in this email. As explained in the Initial Study, "special-status species are those listed as Endangered, Threatened, or Rare, or as a candidate for listing by the U.S. Fish and Wildlife Service and/or California Department of Fish and Wildlife, as Species of Special Concern or Fully Protected species by the California Department of Fish and Wildlife; or as Rare Plant Rank 1B or 2B species by California Native Plant Society." Appendix D of the Housing Element provides specifics regarding each of the 82 special-status species.

The point in raising these special-status species to your attention is that you are proposing to revise the existing Forest Management Plan and those revisions could have a significant impact on the urbanized forest which provides habitat for these protected plant and animal species. To date, you have hardly if ever mentioned the California Environmental Quality Act, and when the staff finally did, it was to downplay it by claiming "it is no big deal."

Clearly, it should be a big deal and you should have implemented it at least a year ago. Instead, you are relying on an unscientific opinion survey of a small portion of residents that has no business in what should be an analysis-driven scientific and unbiased approval process. You should have been informing yourselves (as decision-makers), as well as the residents, about the environmental ramifications of all the changes you seem to be motivated to implement regardless of potential adverse impacts to our unique urbanized forest and special-status species.

Please implement CEQA as required by the statute before doing any further work associated with the Forest Management Plan.
Sincerely,
Chuck Najarian
Carmel Resident

Sent from my iPad

12:29 AM Tue Oct 8
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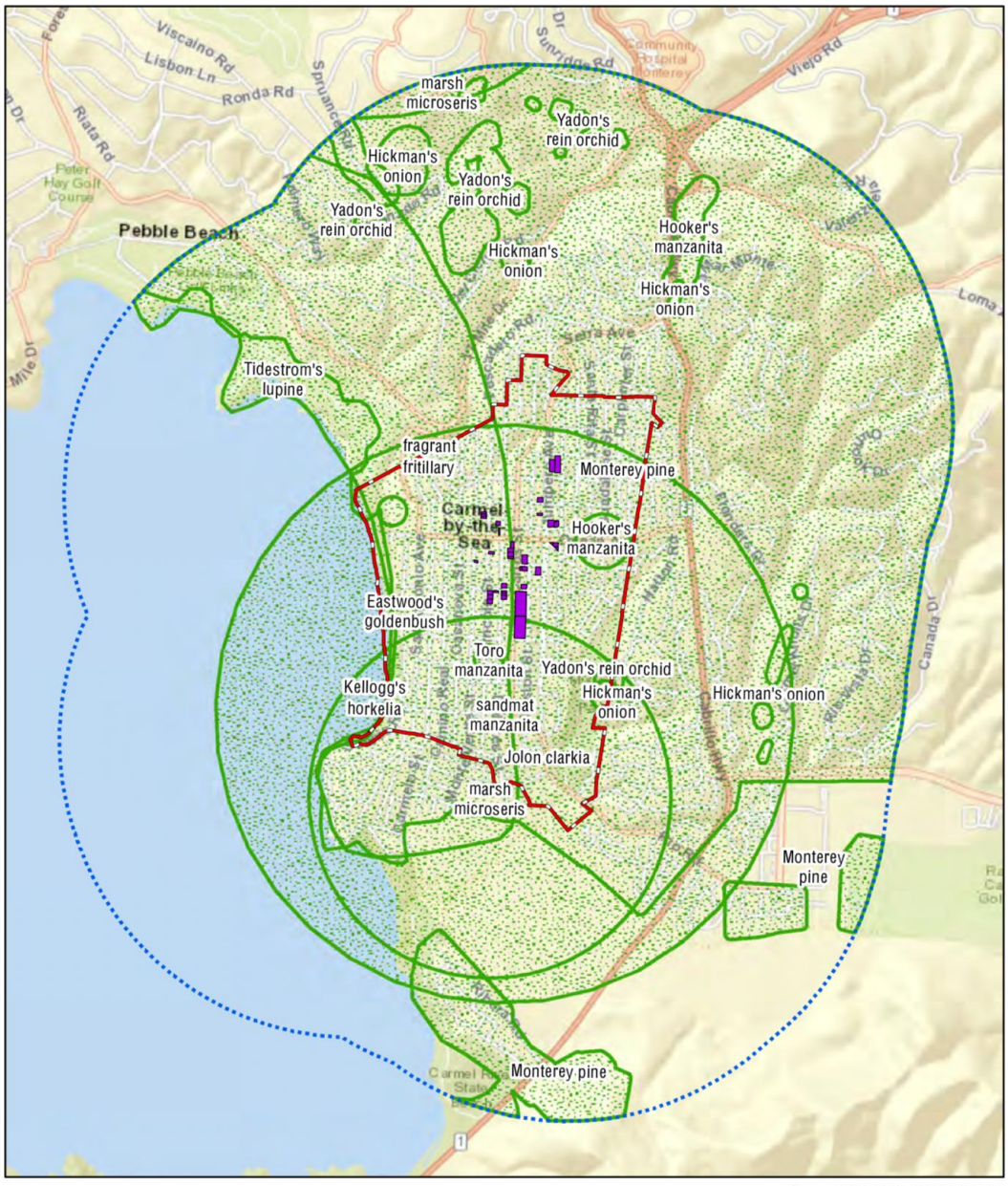

Source: ESRI 2023, CNDDB 2023

Figure 3

Special-Status Plant Species with Potential to Occur in the Vicinity of a Housing Site

City of Carmel-by-the-Sea 6th Cycle Housing Element Update (2023-2031) and Safety Element Update Initial Study

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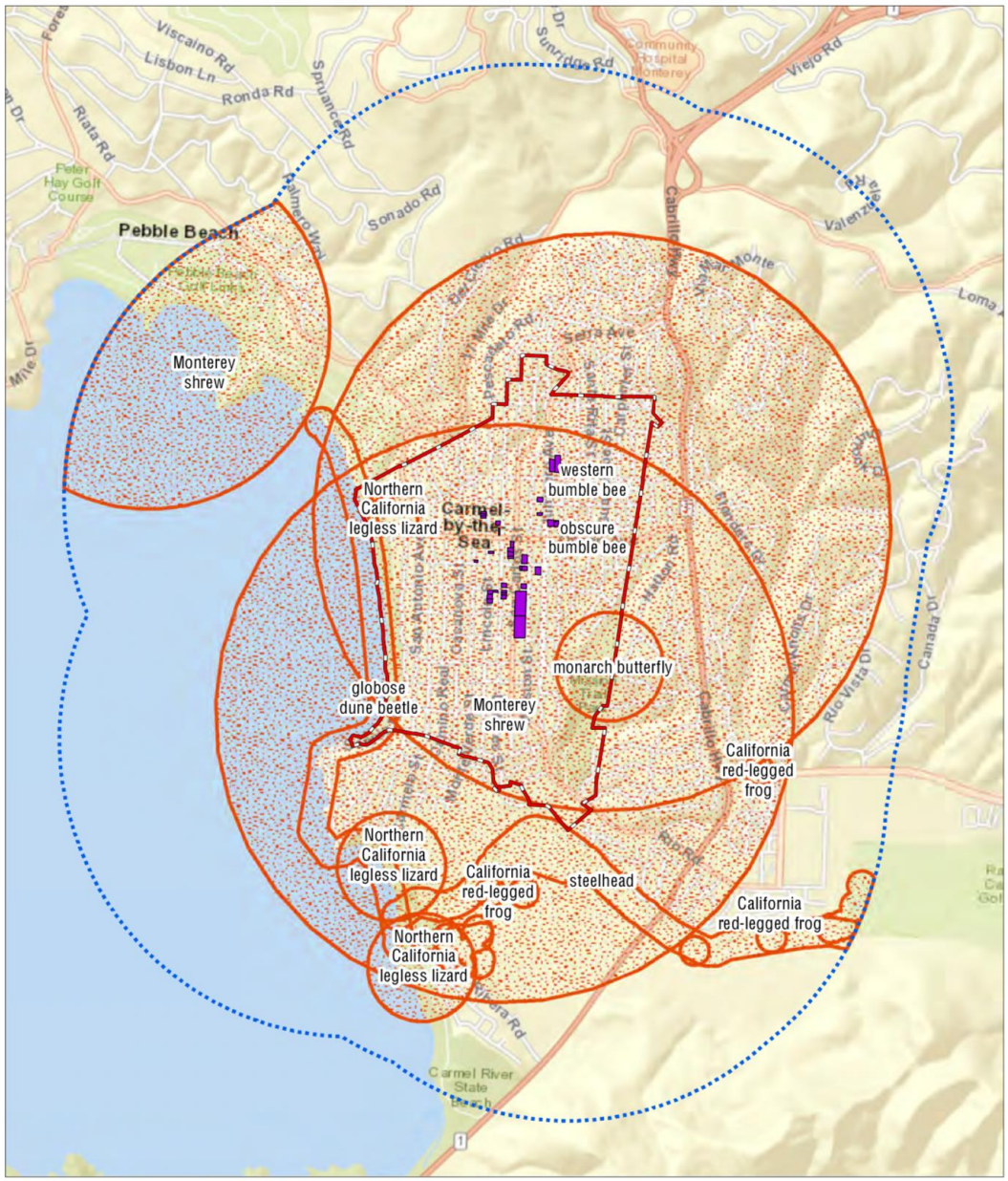

Figure 4

Special-Status Wildlife Species with Potential to Occur in the Vicinity of a Housing Site

City of Carmel-by-the-Sea 6th Cycle Housing Element Update (2023-2031) and Safety Element Update Initial Study