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

Planning Commissioners Mel Ahlborn, Stefan Karapetkov, Michael LePage, Stephanie Locke, Kevin Ruess

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

Regular Meeting
Wednesday, June 10, 2026

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

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

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

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

A. **DS 25376 (Seven Post Trust):** Scenic Road 3 southeast of 12th Avenue
B. **DS 25356 (Dale):** San Carlos Street 2 northwest of 11th Avenue
C. **DS 25291 (25988 Ridgewood LLC):** 25988 Ridgewood Road
D. **DS 25299 (White):** Viscaino 9 southeast of Mountain View

E. **UP 26004 (Grasing's Wine Lounge) & DR 25395 (Grasing's Wine Lounge):** Mission Street 3 northwest of 6th Avenue
F. **DS 25139 (Kshire Property Investments LLC):** Monte Verde Street 4 southwest of 3rd Avenue
G. **UP 26123 (Max & Mike's Creamery):** Southwest corner of Lincoln Street & Ocean Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. While stating your name is optional, it helps to identify speakers in the meeting minutes. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

ANNOUNCEMENTS

CONSENT AGENDA

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

1) Monthly Activity Report: May 2026

2) May 13, 2026 Regular Meeting Minutes

3) May 19, 2026 Special Meeting Minutes

ORDERS OF BUSINESS

4) **Design Guidelines Update Report:** Receive an update on the Residential Design Guidelines 1.5 project, including the integrated fire resiliency language and the updated draft of Core Principle 3.

Proposed CEQA Action: Find that receiving a report on the Design Guidelines Update is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

5) **UP 25373 (Gelato-by-the-Sea):** Consideration of a request that the Planning Commission vote on whether to reconsider the granting of a Use Permit Amendment UP 25373 (Gelato by the Sea) amending Use Permit UP 25150 (Gelato by the Sea) a Specialty Restaurant located on San Carlos Street 2 northeast of 7th Avenue in Unit #6 in the Central Commercial (CC) District. APN: 010-141-005-000.

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

PUBLIC HEARINGS

6) **Review Draft 2026-2031 CIP for General Plan and CEQA Consistency:** Consideration of the Fiscal Year 2026/2027 Capital Improvement Plan (CIP) for consistency with the City of Carmel-by-the-Sea General Plan.

   Proposed CEQA Action: Find the General Plan consistency determination is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

7) **6th Cycle 2023-2031 Housing Element Amendment:** Consideration of a Resolution recommending that the City Council amend the General Plan by adopting an amendment to the 6th cycle 2023-2031 Housing Element

   Proposed CEQA Action: Consideration of a Resolution recommending the City Council adopt an Initial Study/Mitigated Negative Declaration Addendum for an amendment to the 6th cycle 2023-2031 Housing Element

8) **DS 25139 (Kshire Property Investments LLC):** Consideration of a Combined Concept and Final Design Study, DS 25139 (Kshire Property Investments LLC), and Coastal Development Permit for the demolition of a 1,248-square-foot, one-story single-family residence and 192-square-foot shed, and the construction of a 3,292-square-foot, one-story single-family residence inclusive of a 449-square-foot attached garage located on Monte Verde Street 4 southwest of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-223-009-000

   Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15303 (New Construction) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case

9) **DS 25376 (Seven Post Trust):** Consideration of a Combined Concept and Final Design Study (DS 25376), and Coastal Development Permit for substantial alterations to a single-family residence at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-292-011-000. The project additionally includes an attached 800-square-foot accessory dwelling unit.

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

10) **DS 25299 (White):** Consideration of a Concept Design Study, DS 25299 (White), for the demolition of a 1,837-square-foot, one-story single-family residence and the construction of a 2,460-square-foot, two-story single-family residence inclusive of a 254-square-foot attached garage at Viscaino 9 southeast of Mountain View in the

Single-Family Residential (R-1) District. APN: 010-052-014-000. The project additionally includes an attached 800-square-foot accessory dwelling unit.

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

11) **DS 25291 (25988 Ridgewood LLC):** Consideration of a Concept Design Study, DS 25291 (25988 Ridgewood LLC), for the construction of single-story additions totaling 644 square feet; replacement of the roofing, siding, windows and doors; rearrangement and replacement of site coverage; installation of new landscaping and other associated site improvements to an existing single-family residence located at 25988 Ridgewood Road in the Archaeological Significance (AS) Overlay District and Single-Family Residential (R-1) District. APN: 009-352-002-000

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

12) **DS 25356 (Dale):** Consideration of a Final Design Study, DS 25356 (Dale), for the demolition of a 1,168-square-foot, one-story single-family residence and the construction of a 1,600-square-foot, one-story single-family residence and 227-square-foot detached carport at San Carlos Street 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-155-019-000

    Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to Sections 15302 and 15303 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case

13) **UP 26004 (Grasing's Wine Lounge) & DR 25395 (Grasing's Wine Lounge):** Consideration of a Use Permit, UP 26004 (Grasing's Wine Lounge aka “The Cellar”), and Track 1 Design Review, DR 25395 (Grasing's Wine Lounge aka “The Cellar”), for a proposed liquor store and associated exterior alterations located on Mission Street 3 northwest of 6th Avenue in the Central Commercial (CC) Zoning District. APN: 010-132-005-000

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

14) **UP 26123 (Max & Mike's Creamery):** Consideration of a Use Permit, UP 26123 (Max & Mike's Creamery), for a new Specialty Restaurant located at the southwest corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) Zoning District. APN: 010-201-001-000.

Proposed CEQA Action: Finding the Application is Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270(a) of the CEQA Guidelines (Projects Which Are Disapproved) which states that CEQA does not apply to projects which a public agency rejects or disapproves; OR Find the project categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

15) Next Regular Meeting: July 8, 2026

ADJOURNMENT

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

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

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

CITY OF CARMEL-BY-THE-SEA
Monthly Report

Community Planning and Building Department

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

MAY 2026 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In May 2026, 50 planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In May 2026, 2 business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In May 2026, 47 building permit applications were received.

IV. CODE COMPLIANCE CASES:

In May 2026, 0 new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In May 2026, 2 new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In May 2026, 28 encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In May 2026, 23 tree permit applications were received.

VIII. YEAR-TO-DATE TRENDS

Table 1 includes the following May 2026 totals:

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

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

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH-MENTS	TREE REMOVAL & PRUNING
2025 YTD Totals	159	21	249	78	7	134	159
2026 YTD Totals	200	28	270	146	4	129	123
YTD % Difference	+25.79%	+33.33%	+8.43%	+87.18%	-42.86%	-3.73%	-22.64%

Planning Permit Report

05/01/2026 - 05/31/2026

Permit #	Permit Type	Permit Identifier	Track	Project Description	Address/Location	Date Received	Date Approved	Status
26200	Design Study	DS 26200 (Bozzo)		REMOVE GRIDS FROM SMALL WINDOWS AND SLIDING DOORS. REPLACE DOUBLE DOOR #6 WITH A SINGLE DOOR AND ADJACENT WINDOW A	Junipero Avenue 4 SE 8th Street			Pending Assignment
26199	Design Study	DS 26199 (LaFace)		162 square foot addition to the rear of the residence and addition of a 226 square foot elevated wood deck.	Carpenter 5 NE of 4th Avenue			Pending Assignment
26198	Historic Evaluation	HE 26198 (Cordrey)		Grasing's Wine Lounge: Tenant Improvement	Mission 3 NW 6th			Pending Assignment
26197	Landscape Plan Check/Inspection	LD 26197 (Byrne)		Replacement of landscape and water feature	San Antonio 2 SE 13th			Pending Assignment
26196	Municipal Project	MP 26196 (Carmel Scout House)		Repair window frame leak at second floor	northeast corner of Mission Street and Eighth Avenue	5/28/2026		Pending Assignment
26195	Sign	SI 26195 (Lighthouse Wellness)		Exterior flag sign proposal for business	San Carlos 2 NW of 8th, Unit 210			Incomplete - Pending Fee Payment
26194	Historic Evaluation	HE 26194 (Armstead)		Replace 2 windows with retrofit Fibrex windows	Camino Real 3 NW 4th	5/27/2026		In Review
26193	Planning Permit Revision	DS 26193 (Cachia-Cortis)	Streamlined	This is an addendum for DS 24072 - Adjusting window order and kitchen cabinet layout plans	2nd 2 SW of Carpenter			Incomplete Submission - Pending supplemental information
26192	Design Study	DS 26192 (Armstead)	Streamlined	Replace 2 windows with retrofit Fibrex windows	Camino Real 3 NW 4th	5/27/2026		In Review

26191	Design Study	DS 26191 (Brookes)	Two	Demolition Of An Existing 928 sf Single Story Residence & 270 sf Detached Garage. A Lot Line Adjustment Which Moves The South Property Line 5'-0" To The North. The Existing 60'-0" Wide, 6,000 sf Lot Will Become A 55'-0" Wide, 5,500 sf Lot. Construction Of A New 2,054.6 sf 2-Story Residence With A 252.4 sf Attached Garage Which Includes: New Sloped Driveway Down To Garage With Stone Retaining Walls. New Entry Deck & Stairs. New Stepping Stone Walkway To The Entry. New Mulch Walkways. New 187 sf Cantilevered Deck At Living Room / Dining Room Area. New 55 sf Cantilevered Deck At Primary Bedroom Area. New Sandset Paver Patios At Lower Level With Stairs Up To Rear Yard. New Sandset Paver Dining Patio At Rear Yard. New Mulch Sitting Patio With Built-In Gas Firepit At Rear Yard. Removal Of (1) 10" Oak Tree, & (1) 7" Pittosporum Tree. New Wood Fences At The North & South Property Lines New Landscaping	Carmelo 3 NW of 12th			Incomplete - Pending Fee Payment
26190	Design Review	DR 26190 (Carmel Plaza)	One	Prepare flat roof section of existing cap sheet membrane for an overlay installation. Install 1/4" DensDeck roof board over flat roof section. Install 43 Sq of Duro-Last 50 mil PVC single ply membrane in the color White. Class A fire rated.	Junipero St & Ocean Avenue	5/28/2026		In Review
26189	Historic Evaluation	HE 26189 (Benefield)		100 sq ft Deck Extension	NW corner of Carmelo & 12th	5/22/2026		In Review

26188	Design Study	DS 26188 (Wagner)	Two	Demolition of Existing 326 Sq. Ft. Two-Story Wing at Rear of Existing Single-Family Residence and Construction of New, Differentiated Two-Story Addition to Residence that is on the Historic Inventory Under Criteria 2 (Person) Per the Secretary of Interior's Standards for Historic Properties. New Renovations to Include: - New Sand Set Concrete Paver Driveway Ribbons to Replace Existing Asphalt Driveway; - New Decomposed Granite Paved Trash Enclosure with Grape Stake Wood Fencing; - New Asphalt Shingle Roofing in Dark Brown Color to Replace Existing Wood Shake Roofing and on New Addition; - New Overgrouted Stone (Differentiated from Existing Carmel Stone Elements) Gas Firepit with Reused Sand Set Flagstone Terrace; - New Overgrouted Stone Landscape Walls, Steps and Door Landings to Differentiate from Existing Carmel Stone Elements; - Remove Deteriorated, Uneven and Unsafe Existing Wetlaid Carmel Stone Flagstone Walkways. Save Existing Flagstone and Reuse as Sand Set Flagstone Paving; - Reconstruction of Existing Deteriorated, Unsafe Wood Stair and Landing In-Kind at Kitchen to meet Current C.R.C. Codes; - Reconstruction of Deteriorated and Unsafe Carmel Stone Entry Steps In-Kind per Secretary of Interior Standards for Rehabiliation. Remove and Reuse Unbroken Existing Carmel Stone for Reconstruction; - Remove Existing Capsheet Roofing over Existing Non-Historic Portion of Residence and Replace with Standing Seam Metal Roofing; - Remove Existing Non-Historic 24" Deep Bay Fixed Window in Main House Bathroom and Replace with 12" Deep Bay Dual Casement Window; - Repaint Existing Main Residence Shingles	Mission 3 NE of 11th Street	5/27/2026		In Review
26187	Notice of Exempt Work	EW 26187 (Archer)		Paint small portion, columns e/ stain woof at the eves. No change in color.	Ocean Ave 2 NE of San Carlos	5/19/2026		Incomplete Submission - Pending supplemental information
26186	Historic Evaluation	HE 26186 (Long)		Deck Repair	Guadalupe 3 NW of 5th			Incomplete - Pending Fee Payment

26185	Zoning Compliance Request	ZCR 26185 (Hofsas House)		Please provide a zoning verification letter, copies of any open/active zoning, building, and fire code violations, certificates of occupancy (certificates of use & occupancy, non-RUPs, certificates of compliance, certificates of completion, certificates of continued occupancy, certificates of use, use and occupancy permits, finaled building permits in lieu of COs), final approved site plan (site development plan or master development plan), variances (entitlements, special/conditional use permits, resolutions, certificates of approval, proffers, zoning cases, conditions of approval, petitions, staff reports, waivers, decisions, etc.) on file for the property located at 2 NW of 4th Avenue on San Carlos Street; Parcels: 010-124-014-000 and 010-124-001-000. Please do not exceed $250 in fees without prior approval. At your earliest convenience please forward a response or estimated turnaround time, including any delays, to Sheneetra Johnson at 405-546-4403 or shjohnson@lightboxre.com, as we are working together. If you have any questions or concerns, please, do not hesitate to contact us. Thank you in advance for your time, assistance, and consideration.	3 NW of 4th Avenue on San Carlos Street	5/22/2026		In Review

26184	Zoning Compliance Request	ZCR 26184 (Hofsas House)		Please provide a zoning verification letter, copies of any open/active zoning, building, and fire code violations, certificates of occupancy (certificates of use & occupancy, non-RUPs, certificates of compliance, certificates of completion, certificates of continued occupancy, certificates of use, use and occupancy permits, finaled building permits in lieu of COs), final approved site plan (site development plan or master development plan), variances (entitlements, special/conditional use permits, resolutions, certificates of approval, proffers, zoning cases, conditions of approval, petitions, staff reports, waivers, decisions, etc.) on file for the property located at 2 NW of 4th Avenue on San Carlos Street; Parcels: 010-124-014-000 and 010-124-001-000. Please do not exceed $250 in fees without prior approval. At your earliest convenience please forward a response or estimated turnaround time, including any delays, to Sheneetra Johnson at 405-546-4403 or shjohnson@lightboxre.com, as we are working together. If you have any questions or concerns, please, do not hesitate to contact us. Thank you in advance for your time, assistance, and consideration.	2 NW of 4th Avenue on San Carlos Street	5/22/2026		In Review
26183	Historic Evaluation	HE 26183 (First Church of Christ Scientist)		Historic evaluation to demolish existing structures to develop residences.	Monte Verde 2 NE of 6th	5/21/2026		Pending Assignment
26182	Design Study	DS 26182 (Benefield)	One	100 sq ft Deck Extension	NW corner of Carmelo & 12th	5/27/2026		In Review
26181	Historic Evaluation	HE 26181 (Nurge)		Replace 3 windows with retrofit fibrex windows	Monte Verde 2 SE of 7th	5/19/2026		In Review
26180	Design Study	DS 26180 (Nurge)	Streamlined	Replace 3 windows with retrofit fibrex windows	Monte Verde 2 SE of 7th	5/28/2026		In Review

26179	Design Study	DS 26179 (NW Corner of San Antonio and 8th)	One	Comprehensive rehabilitation of the historic residence preserving its historic character, Exterior Work will follow a repair first approach, existing window windows, exterior doors, wood trim and related components will be retained & repairs where feasible, exterior stucco will be rehabilitated, existing roof will be replaced with slate roofing to match original documented roof, rebuild collapsed stone terrace and grapestake fence. No changes to site coverage	NW Corner of San Antonio & 8th	5/18/2026		In Review
26178	Design Study	DS 26178 (WAJW2)	Streamlined	Replace existing railings at balcony & walkway; replace pedestrian gate	Lincoln 3 NE of 13th	5/18/2026		In Review
26177	Preliminary Site Assessment	PSA 26177 (Son of a Beach LLC)		Preliminary site assessment for a future track 2 design study	NW corner Dolores and 12th	5/27/2026		In Review
26176	Preliminary Site Assessment	PSA 26176 (Guyer)		Preliminary site assessment for a future track 2 design study application for a residential remodel /addition and ADU	Ocean Avenue 2 NE Santa Rita	5/27/2026		In Review
26175	Design Study	DS 26175 (Spalinger)	One	To remove One 16" Oak tree that is leaning against retaining wall; To install a 6' tall C.M.U fence, faced with Carmel stone or similar; To remove damaged wood retaining walls two and replace with 3' tall C.M.U walls faced with Carmel stone or similar with a cap; To pour 8'x8' concrete pad for existing hot tub.	NE corner Junipero & 10th			Incomplete Submission - Pending tree evaluation
26174	Design Study	DS 26174 (Novy)	Two	Interior remodel and structural addition of a finished second story. Demolition of an existing non-conforming 2-car garage and construction of a new 602 SF ADU.	Mission Street 2 N/W of Santa Lucia Avenue			In Review
26173	Use Permit	UP 26173 (Sagin)		Use Permit for the conversion of existing commercial space to two (2) additional 2-bedroom residential units (1@1040 sf, 1@1030sf) at an existing multi-family and commercial building with an existing underground parking garage	SE corner of San Carlos St and 4th Avenue			Incomplete Submission - Pending plans submission
26172	Notice of Exempt Work	EW 26172 (Keeble)		Like for like replacement of an existing 4-foot lattice and wire fence on north side of lot of property. Replacement of three rotting posts. Ivy to be removed.	Santa Rita 5 SW Ocean Ave	5/12/2026	5/19/2026	Approved

26171	Design Study	DS 26171 (Draper)	One	This approval of Design Study DS 26171 (Draper) authorizes a revision to the previously approved Design Study, DS-25218. The approved changes include; adding two fire pits, adding a fountain, adding new landscaping, reducing the size of wood front deck in the courtyard, and changing the exterior wall sconces. The project is located at Dolores 4 SE of 13th Ave in the R-1 District and, APN: 010165024000 as depicted in the plans stamped approved by Community Planning and Building Department on 05/21/2026 unless modified by the conditions of approval contained herein.	Dolores 4 SE of 13th Ave	5/12/2026	5/21/2026	Approved
26170	Design Study	DS 26170 (Shanker)	One	Replacement of brick patio with basalite sand-set pavers. Replacement of front patio and driveway with basalite mortared pavers.	Junipero 3 SE of 1st	5/18/2026		In Review
26169	Design Study	DS 26169 (Fradin)	One	Replace tar and gravel roof to metal roof. See attached specs provided by lifetime service roofing. Color: zinc grey	NW Corner Torres and 1st			Incomplete - Pending Fee Payment
26168	Sign	SI 26168 (Lobos Lodge)		22" round sign hanging from existing bracket	NW Corner of Monte Verde and Ocean	5/12/2026		In Review
26167	Planning Permit Revision	DS 26167 (Del Santo)	One	AMEND PREVIOUS PLANNING APPROVAL - REPLACE ALL (E) STUCCO SIDING WITH NEW STUCCO SIDING, PAINTED. CHANGE DOOR 007B FROM ALUM. CLAD TO PAINTED WOOD. REMOVE SMALL WALKWAY BETWEEN DRIVEWAY AND PATIO. ADD NEW GENERATOR & ENCLOSURE IN SOUTHWEST CORNER OF PROPERTY.	NWC Casanova and 8th	5/19/2026		In Review
26166	Design Review	DR 26166 (Comp Street Investors)	One	Paint facade of building in a soft, creamy off-white called Sherwin Williams Alabaster (SW 7008); HEX Code: EEEAEO in matte/flat and trim and doors in deep navy color called Benjamin Moore Hale Navy (HE-154) in matte/flat; HEX Code: 3E4851	Dolores between 5th and 6th	5/8/2026		In Review

26165	Design Study	DS 26165 (Rieken-Yoo)	Streamlined	Amendment to DS 23-124. Changes include update site coverage; add utility fence for backup power generation; revise fence and gate location.	SANTA FE 4 SE OF 2ND AVENUE	5/7/2026	5/7/2026	Approved
26164	Banners	BA 26164 (Carmel Music Society)		Installation of 5 double-sided banner poles for 10 days from April 25, 2027 - May 5, 2027 for Carmel Music Society's Centennial Season	Ocean from Junipero to Monte Verde	5/7/2026		Incomplete Submission - Pending supplemental information
26163	Banners	BA 26163 (Carmel Music Society)		Installation of 5 double-sided banner poles for 10 days from March 28, 2027 - April 7, 2027 for Carmel Music Society's Centennial Season	Ocean from Junipero to Monte Verde	5/7/2026		Incomplete Submission - Pending supplemental information
26162	Banners	BA 26162 (Carmel Music Society)		Installation of 5 double-sided banner poles for 10 days from February 7, 2027 - February 17, 2027 for Carmel Music Society's Centennial Season	Ocean from Junipero to Monte Verde	5/7/2026		Incomplete Submission - Pending supplemental information
26161	Banners	BA 26161 (Carmel Music Society)		Installation of 5 double-sided banner poles for 10 days from January 3, 2027 - January 13, 2027 for Carmel Music Society's Centennial Season	Ocean from Junipero to Monte Verde	5/7/2026		Incomplete Submission - Pending supplemental information
26160	Banners	BA 26159 (Carmel Music Society)		Installation of 5 double-sided banner poles for 10 days from October 4, 2026 - October 14, 2026 for Carmel Music Society's Centennial Season	Ocean from Junipero to Monte Verde	5/7/2026		Incomplete Submission - Pending supplemental information
26159	Banners	BA 26159 (Carmel Music Society)		Installation of 5 double-sided banner poles for 10 days from October 4, 2026 - October 14, 2026 for Carmel Music Society's Centennial Season	Ocean from Junipero to Monte Verde	5/7/2026		Incomplete Submission - Pending supplemental information
26158	Historic Evaluation	HE 26158 (Penman)		window replacement due to leaks	San Carlos 4 NW of Santa Lucia	5/11/2026		In Review

26157	Design Study	DS 26157 (Twohy)	One	This approval of Design Study DS 26157 (Twohy) authorizes a Minor Alteration to a property in the Carmel Historic Inventory with the in-kind replacement of exterior doors with Fir French double doors with simulated divided lights and their accompanying sidelights to match existing material and form located at Monte Verde 2 SW of 13th in the R-1 District and, APN: 010176016000 as depicted in the plans stamped approved by Community Planning and Building Department on 05/20/2026 unless modified by the conditions of approval contained herein.	Monte Verde 2 SW of 13th	5/12/2026	5/20/2026	Approved
26156	Preliminary Site Assessment	PSA 26156 (Renaud)		Addition, remodel, and new detached garage	SW corner of Dolores and 1st	5/12/2026		In Review
26155	Appeal	APP 26155 (Gelato-by-the-Sea)		Appeal of the decision of the Planning Director to accept the Property Owner's request for reconsideration and set the matter for hearing	San Carlos 2 NE of 7th, Carmel Square Unit 6	5/4/2026		In Review
26154	Use Permit	UP 26154 (A.W. Shucks)		This application, submitted in accordance with City Council Resolution No. 2026-023, seeks to amend use permit UP 93-45 by deleting limited food service as an ancillary use to the existing primary "drinking establishment" use and adding a full line restaurant as an ancillary use that is greater than 10% of the existing primary "drinking establishment" use. By the proposed amendment to UP 93-45, only the ancillary food service use will be amended; the primary "drinking establishment" use remains unchanged.	Ocean Ave 3 SW of San Carlos St	5/19/2026		In Review
26153	Design Study	DS 26153 (Cosay)	One	Minor remodel to garage - remove 10x8 section of north exterior wall, build 3 interior walls to create generator room with 1-hour fire-rated assembly. Install 38kW Kohler 38RCL generator, 200A RDT automatic transfer switch on existing garage pad. WMAG sound attenuation system to reduce dB output and ensure 60dB at property line.	Scenic 2 SW of Ocean	5/11/2026		In Review

26152	Notice of Exempt Work	EW 26152 (Wolfe)		Rebuild section of fence 42 feet long. Fence will be rebuilt to same design and dimensions. New post will be added where needed to replace rotted out posts and wood palings will be reused as much as possible.	San Antonio 2 SE 9th	5/1/2026	5/11/2026	Approved
26151	Historic Evaluation	HE 26151 (Desautels)		Reroof back portion of the house only. 300 sf from shake to composition shingle.	Camino Real 2 SW of 11th			Closed

Total Records: 50 **6/1/2026**

Business License Report

05/01/2026 - 05/31/2026

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
26028	New Business	Alchemy Works	women's apparel, accessories, and home goods	south side of Ocean Ave btwn Lincoln & Monte Verde			Incomplete - Pending fee payment
26027	New Business	High Flow Gallery	Art gallery and sustainable apparel	ES Dolores between 5th and 6th	5/8/2026		Closed

Total Records: 2

6/1/2026

Building Permit Report

05/01/2026 - 05/31/2026

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
260270	5/29/2026		Alterations to an existing SFR including raising the roof height above the second story bedroom, addition of a bay windows to the rear of the property, expansion of a rear deck, and associated site coverage changes.	50,000	Building	Casanova 4 SW of 8th
260269	5/29/2026		REPLACE A PORTION OF THE ROOF. NEW WINDOWS, DOORS. NEW EXTERIOR HARDIE FIBER CEMENT TRIM AND BATTEN THROUGHOUT. MINOR ADDITION AND MODIFY INTERIOR: NEW KITCHEN, BATHROOM, AND UTILITY ROOM. REPLACE BATHROOM FIXTURES AND KITCHEN APPLIANCES	375,000	Building	Dolores 2 SW of 10th
260268	5/27/2026	5/28/2026	New roof-mounted PV solar system (4.600 kW) with Energy storage (18 kWh storage).	29,537	Electrical	Pine Ridge Way 3 NE Forest
260267	5/27/2026	5/27/2026	New meter main, upgrading from 100amp to 200amp.	4,000	Electrical	Monte Verde 4 SE of 7th
260266	5/27/2026	5/29/2026	Install roof mounted solar system 2.64kW six modules, including a Tesla powerwall.	29,760	Electrical	Torres 4 SE of 4th
260265	5/27/2026		Approximately 20lf of foundation repair to rear subordinate apartment caused by tree growth.	25,000	Building	25985 Junipero St
260264	5/26/2026		Remodel of two bathrooms. Primary bath - new bathtub, replace framed wall with new tempered glass panel, new shower pan and retile. Lower level bath - remove existing tub, new shower pan, retile shower, and replace lights over vanity.	3,500	Building	Forest 3 SE of 8th
260263	5/22/2026		Install six (6) recessed can lights with one (1) switch to living room and two (2) recessed can lights in bath #2 with one (1) switch.	2,500	Building	Sterling Way 2 NE of Perry Newberry
260262	5/22/2026	5/26/2026	Remodel of two existing bathrooms	48,000	Building	Torres 5 NE of 6th

260261	5/20/2026	5/20/2026	Replace main panel, 200amp to 200amp.	3,000	Electrical	Santa Rita 4 NE of 3rd
260260	5/20/2026	5/20/2026	Full Reroof - Tear-off existing wood shake roof, Install 1/2" CDX laminated plywood sheathing over existing skip sheathing. Install new underlayment. Install 36 Sq of Sheffield Metals 16" wide snap-lock metal roof panels in the color TLG MEDIUM BRONZE	162,300	Roofing	2984 Santa Lucia
260259	5/20/2026	5/20/2026	From water meter to the left side of house dig down and trench line approx 16' of - 34' of landscape - total 50' x 16" deep Install new water service in 1" Aquapex and re tie into existing plumbing going into house - this project includes new meter spud, service tee and ball valve After pass inspection - backfill and compact trench line	5,000	Plumbing	Camino Del Monte 1 NW of San Carlos
260258			R&R FAU with Bryant 37MUHAQ36AA3 Heat Pump in existing space	20,000	Mechanical	NE Corner San Carlos & 5th, Carmel
260257	5/19/2026		Tear off existing built-up flat roof system at flat roof section. Install one layer of DuroGuard Vapor Barrier of the existing roof sheathing. Install a 1/4" Securerock fire rated board. Install 8.5sq of class "A" fire rated Duro-Tuff 60 mil single ply PVC roof membrane in the color "Tan".	23,985	Roofing	SE Corner of Junipero & 4th
260256	5/19/2026	5/20/2026	Addition of two Velux skylights to great room roof.	8,259	Building	Lopez 8 SE of 2nd
260255	4/20/2026	5/19/2026	Addition of one high efficiency washer/dryer in the ADU.	1,000	Building	San Carlos 2 SW of 1st
260254	5/19/2026	5/19/2026	Dispose of wood shake, install Class A Shingle roof (Certainteed Presidential TL Autumn Blend) and new flashings.	41,888	Roofing	Casanova 2 SW of 4th

260253	5/19/2026		SFR remodel to include: replacement and changes to fenestrations, kitchen and bathroom remodels, reconfiguring interior stairs, change bedroom 1 window seat to a patio door and add 5.5sf closet addition at the SE Corner of the room.	425,000	Building	Scenic 4 SE of 13th
260252	5/19/2026		100 sq ft deck extension over garage, adjust (e) lot coverages	25,000	Building	NW Corner of Carmelo & 12th
260251	5/18/2026	5/18/2026	Remove existing roof and install new Malarkey Legacy composition roof in color "Heather Blend"	42,000	Roofing	Dolores 3 SE of 8th
260250	5/18/2026	5/18/2026	Tear off existing wood shake roof and install all new 1/2" OSB sheathing and all new 24 gauge pre-painted steel 1 1/2" snaplock 15" wide metal panel standing steam roof by Custom-Bilt Metals in color "Parchment".	40,000	Roofing	NWC Torres & 2nd
260249	5/18/2026		1. REMODEL OF A TWO STORY SINGLE FAMILY DWELLING, WITH AN EXPANSION TO THE NORTH SIDE OF STRUCTURE AND A SECOND FLOOR ADDITION. 2. NEW BALCONY, TOWER. 3. EXISTING LANDSCAPE TO REMAIN. 4. NO TREE REMOVAL & GRADING.	170,239	Building	Lincoln 3 NE of 4th
260248	5/15/2026	5/15/2026	R&R 90K BTU FURNACE	9,355	Mechanical	Carmelo 3 SE of 9th
260247	5/15/2026	5/21/2026	Tear off roof and replace with a new CertainTeed TL composition roof in color "Burnt Sienna".	15,000	Roofing	Lobos 4 SW of 1st
260246	5/15/2026		Remodel of existing bathroom, installation of new water heater, bar equipment replacement in-kind, and new paint.	20,000	Building	SE Corner of Ocean & Lincoln
260245	5/15/2026	5/28/2026	Remove and replace deck railing to raise to 42" height. Replace one stair stringer in-kind and replace 16' of rotten fascia board in kind at deck face.	45,000	Building	Lincoln 2 SW of 9th
260244	5/15/2026		Gas line extension.	1,000	Plumbing	North Casanova 2 NW of Palou

260243			Install new fire alarm and 2-way communication system in new building.	66,620	Fire Alarm	Corner of 5th & Dolores St., Carmel-By-The-Sea, CA 93921
260242	5/14/2026	5/14/2026	Replace existing 70k BTU furnace with new Bryant unit and add a wall-mounted AC unit.	16,300	Mechanical	Lincoln 3 SE of 1st
260241	5/14/2026	5/14/2026	Replacing old damaged shake with new CertainTeed Presidential TL roof in color "Country Grey".	28,000	Roofing	Monte Verde 3 SE 9th Carmel by the Sea
260240	5/14/2026		Construct a new 409sf second-story ADU over existing two-car garage with exterior deck.	180,000	Building	Trail View 2 SE of Flanders Way
260239	5/13/2026	5/14/2026	R&R BOILER LIKE FOR LIKE	15,647	Mechanical	NW Corner of Mission & Santa Lucia
260238	5/14/2026	5/28/2026	Remodel main bathroom. Remove shake roof and replace with GAF Timberline UHDZ in color "Pewter Gray".	25,000	Building	4920 Monterey St
260237	5/12/2026		Convert existing detached garage into an ADU.	120,000	Building	NW Corner of Ocean & Casanova
260236	5/11/2026	5/11/2026	Repaint of the exterior of the First Murphy House to match existing white color.	10,000	Exempt Work	Lincoln 2 NW of 6th
260235	5/11/2026		Construction of new property line grape stake fence and site retaining wall along the west property line and northwest interior corner.	35,000	Building	SW Corner of Torres & 8th
260234	5/8/2026	5/8/2026	R&R FAU with Bryant 801SB048070 FAU in existing area.	7,000	Mechanical	Junipero 3 NW of 3rd
260233	5/8/2026		Install sub panel and six new circuits. Abandon old wiring, install LED tracklights.	3,500	Electrical	NW Corner of Guadalupe & 4th
260232	5/8/2026	5/8/2026	Tear off existing gray fire free slate roof system. Install new underlayment and 26 squares of class "A" fire rated DaVinci "single width" synthetic slate in the color "Slate Gray".	114,243	Building	Casanova 3 SE of 2nd
260231	5/6/2026	5/6/2026	Removal of the entire first floor down to the subfloor, and demolition of the lower floor down to the wall studs due to extensive smoke, fire, and water damage throughout the residence.	74,802	Demolition	Dolores 3 SW of 3rd

260230	5/6/2026	5/6/2026	Replace existing AC with (like for like) new heat pump model #37MURAQ24AA3, 24000BTU, 2 Ton on Roof top (no change in location).	8,000	Mechanical	SE Corner of Ocean & Lincoln
260229	5/6/2026	5/6/2026	Replace 100amp electrical panel in-kind.	750	Electrical	25905 Junipero
260228	5/6/2026	5/20/2026	Tear-off existing cap sheet. Install a ½-inch perlite protection insulation board over the roof deck. install a self-adhered high-temperature membrane. Provide and install a four-ply built-up roofing system consisting of one mechanically fastened fiberglass base sheet, two fiberglass ply sheets, and one fiberglass mineral surface cap sheet. All layers are to be mopped with Type 3 hot asphalt at a rate of 30 lb per 100 square feet per layer. New cap sheet to match existing color in gray/brown.	18,770	Roofing	Carmelo 3 NW of Ocean
260227	5/5/2026		Repair in-kind damage to two-story residence from tree impact. Repair of roof beams, sheathing, tiles, and structure. Repair bedroom ceiling, floors, walls, windows, bathroom ceiling, ridge beam, front balcony steps, and cement plaster siding.	75,000	Building	Monte Verde 4 NW of 4th
260226	5/5/2026	5/5/2026	Exploratory demolition to determine extent of water damage repairs needed on front desk/carport.	1,000	Demolition	Acacia 3 NW of Flanders
260225	5/5/2026		Structural repair of foundation under west wall.	40,000	Building	Dolores 3 NW of 6th
260224	5/5/2026	5/5/2026	Remove existing wood shakes and install a new comp shingle roof with Presidential Landmark TL in color "Shenadoah".	19,200	Roofing	Lopez 7 NW of 4th

Total Records: 47 **6/1/2026**

Code Compliance Report

05/01/2026 - 05/31/2026

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
26146	5/7/2026	Open	Carmelo 2 SW of 7th	No Parking signs near public right-of-way	5/7/2026	
26145	5/7/2026	Closed	Carmelo 5 SE of 2nd	Portable toilet unshielded from public view	5/7/2026	5/8/2026
26144	5/7/2026	Open	N Camino Real 3 SE of 2nd	Bright landscape uplighting on trees	5/7/2026	
26143	5/7/2026	Closed	Mission NW of 7th	Unpermitted exterior signage	5/7/2026	5/7/2026
26142	5/6/2026	Open	Santa Rita 2 SW of 5th	Unpermitted site coverage in front yard and public right-of-way	5/6/2026	
26141	5/4/2026	Closed	2nd W of Carpenter	Portable toilet unshielded from public view	5/4/2026	5/8/2026
26140	5/4/2026	Closed	Near Dolores and 13th	Portable toilet unshielded from public view	5/4/2026	5/6/2026
26139	5/4/2026	Closed	12th between Mission and San Carlos	Portable toilet unshielded from public view	5/4/2026	5/6/2026
26138	5/4/2026	Closed	Forest 5 SW of Ocean	Portable toilet unshielded from public view	5/4/2026	
26137	5/1/2026	Open	Junipero 3 NE of 12th	Weeds and rodents infestation	4/30/2026	
26136	5/27/2026	Open	5th SE of Mission	Parking lot and sidewalk construction without permit	5/27/2026	
26135	5/16/2026	Closed	SE Corner of 4th and Torres	"Open House" real estate signs in the public right-of-way	5/16/2026	5/16/2026
26134	5/16/2026	Open	Court of the Fountains, NW Corner of Mission & 7th	Unpermitted A-Frame sign in public right-of-way, blocking sidewalk; pet adoption event adjacent to Brad's Barkery.	5/16/2026	
26133	5/16/2026	Closed	San Carlos 4 NW of 6th	Balloons tied near the front entry and encroaching into the public right-of-way	5/16/2026	5/16/2026
26132	5/15/2026	Open	NW Corner of Lobos & 4th	Unpermitted site work and landscaping in the public right-of-way; Stop Work Order issued on 02-04-2026 never cleared (Case 26029).	5/15/2026	
26131	5/15/2026	Open	Mission 3 NE of 10th	Construction work commencing after Stop Work Order posted	5/15/2026	
26130	5/14/2026	Open	Ocean 2 NE of San Carlos	Painting the storefront exterior without a permit.	5/14/2026	
26129	5/14/2026	Open	Dolores 3 SW of Ocean	Hoses and cones in the sidewalk; illicit discharge running down Dolores Street.	5/14/2026	
26128	5/13/2026	Open	Lopez 2 SE of 2nd	Light from upper level of home shining into neighboring properties.	5/9/2026	

26127	5/13/2026	Closed	Ocean 2 NW of Dolores	Unpermitted balloons adjacent to the public right-of-way	5/13/2026	5/13/2026
26126	5/13/2026	Closed	Dolores 3 SE of Ocean	Unpermitted exterior sign	5/13/2026	5/13/2026
26125	5/13/2026	Closed		Unpermitted A-frame sign adjacent to the public right-of-way	5/13/2026	5/13/2026
26124	5/12/2026	Open	Mission 3 NE of 4th	Bright light at back door of grooming salon	5/8/2026	
26123	5/11/2026	Open	SE Corner Ocean & Lincoln	Demolition of bathroom that requires building permit and MBARD approval. To obtain proper MBARD approval and Building Permit prior to recommencing work. ** Note- Fire sprinklers will required verification. Accessible restroom required, also confirm entry door hardware, threshold & ADA signage	5/11/2026	
26122	5/9/2026	Closed	NW Corner of Ocean & Casanova	"Open House" sign in public right-of-way on the NW Corner of Ocean & Casanova	5/9/2026	5/14/2026
26121	5/9/2026	Closed	Casanova 2 SE of 4th	"Open House" signs in public right-of-way: one at the corner of Casanova & 4th and one in the street adjacent to the driveway.	5/9/2026	5/14/2026
26120	5/9/2026	Closed	Camino Real 4 SE of Ocean	Mini cones in the public right-of-way	5/9/2026	5/9/2026
26119	5/9/2026	Open	Lopez 10 NW of 4th	Garbage bins out throughout the week.	4/27/2026	
26118	5/9/2026	Open	SE Corner of Casanova & 7th	Stop Work Order issued for concrete work in the front setback without a permit.	5/9/2026	
26117	5/9/2026	Open	Mission Street between Ocean & 7th	Unpermitted A-frame sign in public right-of-way	5/9/2026	
26116	5/9/2026	Closed	Court of the Fountains, NW Corner of Mission & 7th	Unpermitted exterior signage	5/9/2026	5/9/2026
26115	5/9/2026	Open	NW Corner of San Carlos & 7th	Unpermitted fire pits in courtyard outside tasting room.	5/2/2026	
26114	5/9/2026	Open	SW Corner of Ocean & Dolores	Unpermitted fire pits in courtyard outside tasting room.	5/2/2026	
26113	5/9/2026	Open	N Casanova 2 NW of Palou	Installing hardscape and running gas line without permits.	5/9/2026	
26112	5/9/2026	Open	San Carlos 2 SW of Ocean	Operating business without business license	5/8/2026	
26111	5/9/2026	Open	San Carlos 2 SW of Ocean	Operating business without business license	5/8/2026	
26110	5/9/2026	Open	Lincoln 4 NE of 7th	Unpermitted signage: one at store entry and one above sidewalk on Lincoln Street.	5/1/2026	

26109	5/8/2026	Open	Dolores 3 SW of Ocean	Painting building exterior without a permit	5/7/2026	
26108	5/7/2026	Closed	NW Corner of Junipero & 6th	Loud music coming from the business that can be heard by adjacent residents during and after business hours.	5/3/2026	5/7/2026
26107	5/5/2026	Closed	5th 2 SW of Mission	Garbage spilling onto street and sidewalk; garbage bags blocking sidewalk.	5/5/2026	5/5/2026
26106	5/4/2026	Open	Forest 3 SE of 8th	Retaining wall construction	5/4/2026	
26105	5/1/2026	Closed	SW corner of Santa Lucia and Rio	Sign in public right-of-way	5/1/2026	
26104	5/1/2026	Open	San Carlos 3 NW of 8th	Lights on City tree	5/1/2026	5/7/2026
26102	5/9/2026	Open	South side of Ocean between Lincoln & Dolores	Poster board sign and balloons in the public right-of-way	5/9/2026	
26101	5/2/2026	Closed	Hampton Court, San Carlos & 7th	Live music without a permit	5/2/2026	5/9/2026
26100	5/2/2026	Closed	Court of the Fountains, NW Corner of Mission & 7th	Unpermitted exterior signage	5/2/2026	5/7/2026
26099	5/2/2026	Open	Casanova 2 SE of 10th	Stone work in the public right-of-way without a permit	5/2/2026	

Total Records: 47 **6/1/2026**

Transient Rental Report

01/01/2026 - 05/31/2026

Case #	Street	Status	Date Received	Last Status Date	Date Closed
26076	Santa Rita	Closed	4/15/2026	4/15/2026	4/25/2026
26068	Torres	Open	4/8/2026	5/12/2026	
26063		Open	3/24/2026		
26013	Mission	Closed	1/13/2026	1/27/2026	4/11/2026

Total Records: 4

6/1/2026

Encroachment Permit Report

05/01/2026 - 05/31/2026

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
260129	Driveway	5/27/2026	Replacement of full driveway with hot mix asphalt within existing footprint.	SE Corner of Mission & 5th		In Review
260128	Temp Ench	5/26/2026	PG&E to trench & backfill (5'x5' bellhole). PG&E to deactivate gas service at main. PM# 35729994	NE Corner of Mission & 1st	5/29/2026	Issued
260127	Temp Ench	5/26/2026	PG&E to trench & backfill (5'x5' bellhole & 8' trench in franchise). PG&E to deactivate gas service and install new gas service. PM# 35602656	Pine Ridge 3 NE of Forest	5/29/2026	Issued
260126	Temp Ench	5/22/2026	Install a new sewer lateral from property to main.	Mission 2 SE of 13th	5/29/2026	Issued
260125	Temp Ench	5/22/2026	Closure of the sidewalk to facilitate reroof permit. CONDITION: Sidewalk Closed Ahead signs will be needed at the SW corner of Ocean and Junipero & NW Junipero and 7th.	SW Corner of Junipero & Ocean	5/27/2026	Issued
260124	Temp Ench	5/21/2026	150lf of open trench construction, approximately 460lf of pipe bursting construction, and replacement of five manholes.	Lincoln btwn 1st & 2nd; 2nd btwn Lincoln & Monte Verde		In Review
260123	Temp Ench	5/20/2026	Replace full sewer lateral from property to CAWD main. Add SRV and BWV.	SE Corner of Lobos & 2nd	5/27/2026	Issued
260122	Temp Ench	5/20/2026	Install new 4" sewer from house to main, approx 60'.	Casanova 2 NW of 13th	5/29/2026	Issued
260121	Perm Ench	5/20/2026	Installation of a drainage bubbler box in the public right of way for sump pump discharge of stormwater.	Santa Fe 3 SW of Mountain View	5/29/2026	Approved
260120	Temp Ench	5/19/2026	6'x6' concrete patch for sidewalk paving following replacement of two new water meter boxes and valves.	Dolores 167' NE of 6th		In Review

260119	Temp Ench	5/19/2026	Full sewer lateral replacement utilizing trenchless method.	NW Corner of Torres & 8th	5/20/2026	Issued
260118	Driveway	5/18/2026	Patch 182sf of asphalt driveway.	25920 Junipero St	5/21/2026	Issued
260117	Temp Ench	5/18/2026	Removal of rock border wall to clear stop work order.	Casanova 2 SE of 10th	5/19/2026	Issued
260116	Temp Ench	5/14/2026	TIE IN CASE IN FRONT OF FIRE STATION, PULL 40' ACROSS THE STREET TO SQUARE VAULT. THEN PULL 62' TO VAULT ON CORNER OF SAN CARLOS ST AND 6TH AND CONTINUE 122' TO CATHOUSE LOCATED ON CHASE LANDSCAPE AREA. WILL NEED TO WYCAST AT&T CONDUIT TO ENTER TARGET BUILDING APPROX. 100'.	NE Corner of San Carlos & 6th		In Review
260115	POD	5/12/2026	4 parking space for pod dropoff/moving	Lincoln 3 SW Ocean	5/12/2026	Approved
260114	Temp Ench	5/11/2026	Replace 4" sewer lateral from home to city main utilizing trenching.	25905 Junipero St	5/12/2026	Issued
260113	Temp Ench	5/11/2026	Overlash approx 713' of cable, attached to seven poles. Comcast Job # CML-JB2587275-C	Casanova from 7th to Ocean	5/21/2026	Issued
260112	Temp Ench	5/11/2026	Hand dig a 2'x4' pit in the sidewalk to remove a broken sub box. Replace sub box in kind and restore concrete sidewalk surface. AT&T Job #38450453	SE Corner of Ocean & Lincoln	5/12/2026	Issued
260111	Temp Ench	5/11/2026	28'x8' asphalt paving from curb to curb following water service replacement.	NW Corner of Camino Real & 13th		In Review
260110	Temp Ench	5/8/2026	Repave concrete sidewalk after California American Water replaced valve and water meters	E Dolores 167 N 6th (Secret Garden)		In Review
260109	Temp Ench	5/8/2026	Applicant to trench, backfill and install electric substructures. PG&E to install underground electric service and replace overhead transformer. ROAD CLOSURE AND TREE TRIMMING REQUIRED. PM# 35643039	NE Corner of San Antonio & 12th		In Review

260108	Temp Ench	5/6/2026	Water service increase from a 3/4" line to a 2" line for fire supression.	NE Corner of Camino Real & 12th	5/18/2026	Issued
260107	Perm Ench	5/6/2026	Maintenance/Installation of a rock border around planter area in public right of way.	Casanova 2 SE of 10th		Closed
260106	Temp Ench	5/5/2026	Applicant to trench, backfill and install electric substructures. PG&E to replace enclosure, replace overhead transformer and install underground electric service. PG&E to trench/backfill for enclosure replacement, PM# 35702031.	Santa Fe 4 SE of 2nd		In Review
260105	Temp Ench	5/5/2026	Crane placement and lift.	Monte Verde 4 NW of 4th		In Review
260104	Temp Ench	5/4/2026	Replace sewer lateral using pipe bursting.	SW Corner of San Carlos & 10th	5/5/2026	Issued
260103	Temp Ench	5/4/2026	Trench to run new gas service and electrical service.	Pine Ridge Way 3 NE of Forest	5/5/2026	Issued
260102	Temp Ench	5/1/2026	Place 3 no parkng signs in 3 parking stalls in front of my house for a moving van.	Torres St 2 NE 6th Ave	5/4/2026	Issued

Total Records: 28 **6/1/2026**

Tree Permit Report

05/01/2026 - 05/31/2026

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
26101	5/4/2026	2. Tree Removal/Pruning	NW Corner of Monte Verde & 8th	See attached	In Review	
26102	5/5/2026	2. Tree Removal/Pruning	Mission 2 SE of 13th	Two trees: Oak and Pine, 2-6" in size	Approved	5/6/2026
26103	5/7/2026	1. Tree Evaluation	SE Corner of Lobos and 1st	Wants to discuss what work property owner is responsible for	Approved	5/12/2026
26104	5/11/2026	2. Tree Removal/Pruning	SE Corner of Junipero and Ocean Ave.	three (3) oaks, less than 10 in in diameter	In Review	
26105	5/11/2026	2. Tree Removal/Pruning	Forest Rd.	Tree branch removal - per Monterey Fire Department request	In Review	
26106	5/11/2026	1. Tree Evaluation	4 san Carlos, NE of third avenue, carmel by the sea, 93921	evaluation for removal of a pine tree in the front yard	Approved	5/20/2026
26107	5/11/2026	1. Tree Evaluation	26041 Ridgewood Rd.	1 coast live oak 37" Diameter, scaffold branches 22"-25" DBH. Hazard abatement due to severe root fungus infection.	Approved	5/18/2026
26108	5/13/2026	1. Tree Evaluation	Santa Fe 3 SE of 5th Avenue	Single Family Home	In Review	
26109	5/13/2026	4. Emergency Tree Work	NW Corner of Mountain View & 8th	Removal: 1 pine	Approved	5/13/2026
26110	5/14/2026	2. Tree Removal/Pruning	Carmelo 3 SE 4th, Carmel	Tree pruning	In Review	
26111	5/14/2026	2. Tree Removal/Pruning	Guadalupe St 3SE of 4th	EVALUATE dead coast live oak on private property	Approved	5/13/2026

26112	5/19/2026	2. Tree Removal/Pruning	26041 Ridgewood Rd.	1 coast live oak 37" Diameter, scaffold branches 22"-25" DBH. Hazard abatement due to severe root fungus infection.	Approved	5/18/2026
26113	5/20/2026	1. Tree Evaluation	Carmelo 3 SE of Ocean	1 oak tree to be removed 18" approx. diameter	Approved	5/27/2026
26114	5/21/2026	1. Tree Evaluation	NE Corner of Junipero & 10th	1 Oak tree, approximately 16" diameter 1 Oak tree 26" diameter	In Review	
26115	5/21/2026	1. Tree Evaluation	Camino Real 3 NE of 7th	2 large oak trees	In Review	
26116	5/22/2026	2. Tree Removal/Pruning	4 san Carlos, NE of third avenue, carmel by the sea, 93921	evaluation for removal of a pine tree in the front yard	Approved	5/20/2026
26117	5/24/2026	1. Tree Evaluation	Casanova 2 SE 11th, Carmel, CA 93921	A city-owned Japanese maple tree needs evaluation	In Review	
26118	5/26/2026	2. Tree Removal/Pruning	26055 Ridgewood Rd	Monterey pine	Approved	5/27/2026
26119	5/26/2026	2. Tree Removal/Pruning	San Antonio 2 SE of 10th, Carmel	Remove compromised cypress tree to grade	In Review	
26120	5/27/2026	1. Tree Evaluation	Monte Verde Street, 3 S/W of 13th Avenue	Evaluation of an existing non-healthy oak tree structurally impacting the existing house.	In Review	
26121	5/28/2026	2. Tree Removal/Pruning	Forest 2 NW of 8th	3 distress Douglas Fir trees seem damaged by beetles and show problems, dead branches	Approved	5/20/2026
26122	5/28/2026	2. Tree Removal/Pruning	Carmelo 3 SE of Ocean	1 oak tree to be removed 18" approx. diameter	Approved	5/27/2026
26123	5/29/2026	2. Tree Removal/Pruning	Guadalupe 2 SE of 3rd	1 pine tree, 60ft tall	Approved	5/28/2026

Total Records: 23 **6/1/2026**

CARMEL-BY-THE-SEA
PLANNING COMMISSION

REGULAR MEETING MINUTES

Wednesday, May 13, 2026

CALL TO ORDER AND ROLL CALL - TOUR

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

TOUR OF INSPECTION

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

A. **DS 26081 (P&T 2024 LLC):** 11th Avenue 2 northeast of Torres Street
B. **DS 26146 (The Golden Mean, LLC):** Santa Fe Street 3 southwest of Mountain View Avenue
C. **DS 25393 (Michie-McLevis):** Mountain View Avenue 3 northwest of 8th Avenue
D. **DS 25363 (Mardani):** Ocean Avenue 4 northeast of Guadalupe Street
E. **DS 26055 (Stewart):** Santa Fe Street 4 southwest of 4th Avenue
F. **DS 25172 (Munoz):** 4th Avenue 3 northeast of Monte Verde Street
G. **DS 26130 (Newman):** Carmelo Street 3 southeast of 4th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. While stating your name is optional, it helps to identify speakers in the meeting minutes. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

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

ANNOUNCEMENTS

None

CONSENT AGENDA

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

1) Monthly Activity Report: April 2026

2) April 8, 2026 Regular Meeting Minutes

Item 1: Monthly Activity Report: April 2026 and Item 2: April 8, 2026 Regular Meeting Minutes were pulled for discussion.

Commissioner Ahlborn requested information for incomplete applications on the Monthly Activity Report and requested additional information in regard to projects impacting the City's RHNA be included in the report. She also provided a correction in the minutes of the vote for Item 6: DS 25019 (McWhorter).

It was moved by Chair LePage and seconded by Commissioner Locke to approve the consent agenda with the correction of a typographic error as specified by the Commission.

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

ORDERS OF BUSINESS

3) Receive an update on the work plan for the Residential Design Guidelines 1.5 project.

Speakers:
Tom Ford, Administrative Analyst

4) Consider the design for the replacement Scenic Pathway signage.

Speakers:
Anna Ginette, Director of Community Planning and Building
Shirley Moon, designer of the proposed sign

Public Comment
Gail Lehman
Karen Ferlito

The Commission spoke in unanimous praise and support of the project.

PUBLIC HEARINGS

5) **CDP 16-155 (Mission Trail Nature Preserve):** Consideration of a five-year extension of a Coastal Development Permit (CDP 16-155) for invasive species removal and maintenance activities in Mission Trail Nature Preserve

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Sections 15301 (Existing Facilities), 15304 (Minor Alterations to Land), 15307 (Actions by Regulatory Agencies for Protection of Natural Resources) and 15308 (Actions by Regulatory Agencies for Protection of the Environment). None of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

Speakers:
Anna Ginette, Director of Community Planning & Building
Mary Bilse, Environmental Programs Manager

Public Comment:
Karen Ferlito
Joe Narvaez

It was moved by Commissioner Locke and seconded by Commissioner Ahlborn to approve a resolution finding that the action on the project is categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15301, 15304, 15307 and 15308 and that none of the exceptions to the

exemptions contained in Section 15300.2 apply in this case; and approving a five-year extension of a renewable Coastal Development Permit (CDP 16-155) to allow continued invasive species removal and maintenance activities in the Mission Trail Nature Preserve with the modification of Condition of Approval #5 to include required reporting to the Forest and Beach Commission in addition to the Planning Commission and a change in the requirement for the year-end summary to annual reporting instead of by June 30th.

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

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

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

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

Speakers:
Anna Ginette, Director of Community Planning and Building
Evan Kort, Senior Planner

Public Comment:
None

It was moved by Chair LePage and seconded by Commissioner Ahlborn to continue Item 6: DS 24046 (Teresi) to a date uncertain.

The motion passed by the following roll call vote:

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

7) **DS 25393 (Michie-McLevis):** Consideration of a combined Concept and Final Design Study, DS 25393 (Michie-McLevis), for minor addition to the lower floor and substantial alterations on the exterior to an existing single-family residence located at Mountain View Avenue 3 northwest of 8th Avenue in the Single-family Residential (R-1) District. APN 010-044-003-000

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

Speakers:
Erin Lewis, Assistant Planner
Alan Lehman, Designer

Public Comment:
None

It was moved by Commissioner Ahlborn and seconded by Commissioner Locke to approve a resolution finding that the action on the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301, Existing Facilities, and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case; and approving a Track 2 Design Study to allow a 84-square-foot single-family dwelling addition, replacement of wood shake siding, altered fenestration, altered roof profile, replacement of all doors and windows, and associated site improvements with the revision to Condition #27 to specify the installation of new copper gutters not be permitted, but the maintenance of existing copper gutters be allowed.

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

8) **DS 26055 (Stewart):** Consideration of a combined Concept and Final Design Study, DS 26055 (Stewart), for the replacement of all windows

and doors, replacement of the wood and stucco siding, partially replacement of the tar and gravel roof, and associated site improvements to an existing single-family residence located at Santa Fe Street 4 southwest of 4th Avenue in the Single-Family Residential (R-1) District. APN 010-091-020-000

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

Speakers:
Jacob Olander, Associate Planner
Patrick LeMaster, Architect

Public Comment:
None

It was moved by Commissioner Ahlborn and seconded by Commissioner Locke to approve a resolution finding that the action on the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301, Existing Facilities, and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case; and approving a Track 2 Design Study and Coastal Development Permit to allow the replacement of all windows and doors, the replacement of plaster and wood siding, the partial replacement of the tar and gravel roof, the removal of a portion of entry driveway, and the creation of a new front entry on the upper level.

The motion passed by the following roll call vote:

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

9) **DS 25172 (Munoz):** Consideration of a Concept Design Study, DS 25172 (Munoz), for substantial exterior alterations and a 407-square-foot addition to an existing 1,141-square-foot, one-story single-family residence, and the demolition of an existing 181-square-foot studio to be replaced with a new 250-square-foot detached garage located on 4th Avenue 3 northeast of Monte Verde Street in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-222-014-000

Proposed CEQA Action: Find the consideration of a Concept Review

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

Speakers:
Katherine Wallace, Associate Planner
Mary Ann Schicketanz, Architect

Public Comment:
None

It was moved by Commissioner Ahlborn and seconded by Commissioner Locke to approve a resolution finding that the acceptance of the concept Design Study is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and accepting concept Design Study, DS 25172 (Munoz), for substantial exterior alterations and a 407-square-foot addition to an existing 1,141-square-foot, one-story single-family residence, and the demolition of an existing 181-square-foot studio to be replaced with a new 250-square-foot detached garage with the requirement to revise the garage design to clearly demonstrate that the garage is subordinate to the main house, the removal of Condition of Approval #6 regarding door height, and the revision to Condition of Approval #8 to remove the requirement to omit the shed roof.

The motion passed by the following roll call vote:

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

10) **DS 26081 (P&T 2024 LLC):** Consideration of a Concept Design Study, DS 26081 (P&T 2024 LLC), for the demolition of an existing single-family residence and detached garage and construction of a new 3,530-square-foot residence inclusive of a 529-square-foot attached garage, located at 11th Avenue 2 northeast of Torres Street in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, Beach/Riparian (BR) Overlay, and Park (PO) Overlay. APN: 010-331-008-000

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

Speakers:
Katherine Wallace, Associate Planner
Pierre LeComte, Property Owner
Cindi Scarlett, Architect

Public Comment:
Joe Narvaez
Karen Ferlito
Pierre LeComte, Property Owner

It was moved by Commissioner Ahlborn and seconded by Commissioner Locke to approve a resolution finding that the acceptance of the concept Design Study is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and accepting concept Design Study, DS 26081 (P&T 2024 LLC), for the demolition of a single-family residence and construction of a new 3,530-square-foot residence inclusive of a 529-square-foot attached garage as conditioned, with the establishment of the 30-foot riparian setback and the requirement for clear articulation of that setback, the change in material of the driveway gate to wood, the removal of Condition of Approval #10 regarding arched elements, and the amendment of Condition of Approval #12 from 6'8" to 7' door heights.

The motion passed by the following roll call vote:

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

RECESS 6:57 PM - 7:16 PM

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

11) **DS 26130 (Newman):** Consideration of a Track 1 Design Study Referral, DS 26130 (Newman), for the request to install glass railings on a single-family residence located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-252-020-000

    Proposed CEQA Action: Finding that the action on the project is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15270

Speakers:
Katherine Wallace, Associate Planner
Craig Holdren, Holdren-Lietzke Architecture, Architect

Public Comment:
None

It was moved by Chair LePage and seconded by Commissioner Locke to approve a resolution finding that the action on the project is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15270; and remanding back to staff a Track 1 Design Study Referral for installation of glass railings in lieu of the wood railings previously approved by the Planning Commission for Design Study 24017 (Newman), Planning Commission Resolution No. 2024-063-PC with the requirement to add framing to the glass panels and to use a coating to match that of the windows.

The motion passed by the following roll call vote:

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

12) **DS 26146 (Golden Mean LLC):** Consideration of a Track 1 Design Study Referral for a request to amend the Conditions of Approval with a previously approved Track 2 Design Study Application, DS 23-290 (Golden Mean LLC), located on Santa Fe Street 3 southwest of Mountain View Avenue in the Single-Family (R-1) Zoning District. APN: 010-082-021-000 (010-082-002-000)

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

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

Public Comment:
None

It was moved by Commissioner Ahlborn and seconded by Chair LePage to approve a resolution finding that the action on the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15303 and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case; and approving a Track 1 Design Study Referral to allow for the amendment to the Conditions of Approval contained in Resolution No. 2024-033-PC associated with Design Study DS 23-290, and allowing for after-the-fact

modifications to a fence located in the front yard setback.

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

13) **DS 25363 (Mardani):** Consideration of a Track 1 Design Study Referral, DS 25363 (Mardani), for the addition of a 156-square-foot front staircase and entry deck, and associated site improvements on an existing single -family residence located at Ocean Avenue 4 northeast of Guadalupe Street in the Single-Family Residential (R-1) District. APN 010-033-011-000

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

Speakers:
Jacob Olander, Associate Planner
Alan Lehman, representing the property owner

Public Comment:
Cathryn Carlson
Alan Lehman, representing the property owner
Krista Ostoich, representing Cathryn Carlson

It was moved by Chair LePage and seconded by Commissioner Locke to approve a resolution finding that the action on the project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301, Existing Facilities, and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case; and approving a Track 1 Design Study Referral permit to allow the construction of a 156-square-foot deck, the removal of a new retaining wall, and associated site improvements with the removal of Conditions of Approval #29 and #31.

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

DIRECTOR'S REPORT

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

- **Housing Element Amendment:** The second 7-day review period for the Housing Element Amendment officially ended at 5:00 PM, May 13, 2026. Feedback from the State should be received soon.
- **Upcoming Special Meeting:** A special Planning Commission meeting is scheduled for May 19, 2026 to host a workshop-style discussion on the Objective Design and Development Standards for Accessory Dwelling Units (ADUs). Staff will also provide a brief update on the progress of the Housing Element implementation.
- **Staff Acknowledgment:** Director Ginette closed the report by praising the hard work, dedication, and long hours of the Community Planning and Building staff., noting the heavy workload and late meetings.

FUTURE AGENDA ITEMS

14) Next Special Meeting: May 19, 2026

15) Next Regular Meeting: June 10, 2026

ADJOURNMENT

8:38 PM

APPROVED:

_____
Michael LePage, Chair

ATTEST:

_____
Shelby Gorman, Commission Clerk

CARMEL-BY-THE-SEA
PLANNING COMMISSION

SPECIAL MEETING MINUTES

Tuesday, May 19, 2026

CALL TO ORDER AND ROLL CALL

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

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. While stating your name is optional, it helps to identify speakers in the meeting minutes. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

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

ANNOUNCEMENTS

None

ORDERS OF BUSINESS

1) **Special Planning Commission Meeting on Objective Design and Development Standards (ODDS):** This is the first Planning Commission workshop and fourth community meeting on objective design and development standards (ODDS) for accessory dwelling units, multifamily housing, and mixed-use residential. This meeting will introduce the administrative draft ODDS for ADUs and solicit input from the Planning Commission and the community on the draft standards and diagrams for site design, building form, and architectural design. The Planning Commission will also receive an update on the outcomes of the prior community meetings.

Speakers:
Marnie Waffle, Principal Planner
Tony Perez, Senior Associate, Opticos Design

Public Comment
Nancy Twomey

Ray Strimaitis
Maria Ruess
Mary Gifford
Ray Strimaitis
Kevin Ruess
Maria Ruess
Kevin Ruess
Nancy Twomey

DIRECTOR'S REPORT

2) Update on 6th Cycle Housing Element Amendment and Implementation

Marnie Waffle, Principal Planner, provided an update on the 6th Cycle Housing Element Amendment.

FUTURE AGENDA ITEMS

3) Next Regular Meeting: June 10, 2026

ADJOURNMENT

6:14 PM

APPROVED: ATTEST:

_____ _____

Michael LePage, Chair Shelby Gorman, Commission Clerk

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

June 10, 2026
ORDERS OF BUSINESS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Tom Ford, Administrative Analyst
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT:

Design Guidelines Update Report: Receive an update on the Residential Design Guidelines 1.5 project, including the integrated fire resiliency language and the updated draft of Core Principle 3.

Proposed CEQA Action: Find that receiving a report on the Design Guidelines Update is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

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

Recommendation:

Receive an update on the Residential Design Guidelines 1.5 project, review the integrated fire resiliency language and the clean draft of Core Principle 3, and provide any comments or feedback to staff and the Production Team.

Summary, Background, and Project Description:

The Design Traditions 1.5 'Production Team' is well into the four monthly work cycles which began in April 2026 and will continue through July 2026. Over the past month (cycle 2), the Team continued its chapter-by-chapter approach to working sessions to refine the draft Residential Design Guidelines 1.5. Building on the direction of the Planning Commission and City Council, the team has completed three notable milestones:

1. The integration of Planning Commission Chair Michael LePage's fire resiliency language throughout the document (**Attachment 1**), and;

2. A comprehensive editing pass of Core Principle 3 (**Attachment 2**), “Fit every built structure within its neighborhood context,” to create a clean, updated copy that addresses the specific requests and recurring issues identified by both the Council and the Planning Commission.
3. A 'redline' tracker for Core Principle 3 (**Attachment 3**).

FIRE RESILIENCY LANGUAGE

Balancing the City's "village in a forest" character with modern fire safety mandates has been a top priority. The team utilized the research provided by Chair LePage to embed California Fire Code and Wildland-Urban Interface (WUI) standards into the guidelines while preserving the City's character and aesthetic. Key updates include:

- **Fire-Resilient Design Matrix:** A "compliance at a glance" matrix has been formally integrated into the "Fire Alert" section at the front of the document. This provides applicants with pre-approved materials that meet safety mandates, such as Class A synthetic composite shakes, fiber cement siding, and dual-paned tempered glass.
- **Roofing and Siding Requirements:** General language has been added to the materials sections (4.2.2, 4.3.1, and 4.4.1) mandating that all roofing assemblies and siding materials be Class A and compliant with WUI and California Fire Code standards.
- **Emergency Access and Driveways:** Guidelines were updated to address emergency apparatus access (the 150-foot rule and 12-foot clearance width/13.5-foot vertical clearance). Language regarding emergency access has also been added to Section 3.1.4 regarding the staggering of front setbacks.
- **Vegetation and Fencing:** Revisions were made to discourage dense, highly flammable hedges in favor of high-moisture and herbaceous native plantings. Combustible property line fences must now comply with WUI standards or be broken up to prevent fire spread, while non-combustible fences (e.g., metal or fire-rated wood) are permitted.

The team began collaborating with the City’s Building Official and City Forester to ensure that recommended materials and plants lists are vetted and appropriately addressed for fire resilience.

CLEAN DRAFT OF CORE PRINCIPLE 3

The team consolidated feedback from the requests lists provided by the Planning Commission and the City Council to produce a clean draft for this section. Key updates include:

- **Outdoor Entertainment Spaces**: This topic was brought last month to the Planning Commission, however the new language was clarified in cycle 2 to state that facilities such as hot tubs, outdoor televisions, and barbecue grills must be properly shielded to prevent visual and noise pollution from the public right-of-way as well as to minimize privacy impacts on adjacent properties.

- **Rooftop Decks**: In response to direct requests from the Commission, language was added to Section 3.3.4 stating that second-story rooftop decks are inappropriate in all neighborhoods.

Staff is asking the Planning Commission at today's meeting to answer the following question: Regarding permissible rooftop decks, should a size limit of 100 square feet be integrated into the Residential Design Guidelines 1.5 in order to mitigate noise and protect privacy?

NEXT STEPS
The Production Team will continue its hybrid model of (A) working on individualized tasks whenever possible, as well as (B) convening a 4-5 person working group when it comes to word-by-word editing. The Production Team will continue to schedule monthly meetings with the full group to review policies and track progress.

Chapters 1 and 2 will be addressed in the next month's work cycle. Staff is actively tracking these updates for inclusion in a 'redline' required for Coastal Commission approval at the end of this process. The beginning of the redlines for Chapter Three are included in this staff report (**Attachment 3**).

We welcome the Planning Commission's feedback on the updated Chapter 3 language and the integrated fire safety standards as we move closer to the September adoption target.

Staff Analysis:

N/A

Other Project Components:

Environmental Review
Find that receiving a report on the Design Guidelines Update is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378.

Attachments:

1. Fire Resiliency Language Integration
2. Chapter Three Clean Copy
3. Chapter Three Redline

Fire Resiliency Language Added to draft Residential Design Guidelines 1.5

*(Note: All **bolded text** below, as well as the matrix, have been added to the draft):*

FIRE ALERT

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

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

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

Fire-Resilient Design Matrix: Residential Guidelines Integration

The matrix on the following page provides a "compliance at a glance" summary. It bridges the 2026 California Building Code requirements and Carmel-by-the-Sea's specific design traditions.

Architects and applicants should utilize the Fire-Resilient Design Matrix below as a supplemental "compliance at a glance" tool during Track One and Track Two reviews. Early pre-consultation with the Monterey County Regional Fire District is encouraged for projects involving additions of 50% or more, to integrate sprinkler and access requirements into the site design from the start.

Design Element	Traditional Carmel Aesthetic	2026 Fire-Resilient Standard	Planning Policy Recommendation
Roofing	Wood shake, heavy texture, irregular lines.	Class A fire-rated materials (synthetic, metal, or tile).	Encourage high-quality composite shakes with "thick-butt" profiles to mimic cedar.
Siding	Redwood lap, shingles, or textured stucco.	Ignition-resistant materials (fiber cement, stone, or treated timber).	Require fiber cement or treated lumber for large surfaces; allow natural wood only for small, protected accents.
Perimeter	Foundation-adjacent flower beds and mulch.	5-foot "Zero-Ember" Zone (Zone 0).	Mandate non-combustible hardscape (gravel/stone) within 5 feet of all structures.
Eaves & Vents	Open eaves with exposed rafter tails.	Ember-resistant vents and soffited (boxed) eaves.	Recommend "boxed" eaves with decorative moldings to maintain historical charm.
Windows	Large single-pane or divided lite wood frames.	Dual-pane tempered glass (at least one pane).	Favor Class A rated frames (sash) that offer fire protection without a "commercial" look.
Landscape	Dense canopy, "Forest Floor" mulch/needles.	10-foot vertical separation; no "ladder fuels."	Require removal of dead wood and thinning of dense brush under the drip lines of protected trees.
Site Access	Narrow, winding driveways.	12-foot clear width and 13.5-foot vertical clearance.	Use permeable "ribbon" driveways or grass-crete to meet width requirements while minimizing hardscape.
Utilities	Exposed meters and battery arrays.	ESS spacing (3 feet from openings) and impact bollards.	Require utility screening using non-combustible materials or recessed architectural cabinets.

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

1.2.5 The organic forest floor of pine needles and mulch described in Guideline 1.2.4 shall not be continued within the defensible space around a structure and shall be compliant with WUI standards and California Fire code regarding allowable ground cover. Ground cover in the defensible space shall be non-combustible materials (i.e. river rock, soil, decomposed granite, flagstone, etc.) or herbaceous, high moisture native plants.

1.3.6 Projects that involve a new building or substantial alteration require a professional landscape plan consistent with CMC Section 17.34.060., which identifies areas for low-scale plants, shrubbery, and trees for initial review and shows specific planting plans for final review. Address the special needs of each species, using, for example, high-water-use plants near redwoods but not near oaks, paving materials that minimize tree root impacts, and best practices for fire mitigation. **All new landscaping shall be from the preferred plants list, meet WUI standards, and comply with California Fire Code.**

1.3.7 Fuel Modification Zones & Species Selection: The professional landscape plan required by Guideline 1.3.6 must now incorporate a Three-Zone Fuel Modification Strategy: Zone 1 (5–30 feet from structures): "Limb up" all trees to a minimum of 6–10 feet from the ground to prevent "ladder fuels." Maintain a 10-foot horizontal separation between tree crowns. Remove dead wood and thin dense brush under the drip lines of protected trees. Species Selection: Planting plans must prioritize high-moisture California natives (e.g., Coffeeberry, Toyon, Coyote Brush) and must explicitly exclude oil-rich or highly flammable species such as Eucalyptus, Cypress, and Juniper within Zone 1. **Projects that involve a new building or substantial alteration shall require a fuel management plan that is compliant with WUI standards and the California Fire Code.**

2.1 Nestle a building in the trees to minimize the mass visible from public view**, while maintaining the minimum required spacing between trees and structures and complying with WUI standards and California Fire Code.**

2.5.2 **Where enclosure or privacy is desired, the use of high moisture, native vegetation is preferred instead of a fence or wall. All Landscaping shall be compliant with WUI standards and California Fire Code.**

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

2.5.3 Fire-Safe Screening: Hedges and privacy screens under Guideline 2.5.2 must avoid dense, highly flammable species such as Privet, Oleander, and Italian Cypress. Where vegetated screening is used, the following fire safety measures apply: Use fire-rated open-lattice fencing as an alternative or supplement to hedge plantings. Ensure continuous privacy screens are broken every 20 feet by a 3-foot gap to prevent fire spread along the fence line. Prioritize low-moisture, fire-resistant native species such as Toyon, Coffeeberry, and Coyote Brush.

3.1.4 Stagger front setbacks of homes and garages to frame outdoor spaces, avoid uniform alignments, and provide variety in the arrangement of buildings and open spaces along the street (as seen above with the three property layouts different from one another), unless doing so prevents a visual aggregation of open space or endangers significant trees. **Locate housing to be compliant with WUI Standards regarding distance from the right-of-way for access to emergency services.**

4.1.2 All new windows shall be dual pane and compliant with WUI standards.

4.2.2. When reproducing historic architecture, use the same materials and craftsmanship as those of the reproduced period (for example, the genuine, handcrafted, rolled wood shingle roof above). **All roofing shall be a class A assembly, meet WUI standards, and comply with the California Fire Code.**

4.2.3 Wood shingles and shakes, previously preferred under Guideline 4.2.2 as authentic historic materials, are now restricted in favor of Class A fire-rated materials pursuant to California WUI Code requirements. The heritage aesthetic is preserved by encouraging: High-quality synthetic composite shakes with "thick-butt" profiles that replicate the irregular appearance of traditional hand-split cedar. Fire-resistant matte-finish metals (standing seam or tile) in forest-muted tones such as slate grey or weathered copper, encouraged for Mediterranean or modern styles. Class A clay or concrete tile that is compatible with Carmel's cottage and Mediterranean traditions. Materials shall be selected from products listed by the Office of the State Fire Marshal (OSFM) for use in WUI communities.

4.3.1. Use materials traditionally used in Carmel, such as wood, stone, tile, brick, artistically-crafted concrete, and stucco, **or approved alternatives** for walls, patios, and decking, as well as wood shingles and shakes, clay, slate, and concrete tiles **and approved alternatives (refer to roofing policy) for roofs. All roofing shall be a class A assembly, meet WUI standards, and comply with the California Fire Code**

4.4.1. **Manufactured material shall be applied in a manner that conveys a human scale. For example, it should be in modules or dimensions that are similar to those used traditionally, or it should be scored or otherwise detailed to convey a sense of scale. Suggest Edits from Fire Discussion: All exterior building materials shall be a class A rated, meet WUI standards, and comply with the California Fire Code**

4.4.4 Fire-Safe Siding: Applicants are encouraged to use fire-rated fiber-cement (e.g., Hardie Artisan or equivalent) with deep wood-grain textures that harmonize with historic redwood lap and shingle aesthetics while meeting WUI ignition-resistant material requirements. Such products are: Required to be listed by the OSFM for use in WUI communities. Required to be applied in profiles and modules consistent with traditional Carmel siding scales. Allowed as a full exterior wall covering on large surfaces; natural wood remains allowed for small, protected accents. This amendment applies exclusively to WUI fire-safety compliance and does not expand the allowance for faux finishes in non-fire-safety contexts.

6.1.6 The use of simple wood and/or native stone details that are (or appear to be) true structural elements (such as exposed rafter tails, wood beams, stone foundations, etc.) are appropriate. Avoid details that appear inauthentic, non-structural or gratuitous to the basic architecture. (See the structural roof beams protruding beyond the house wall in the picture above) All building materials shall be class A, compliant with WUI standards, and California Fire Code.

6.1.7 Boxed Eaves & Ember-Resistant Vents: Guideline 6.1.6, which favors traditional "open" eaves with exposed rafter tails, is updated to recommend "boxed" or "soffited" eaves as the preferred detail for all new construction and substantial alterations. Boxed eaves provide critical protection against ember intrusion during wildfire events. The heritage aesthetic is maintained by: Finishing soffits with decorative moldings that maintain a historical profile consistent with the architectural character of the building. Applying wood-grain fiber-cement or painted wood-profile trim to soffits to convey traditional craftsmanship. Additionally, all vents must be specialized ember-resistant models (OSFM Category 8165). Fenestration: all new windows must be dual-paned with at least one pane of tempered glass to prevent failure during high-heat events. To maintain authenticity, frames should use profiled aluminum-clad wood rather than flat modern commercial profiles.

6.3.8. Fences and walls should convey simple, hand-crafted designs (as shown above left). The use of grapestakes or wood pickets for fences is preferred. Ornate, "Victorian" wrought iron and chain link fences are inappropriate (as shown above right). **Combustible fencing shall meet all WUI standards regarding placement and shall be broken up periodically to not allow the spread of fire. Noncombustible fencing shall meeting all WUI standards regarding placement.**

Clean Copy of Core Principle 3

(Note: All text was reviewed in Cycle 2, except that which is in the color blue)



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

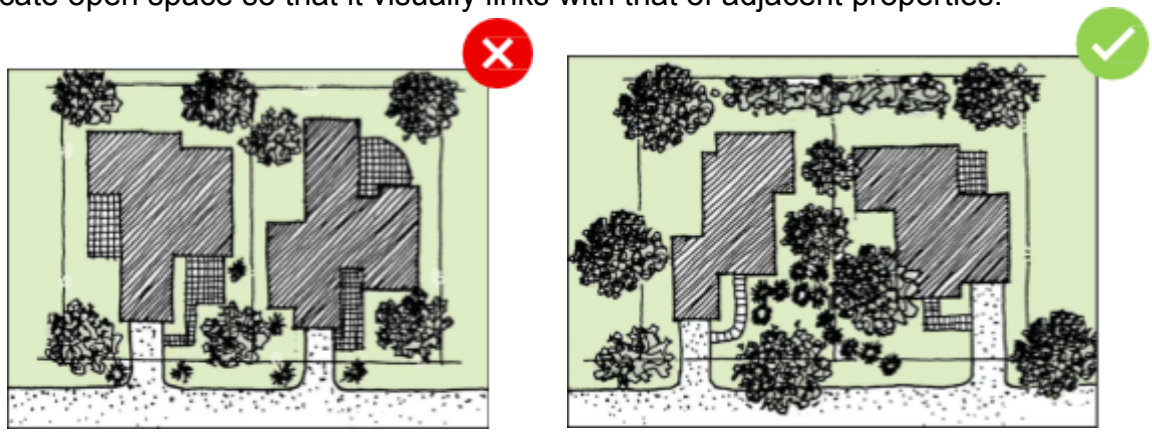
(Note how the three homes above relate to one another despite different massing and materials).

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

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

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

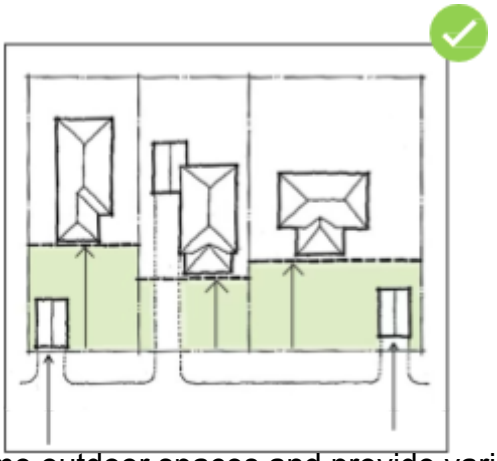
3.1. Locate open space so that it visually links with that of adjacent properties.



3.1.1. Coordinate open spaces with neighboring properties, combining them to increase their apparent size (as shown above right by wide forested space between homes), rather than simply maintaining required setbacks (as shown above left by narrow space with little room for plantings).

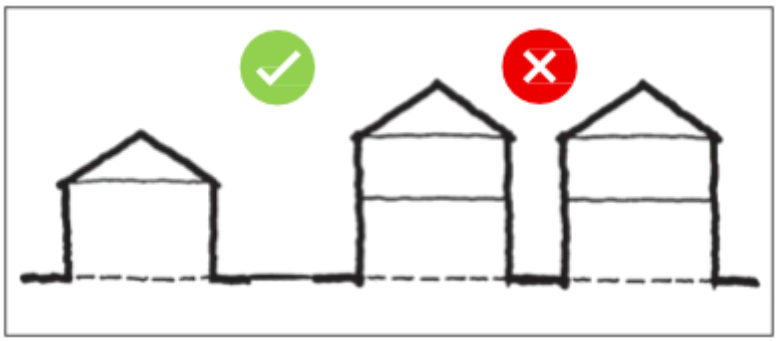
3.1.2. On oversized or combined properties, maintain the open space character of Carmel's typical 4,000sf lot sizes, with 40 foot frontages along the streetscape, avoiding the appearance of a "compound" or "estate."

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



3.1.4. Stagger front setbacks to frame outdoor spaces and provide variety in the arrangement of buildings and open spaces along the street. Avoid aligning a building front with those of adjacent properties, unless doing so would result in a visual aggregation of open space and save significant trees. Locate housing to be compliant with WUI Standards regarding distance from the right-of-way for access to emergency services.

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

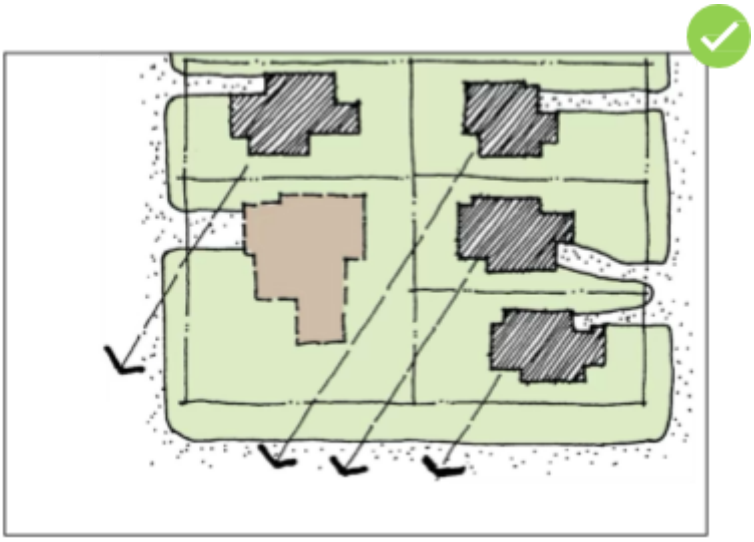


3.1.5. Stagger side setbacks with adjacent properties to avoid the "canyon effect" of a narrow corridor or tunnel between buildings (see above right where the homes are too parallel and close together). Consider how the side yard space may relate to that of the adjoining property to maximize the perception of open space. See the CMC 17.10 for side setback requirements.

3.1.6. Minimize building mass as seen from adjacent properties by: avoiding long, uninterrupted wall planes and placing tall building walls away from the property line and similar walls on neighboring sites.

3.1.7. Preserve access to light between properties.

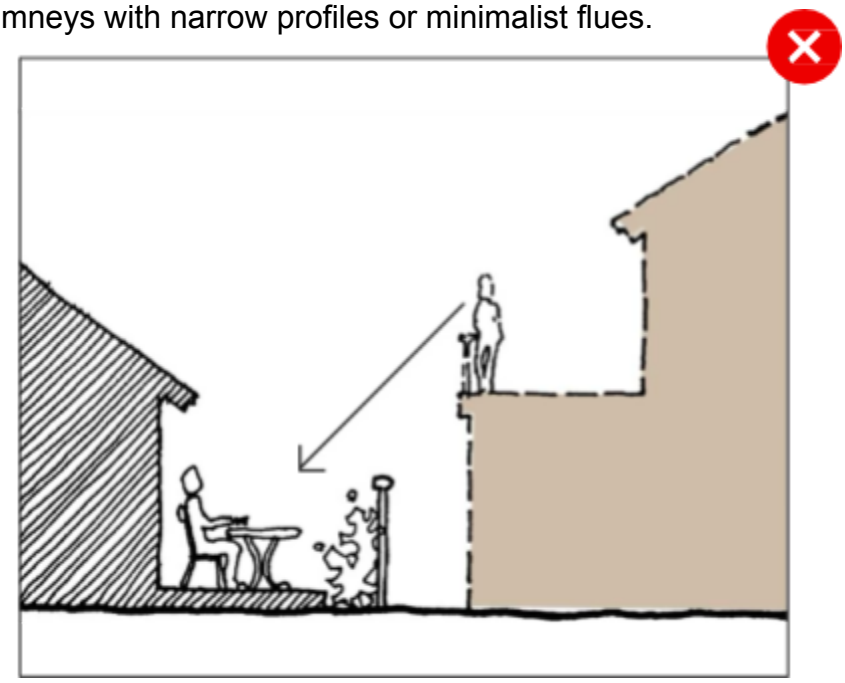
3.2. Preserve views from nearby properties to natural features.



3.2.1. New buildings shall have low masses and compact footprints to maintain substantial views enjoyed by adjacent properties and the public right-of-way (like the proposed home shown in brown with dashed lines above, which allows all neighboring homes to preserve the primary views).

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

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



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

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

3.3.2. Locate and size windows and skylights to avoid privacy concerns on neighboring properties.

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

3.3.4. Rooftop decks on top of an upper story are prohibited. Rooftop decks on single story homes shall meet all guidelines and requirements for balconies and decks.

3.4. Minimize negative impacts to surrounding properties.

3.4.1. Fully integrate service equipment, including water heaters, EV chargers, communication connections, and trash receptacles, into the architectural design of the building.

3.4.2. Fully integrate utilities, including gas meters, electrical panels into the architectural design of the building. If full integration is not possible, group and shield them with architectural and landscape elements, such as cabinets, walls, fences, or plantings.

3.4.3. Outdoor entertainment facilities (grill, hottub, kitchen) shall not be visible from the public right-of-way and shall not have a negative privacy impact on neighboring properties. Never install outdoor televisions nor hot tubs above the ground level.

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



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

3.5.1. Provide variety in building materials along a block.

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

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

Current "Redline" of Core Principle 3



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

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

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

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

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

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

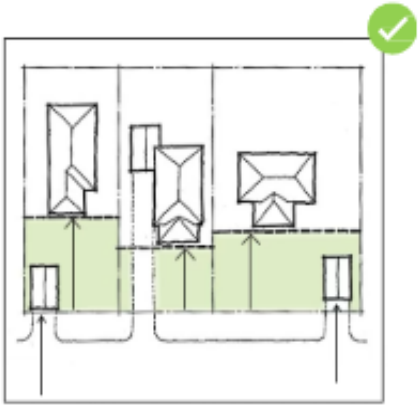
3.1. Locate open spaces so that it ~~they~~ visually links with that~~those~~ of adjacent properties.



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

3.1.2. On oversized or combined properties, maintain the open space character of Carmel's typical 4,000sf lot sizes, with 40 foot frontages along the streetscape, avoiding the appearance of a "compound" or "estate."

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



3.1.4. Stagger front setbacks of homes and garages to frame outdoor spaces, avoid uniform alignments, and provide variety in the arrangement of buildings and open spaces along the street (as seen above with the three property layouts different from one another), unless doing so prevents a visual aggregation of open space or endangers significant trees. Locate housing to be compliant with WUI Standards regarding distance from the right-of-way for access to emergency services.

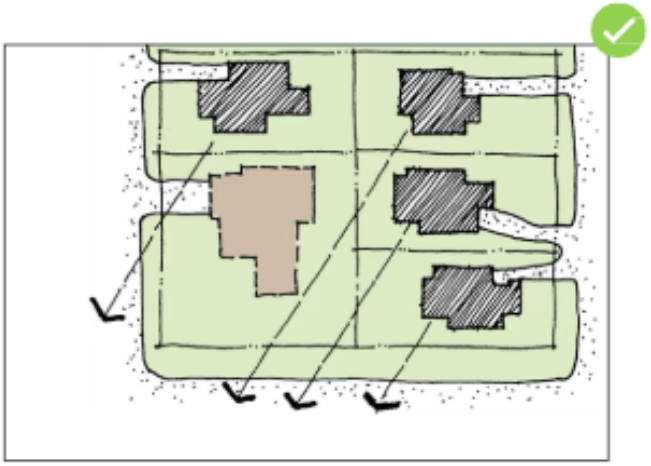


3.1.5. Stagger side setbacks with adjacent properties to avoid the "canyon effect" of a narrow corridor or tunnel between buildings (see above right where the homes are too parallel and close together). Consider how the side yard space may relate to that of the adjoining property to maximize the perception of open space. See the CMC17.10~~CMC Section 17.10~~ for side setback requirements.~~Provide even more open side yard space when buildings on adjacent properties are two stories or close to the joint property line. Refer to the Municipal Code for setback regulations.~~

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

3.1.7. Preserve access to light between properties.

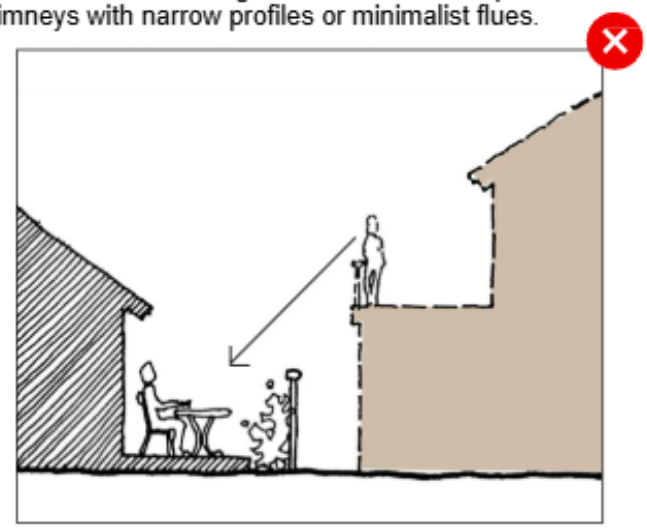
3.2. Preserve views from nearby properties to natural features.



3.2.1. N~~Locate n~~ew buildings shall have low masses and compact footprints to maintain ~~volumes to make use of views but~~ ~~not~~ substantially ~~block~~ views enjoyed by adjacent properties and the public right-of-way~~others~~ (like the proposed home shown in brown with dashed lines above, which allows all neighboring homes to preserve the primary views~~ to the bottomright~~)~~, keeping the building height low and the building footprint compact to maintain views over and along sides of properties.~~

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

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



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

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

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

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

3.3.4. Rooftop decks on top of an upper story are prohibited. Rooftop decks on single story homes shall meet all guidelines and requirements for balconies and decks.

3.4. Minimize negative impacts to surrounding properties.

3.4.1. Fully integrate ~~utilities and~~ services equipment, including ~~gas meters, electrical panels,~~ water heaters, EV chargers, communication connections, and trash receptacles, into the architectural design of the building.

3.4.2. Fully integrate utilities, including gas meters, electrical panels into the architectural design of the building. If full integration is not possible, group and shield~~In cases where full architectural integration is not possible, eliminate the visual impacts of utilities and services by grouping and shielding~~ them with architectural and landscape elements, such as cabinets, walls, fences, or plantings~~, of integrated material and color~~.

3.4.3 Outdoor entertainment facilities (grill, hot tub, television) shall not be visible from the public right-of-way and shall not have a negative privacy impact of neighboring properties.Never install outdoor televisions nor hot tubs above the ground level.



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

3.5.1. Provide variety in building materials along a block.

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

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

June 10, 2026
ORDERS OF BUSINESS

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

SUBJECT:

UP 25373 (Gelato-by-the-Sea): Consideration of a request that the Planning Commission vote on whether to reconsider the granting of a Use Permit Amendment UP 25373 (Gelato by the Sea) amending Use Permit UP 25150 (Gelato by the Sea) a Specialty Restaurant located on San Carlos Street 2 northeast of 7th Avenue in Unit #6 in the Central Commercial (CC) District. APN: 010-141-005-000.

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

Application:		**Applicant:**	Jo Jo White
APN:	010-141-005-000	**Owner:**	Jo Jo White
Block & Lot:	Block: 77 Lot: 16 & 18		
Location:	San Carlos 2 NE of 7th, Carmel Square Unit 6		

Recommendation:

Staff recommends the Planning Commission deny the Request for Reconsideration as there is no procedural error or omission claimed by the applicant and no new information has been provided.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

On April 13, 2026, a timely Request for Reconsideration (see Attachment 1) was filed by property owner, Johanna C. White (Trustee/Landlord Carmel Square). No new information was presented in the request.

According to the Planning Commission Rules of Procedure (see Attachment 2), adopted October 8, 2021, an applicant may request reconsideration of the Planning

Commission's decision. Section IV.C of the rules state that requests for reconsideration must be made within 5 working days of the Commission's action. The request shall state the specific error or omission committed by the Commission, or provide additional, relevant information not previously considered.

BACKGROUND

On April 8, 2026, the Planning Commission considered a Use Permit amendment (UP 25-373) for the extension of the Gelato by the Sea operating hours from 12:00 p.m. to 7:00 p.m. to 11:00 a.m. to 11:00 p.m., 7 days a week, for the period of one year from date of approval.

On April 1, 2026, staff and the Commission received correspondence on the project from the property owner, Johanna C. White. Ms. White recommended Conditions of Approval summarized as restricting operational hours, and changes to business practices and staffing. In addition, Ms. White recommended approval of the extended hours be provisional, which was included as a Condition of Approval for UP 25373 (Gelato by the Sea).

On April 6, 2026, Ms. White submitted additional correspondence requesting a continuance of the hearing to allow the property owner and tenant to allow sufficient time for the "Tenant to implement operational measures that align" with the approved Use Permit (UP 25150).

On April 7, 2026, Ms. White submitted further correspondence outlining concerns that the business was operating as a Fast Food Establishment, exceeding seating capacity, and exceeding maximum occupancy due to customers queuing and high customer turnover. She stated that she continued to support a limited adjustment of operating hours, which was included as a Condition of Approval for UP 25373 (Gelato by the Sea).

On April 7, 2026, the business operator, Danny Hala, submitted correspondence stating that customer queuing is regularly managed with monitoring and increased staffing as needed, submitted their business Cleanliness and Trash Policy, and stated the intent to follow all Use Permit conditions. During comment at the hearing, Mr. Hala stated he and the property owner were in a contract dispute and had received no concerns prior to the comments she submitted ahead of the hearing.

Ms. White was not in attendance during the April 8th hearing on this item. However, her correspondence was considered. Ultimately, it was the Planning Commission's decision to approve the Use Permit amendment and extend the operating hours for a one-year period.

On April 13, 2026, Ms. White submitted a Request for Reconsideration restating the topics that were presented in comments provided at the April 8th Planning Commission hearing. While the property owner disagrees with the extension of hours being granted through the Use Permit, there is no authority for the City to enforce the lease

disagreement that is included in the statement.

Staff Analysis:

The standard for granting a reconsideration is:

> (1) Was there a potential specific error or omission committed by the Commission in the decision of April 8, 2026?
>
> (2) Is there additional, relevant information not considered by the Commission at its meeting on April 8, 2026?

If the Planning Commission finds that either, or both, standards above are met, then staff recommends the Commission make a motion to reconsider the decision and direct staff to return at a date uncertain to hear the reconsideration.

If the Commission finds that either standard is not met, then staff recommends the Commission make a motion to not reconsider the April 8th decision and said decision will stand.

Other Project Components:

Attachments:

None

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

June 10, 2026
PUBLIC HEARINGS

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

SUBJECT:

Review Draft 2026-2031 CIP for General Plan and CEQA Consistency: Consideration of the Fiscal Year 2026/2027 Capital Improvement Plan (CIP) for consistency with the City of Carmel-by-the-Sea General Plan.

Proposed CEQA Action: Find the General Plan consistency determination is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378

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

Recommendation:

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

1. Finding that a General Plan consistency determination is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
2. Determining that the City's Capital Improvement Plan (CIP) is consistent with the City's General Plan.

Summary, Background, and Project Description:

DISCUSSION

Staff has prepared a matrix (Attachment 2) for the Commission to use for determining General Plan consistency, which includes each project that has been discussed as part

of the draft CIP this year. The matrix includes project descriptions, notes on additional impact considerations, anticipated CEQA and permitting actions, and staff's recommended General Plan consistency findings along with the relevant General Plan Elements and specific policy sections. The intention of the matrix is to give the Commission one simple tool that includes all the information needed to determine if the draft CIP is consistent with the City's General Plan.
For convenience, the projects are also broken into four general categories of project types which are listed below, along with an overview of the recommendation as to the consistency of these projects with the General Plan.
The three categories are:

1. Facilities and Buildings
2. Natural Resources
3. Physical Infrastructure/Hardscape

Staff Analysis:

The discussion below provides a summary of CIP General Plan consistency with the applicable General Plan policies.

Facilities and Buildings: The following projects are identified under the category of facilities, for maintenance and/or upgrades:

- Police Department/Public Works Building Project
- Vista Lobos Electric Panel Upgrade and EV Charger Infrastructure
- Flanders Mansion Foundation
- Fire Service Backflow Preventer Upgrade at Harrison Memorial Library, CL & City Hall
- Fire Backflow on 3 Buildings to Code
- Fire Station Alert System Upgrade
- Transfer Switches at City Hall & Vista Lobos
- Picadilly Restroom Design
- ADA Upgrade Year 9
- Sunset Center Piano Room Floor
- Sunset Center Guardrail Replace

Analysis – **CONSISTENT**: As illustrated in the attached matrix, all of these potential projects are consistent with the General Plan. The Public Facilities and Services Element encourages the City to provide adequate levels of public services and facilities to serve the needs of the community (O6-2). Most of these projects fall squarely into this category. Additionally, Policy P6-13 states an objective to continue the maintenance and improvement of public protection by the Police and Fire Departments, which is relevant to the projects which improve those facilities. Lastly, for those sites like Sunset Center and City Hall which are historic, the General Plan Land Use and Community Character Element encourages the "…preservation of historic resources

including buildings, structures, objects, sites, districts, and archaeological resources that represent the unique architectural, cultural, and historic and prehistoric identity of Carmel-by-the-Sea." (G1-4) and to "Protect and enhance historic resources." (G1-5) Therefore, the proposed facilities and building projects are consistent with the General Plan goals, objectives and policies.

Natural Resources: The following projects are identified under the category of Natural Resources:

- Eroded Bluff Emergency Repair
- Shoreline Infrastructure Repairs
- Sand Ramp at 8th Street
- North Dunes Habitat Restoration
- Objective Design and Development Standards

Analysis - **CONSISTENT**: The Coastal Resource Management Element of the General Plan (P5-28, P5-30) encourages the removal of invasive species and restoration of the North Dunes. As referenced in the Open Space and Conservation Element of the General Plan, restoration within the Mission Trail Nature Preserve (MTNP) is supported in the MTNP Master Plan. Further, Sections G7-1, G7-2, of the Open Space and Conservation Element of the General Plan encourage the city to: "… protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel…", and "Develop, preserve and enhance areas of scenic interest and determine methods to protect key scenic corridors and routes", respectively. Finally, Section G4-1 and Policy P4-4 of the Coastal Access and Recreation Element requires the reestablishment and regular maintenance of a vehicle and disabled-access ramp south of 8th Avenue. Therefore, the proposed Natural Resource projects are consistent with the General Plan goals, objectives and policies.

Physical Infrastructure/Hardscape: The following projects are identified under the category of Physical Infrastructure/Hardscape:

- Street Improvement Project
- Street Preventative Maintenance Program
- Sunset Center Parking Lot Resurfacing
- Sidewalk Improvement Project
- Sunset Center Retaining Walls
- Drainage Improvement Project
- Scenic Drainage Improvement & Pathway Restoration

Analysis – **CONSISTENT**: The Public Facilities and Services Element of the General Plan includes an objective (O6-2) to support adequate levels of public services and facilities to serve the needs of the community, including police and fire protection, refuse and sanitary disposal services, building safety and public utility services. Policy

(P6-13) states to continue the maintenance and improvement of public protection by the Police and Fire Departments; enhance community awareness of matters concerning personal safety and protection of property. In addition, for those projects affecting the coastline, the Coastal Access and Recreation Element of the General Plan states a goal (G4-1) to provide for maximum public access to, and recreational use of, the shoreline. Furthermore, providing safe access along the shoreline is supported by the City's Coastal Resource Management Element (G5-3 and O5-8). Therefore, the proposed Physical Infrastructure/Hardscape projects are consistent with the General Plan goals, objectives and policies.

Other Project Components:

Environmental Review

Determining the City's CIP consistent with the General Plan does not include approving, denying or modifying any project identified in the program. The consistency determination would not result in either a direct or indirect physical change to the environment. Therefore, it is not a project under CEQA as defined in Public Resources Code Section 21065. CEQA Guidelines Section 15378(b)(4) states that a project does not include government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

Attachments:

1. Draft Resolution 2026-XX-PC
2. Capital Improvement Plan (CIP) Consistency Matrix

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION
PLANNING COMMISSION RESOLUTION NO. 2026-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE GENERAL PLAN CONSISTENCY DETERMINATION IS NOT A PROJECT UNDER CEQA AS DEFINED IN PUBLIC RESOURCES CODE SECTION 21065 AND CEQA GUIDELINES SECTION 15378 AND THAT THE CAPITAL IMPROVEMENT PLAN (CIP) IS CONSISTENT WITH THE CITY'S GENERAL PLAN.

WHEREAS, The City of Carmel-by-the-Sea is a unique coastal community that prides itself on its community character; and

WHEREAS, the City has adopted a General Plan and Municipal Code that strive to protect the village character through clear policies and regulations; and

WHEREAS, pursuant to Government Code Sections 65103 and 65401, the Planning Commission shall review the City's Capital Improvement Plan (CIP) during the ensuing fiscal year for consistency with the City's General Plan; and

WHEREAS, pursuant to Carmel-by-the-Sea Municipal Code Section 17.52.060.C and D, the Planning Commission shall review the City's CIP each fiscal year and determine the CIP's consistency with the City's General Plan; and

WHEREAS, the Planning Commission has determined that the proposed CIP is consistent with the General Plan; and

WHEREAS, the determination of consistency does not approve, deny, or modify any of the projects outlined in the CIP; and

WHEREAS, the act of determining General Plan consistency will have no impact on the environment and is not considered a project requiring compliance with the California Environmental Quality Act (Section 21065 of the California Public Resources Code and CEQA Guidelines Section 15378).

NOW, THEREFORE, BE IT RESOLVED THAT THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA does hereby:

1. Find that the General Plan consistency determination is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
2. Determine that the Carry Over FY 2025/26, and FY 2026/2027 Capital Improvement Plan is consistent with the City's General Plan.

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of June, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____

Michael LePage
Chair

_____

Shelby Gorman
Planning Commission Secretary

FY2026/27 Capital Improvement Plan
General Plan Consistency Review Matrix

FY	No.	Project Title	Project Category	Location	Description	Other Notes	Anticipated CEQA Action	Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
2025/26 2026/27	1	Police/Public Works Building Project - Design	Facilities and Buildings	Existing Site or Alternate Site, TBD	Schematic design, design development, and contract documents for a major renovation or construction of an entirely new building for the police department.	Not a historic structure. Planning and design work only - no construction	Categorically Exempt - CEQA Sec. 15302	Design Review; CDP; Use Permit; Building Permit	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2026/27	2	Vista Lobos Panel Upgrade EV	Facilities and Buildings	Vista Lobos Facility & Parking Lot	Upgrade electrical infrastructure, expansion of capacity to support current operations and future EV charging.	Agreement has been executed and bid solicitation is underway.	Not a project - CEQA Sec. 15378	Building Permit	Open Space & Conservation	**CONSISTENT** •O7-4; P7-12: Reduce vehicle emmissions
2026/27	3	Flanders Foundation Assessment & Repairs	Facilities and Buildings	Flanders Mansion	Structural assessment and stabilation work to address identified foundation issues. Includes engineering evaluation and development/implementation of stabilization measures.	Flanders Mansion is a historic building.	Categorically Exempt - CEQA Sec. 15331	Design Review; Building Permit, Fire Dept Approval	Land Use & Community Character; Public Facilities & Services	**CONSISTENT** •G1-4; G1-5; O6-2; P6-13: Historic Preservation and protection of historic resources; Adequate public service & maintenance for public protection
2025/26 2026/27	4	Fire Service Backflow Preventer Upgrade (HML, CL & CH)	Facilities and Buildings	City Hall Librarys	Upgrade backflow prevention devices on 3 existing buildings.	City Hall and the Harrison Memorial Library are historic buildings.	Categorically Exempt - CEQA Sec. 15331 & 15301 or Not a project - CEQA Sec. 15378.	Building Permit; Design Review (if exterior changes are required)	Public Facilities & Services	**CONSISTENT** •G1-4; G1-5; O6-2; P6-13: Historic Preservation and protection of historic resources; Adequate public service & maintenance for public protection

FY2026/27 Capital Improvement Plan
General Plan Consistency Review Matrix

FY	No.	Project Title	Project Category	Location	Description	Other Notes	Anticipated CEQA Action	Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
2026/27	5	Fire Station Alert System Upgrade	Facilities and Buildings	Fire Station	Replacement of fire station's alerting and notification system as it is outdated and no longer supported by the manufacturer and is beginning to experience failures.	Historic building.	Categorically Exempt - CEQA Sec. 15331 & 15301 or Not a project - CEQA Sec. 15378.	Building Permit; Design Review (if exterior changes are required)	Public Facilities & Services	**CONSISTENT** •G1-4; G1-5; O6-2; P6-13: Historic Preservation and protection of historic resources; Adequate public service & maintenance for public protection
2026/27	6	Transfer Switches (CH & VL)	Facilities and Buildings	Forest Theater	Installation of transfer switches to support backup power operations.	None	Categorically Exempt - CEQA Sec. 15301 or Not a project - CEQA Sec. 15378.	Building Permit; Design Review (if exterior changes are required)	Land Use & Community Character; Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2025/26 2026/27	7	Picadilly Restroom Design	Facilities and Buildings	Picadilly Park	Design work for an update and expansion of the current restroom	None	Categorically Exempt - CEQA Sec. 15301	Building Permit; Design Review	Public Facilities & Services ; Land Use & Community Character	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2025/26 2026/27	8	ADA Upgrade Year 9	Facilities and Buildings	Citywide	ADA upgrades for existing City-owned buildings and facilities.	In accordance with 2018 ADA Transition Study. Includes interior and exterior repairs. Some buildings may be historic, and require planning analysis.	Categorically Exempt - CEQA Sec. 15301 and Categorically Exempt - CEQA Sec. 15331	Building Permit; Design Review	Public Facilities & Services; Land Use & Community Character	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2026/27	9	Sunset Center Piano Room Floor	Facilities and Buildings	Sunset Center	The piano room floor has deteriorated from years of use which has impacted its structural integrity and appearance.	Historic building but work will occur in the interior of the building.	Not a project - CEQA Sec. 15378	Building Permit	Public Facilities & Services; Land Use & Community Character	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection

FY2026/27 Capital Improvement Plan
General Plan Consistency Review Matrix

FY	No.	Project Title	Project Category	Location	Description	Other Notes	Anticipated CEQA Action	Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
2026/27	10	Sunset Center Guardrail Replacement	Facilities and Buildings	Sunset Center	Replacement of exterior guardrail along the ramp in the SC North parking lot. Deterioration due to age and exposure to coastal weather conditions.	Historic building. Guardrail is not a historic feature.	Categorically Exempt - CEQA Sec. 15331	Building Permit; Design Review	Public Facilities & Services; Land Use & Community Character	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2026/27	11	Eroded Bluff Emergency Repair	Natural Resources	Coastal bluff	Condition poses public safety and infrastructure risk. Geotechnical investigation, design, emergency repairs and construction.	Future restoration efforts are anticipated.	Categorically Exempt - CEQA Guidelines Section 15301	Emergency Coastal Development Permit	Coastal Resource Management and Open Space & Conservation	**CONSISTENT** •G4-1; G7-1; G7-2; P4-4; P5-28; P5-37: protect/enhance natural beauty and resources; well-maintained parks; convenient beach access
2025/26 2026/27	12	Shoreline Infrastructure Repairs	Natural Resources	Shoreline	Priority repairs identified in Coastal Engineering Study. Includes engineering, design and permitting.	Project is limited to 4 of the 6 rock revetments along the shoreline. One requires reconstruction and others partial rehabilitation.	Environmental Review	Permitting is final step of project	Coastal Resource Management and Open Space & Conservation	**CONSISTENT** •G4-1; G7-1; G7-2; P4-4; P5-28; P5-37: protect/enhance natural beauty and resources; well-maintained parks; convenient beach access
2025/26 2026/27	13	Sand Ramp at 8th Street Repair Project (Design and Temporary Sand Replacement)	Natural Resources	Sand Ramp at 8th Street	Design & Reconstruction of the accsss sand ramp.	Design work will begin this fiscal year	Environmental Review	CDP; Design Review; Permit from CDFW if required	Coastal Access & Recreation, Coastal Resource Management, and Open Space & Conservation	**CONSISTENT** •G4-1; G7-1; G7-2; P4-4; P5-28; P5-37: protect/enhance natural beauty and resources; well-maintained parks; convenient beach access

FY2026/27 Capital Improvement Plan
General Plan Consistency Review Matrix

FY	No.	Project Title	Project Category	Location	Description	Other Notes	Anticipated CEQA Action	Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
2026/27	14	North Dunes Habitat Restoration Area (Invasive Species Planning and Removal)	Natural Resources	North Dunes	Ecological restoration, targets invasive plant removal, restoration planning and native revegetation.	Supports native dune ecosystem recovery, improves habitat.	Environmental Review	CDP; Design Review; Permit from CDFW if required	Coastal Access & Recreation, Coastal Resource Management, and Open Space & Conservation	**CONSISTENT** •G4-1; G7-1; G7-2; P4-2; P5-28; P5-37: protect/enhance natural beauty and resources; well-maintained parks; removal of invasive species
2025/26 2026/27	15	Objective Design and Development Standards	Natural Resources	City-wide	ODDS created to provide objective design & development regulations for affordable housing projects in compliance with State law	Required by Housing Element Program	Not a project - CEQA Sec. 15378	Ordinance	Land Use & Community Character	**CONSISTENT** •O1-8; O1-10; P1-38; P1-39; P1-40; P1-63; P1-64; P1-66: preserve traditional characteristics of the residential districts and established character of commercial districts
2025/26 2026/27	16	Street Improvement Project	Physical Infrastructure	City-wide	Design of priority sidewalk repair and replacement. Includes land surveys, construction drawings and cost estimates.	None	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2025/26 2026/27	17	Street Preventative Maintenance Program	Physical Infrastructure	City-wide	Rehabilitation work on selected streets identified in StreetSaver. Includes microseal/microsurfacing of existing deteriorated roadways.	Bring all streets to a PCI of 50+, average PCI of 80 in 10 years	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection

FY2026/27 Capital Improvement Plan
General Plan Consistency Review Matrix

FY	No.	Project Title	Project Category	Location	Description	Other Notes	Anticipated CEQA Action	Anticipated Permits Required	GP Element(s)	GP Consistency Analysis & GP Section(s)
2025/26 2026/27	18	Sunset Center Parking Lot Resurfacing	Physical Infrastructure	North and South Lots	Pavement resurfacing, localized asphalt repair, restriping and ADA improvements.	One of the most heavily uses public parking facilities	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2025/26 2026/27	19	Sidewalk Improvement Project	Physical Infrastructure	City-wide	Sidewalk repairs in areas that pose trip hazard.	Focusing on high traffic areas.	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2026/27	20	Drainage Improvement Project	Facilities and Buildings	City-wide	Design phase. Project will address localized street ponding, improve surface drainage, upgrade stormwater intake and conyance.	Prep phase for future major stormdrain bypass pipeline improvement.	Not a project - CEQA Sec. 15378	None	Public Facilities & Services	**CONSISTENT** •O6-2; P6-13: Adequate public service & maintenance for public protection
2026/27	21	Scenic Drainage Improvement & Pathway Restoration	Physical Infrastructure	Scenic Pathway corridor between 8th & 11th Ave.	Installation of new subsurface drains, upgrade piping systems and improve surface conveyance.	Will reduce erosion and protect structural integrity of the coastal bluff.	Not a project - CEQA Sec. 15378	None	Public Facilities & Services and Environmental Safety	**CONSISTENT** •O6-2; O8-7; P6-13; P6-19: Adequate public service & maintenance for public protection

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

June 10, 2026
PUBLIC HEARINGS

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

SUBJECT:

6th Cycle 2023-2031 Housing Element Amendment: Consideration of a Resolution recommending that the City Council amend the General Plan by adopting an amendment to the 6th cycle 2023-2031 Housing Element

Proposed CEQA Action: Consideration of a Resolution recommending the City Council adopt an Initial Study/Mitigated Negative Declaration Addendum for an amendment to the 6th cycle 2023-2031 Housing Element

Application:	N/A	**Applicant:**	Community Planning & Building Department
APN:	N/A	**Owner:**	City of Carmel-by-the-Sea
Block & Lot:	N/A		
Location:	Citywide		

Recommendation:

Staff recommends the Planning Commission:

1. Adopt a Resolution **(Attachment 1)** recommending that the City Council adopt a Resolution approving an Addendum **(Exhibit A to Attachment 1)** to the adopted Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program for the 6th cycle 2023-2031 Housing Element Amendment; and
2. Adopt a Resolution **(Attachment 2)** recommending that the City Council adopt a Resolution to amend the General Plan by adopting the 6th cycle 2023-2031 Housing Element Amendment **(Exhibit A to Attachment 2)** in compliance with State Housing Element Law.

Summary, Background, and Project Description:

Executive Summary:

The Planning Commission is reviewing an amendment to the adopted 6th cycle 2023-2031 Housing Element and the associated environmental document and making a recommendation to the City Council on the environmental document and Housing Element Amendment. The Housing Element was adopted by the City Council in April 2024 and at the direction of the City Council staff and the community group Affordable Housing Alternatives, or AHA, have been exploring alternative affordable housing strategies for the past two years that would disperse the City's Regional Housing Needs Allocation (RHNA) throughout the community rather than concentrate the units in a few locations, namely city-owned properties at the Sunset Center and Vista Lobos parking lots. The alternative strategies developed and proposed for approval include accessory dwelling units, hotel-to-residential conversions, a mixed-use incentive program, the creation of a new live/work housing type, and facilitating housing on property owned by religious facilities. The State Department of Housing and Community Development (HCD) has reviewed the alternative strategies and issued a determination that the City's proposed Housing Element Amendment substantially complies with State Housing Element Law. The next step is for the City to adopt the Housing Element Amendment and submit it to the State for final certification.

Background/Summary:

On April 8, 2024, the City Council adopted the **6th Cycle Housing Element**, which covers the 2023-2031 planning period. The city is responsible for planning for 349 new housing units by 2031.

On **April 25, 2024**, the State Department of Housing and Community Development (HCD) certified the City's Housing Element. Two city-owned sites, Sunset Center (Site 1: North Lot and Site 2: South Lot) and Vista Lobos (Site 3), were included as potential affordable housing sites to provide capacity to meet the City's RHNA and achieve certification (Housing Element Program 1.1.B: City-Owned Sites).

On **July 8, 2024**, in response to community concerns regarding the redevelopment of the city-owned sites, the City Council passed **Resolution 2024-062** directing staff to begin work immediately on exploring and developing alternative affordable housing sites and programs, and submit a formal general plan housing element amendment that provides alternative affordable housing opportunities and removes the need for housing units at Vista Lobos and Sunset Center. Additionally, City staff were directed to return to the City Council in September and October of 2024 with updates on progress.

On **September 10, 2024**, **October 1, 2024**, and **December 3, 2024** the City Council received updates on the joint efforts of the Affordable Housing Alternatives (AHA) community group and City staff to explore strategies to provide affordable housing in lieu of developing city-owned sites. The following five strategies emerged from extensive analysis: 1) Hotel-to-Residential Conversions, 2) Mixed-Income Incentive Program, 3) Live/Work Program, 4) Accessory Dwelling Units, and 5) Housing on

Religious Facility Property.

The proposed revisions to the adopted Housing Element were presented for review and feedback at the Planning Commission's regular meeting on **May 14, 2025** and at a joint Planning Commission/City Council meeting on **May 20, 2025**.

On **October 20, 2025**, the Planning Commission reviewed and received public comment on the draft amendments to the City's adopted 6th-cycle Housing Element, and provided comments for the City Council's consideration in advance of a formal submittal to HCD.

On **November 4, 2025**, the City Council reviewed and received public comment on the draft amendments to the City's adopted 6th-cycle Housing Element including the Planning Commission's comments and directed City staff to proceed with the formal submittal to HCD.

Formal Submittal to HCD:
On November 13, 2025, the City formally submitted the Housing Element Amendment to HCD for a 60-day review. The submittal was preceded by a 7-day public review and comment period pursuant to State law. A Response to Public Comments report (**Attachment 3**) was submitted with the Housing Element Amendment on November 13th.

On January 13, 2026, the City received a comment letter from HCD (**Attachment 4**).

The Housing Element programs and associated analysis were revised to address the State's comments and on March 27, 2026, the City resubmitted the Housing Element Amendment to HCD for another 60-day review. Again, the submittal was preceded by a 7-day public review and comment period pursuant to State law. A Response to Public Comments report (**Attachment 5**) was submitted with the Housing Element Amendment on March 27th.

On April 28, 2026, City staff met with HCD to receive informal comments on the resubmitted Housing Element Amendment. The State asked for minor modifications to language in Chapters 1 and 2. The revisions were posted for a second 7-day public review period from May 6, 2026, to May 13, 2026. On May 19, 2026, the revisions were resubmitted to HCD for review prior to completion of the 60-day review period along with a Response to Public Comments report (**Attachment 6**).

HCD provided a letter dated May 28, 2026, finding the City's Housing Element Amendment in substantial compliance with State law (**Attachment 7**).

City of Carmel-by-the-Sea and HCD Collaboration:
Since December 2024, regular meetings with HCD have provided an opportunity for City staff and AHA representatives to present and receive feedback on the revised strategies, ensuring that the Housing Element Amendment retains the necessary

components to remain in substantial compliance with State law. Each revised program was reviewed and discussed with HCD and feedback received was incorporated into the draft Amendment.

On June 2, 2025, the City provided an informal copy of the revised Chapter 2 and new Appendix C to HCD for a 'friendly' review. The purpose of this review was to get more substantive comments from the State as the City moved towards a complete submittal for a formal amendment to the adopted housing element. On July 11, 2025, City staff met with HCD to receive feedback on the 'friendly' review. HCD identified areas requiring additional analysis to ensure compliance with State law. The extensive and ongoing collaboration with HCD has been instrumental in preparing the Housing Element Amendment.

Affordable Housing Alternatives (AHA) Community Group:
Since July 2024, City staff has been working closely with the community group Affordable Housing Alternatives, or AHA, to develop strategies that disperse the city's share of regional housing needs throughout the community rather than concentrate them on the Sunset Center and Vista Lobos parking lots. As each strategy was developed, City staff and AHA representatives met with HCD staff to review the strategy to ensure that it met the requirements of State housing element law. Additional analysis was undertaken, and the strategies were further refined to demonstrate viability and conformance to State statutes.

The strategies were developed based on unique local conditions and specialized community knowledge. Traditional methods of accommodating affordable housing in high-density multi-story buildings are viewed as incongruent with the historic fabric of the City and its location within the coastal zone and developing alternatives to meet the needs of lower income households without undoing decades of careful planning and preservation of the village was viewed as paramount.

The result is creative and innovative programs that allow for integration of affordable housing without the demand for significant public subsidy, which is underfunded, competitive, and time-consuming to secure, often delaying projects for years.

The Housing Element Amendment is intended to spur the creation of affordable housing in the near term, integrate housing units throughout the community, eliminate the burden of large public subsidy, incentivize rehabilitation of existing properties, and maintain and enhance existing community character, while preserving city-owned sites for future use.

The innovative strategies contained in the Housing Element Amendment require a commitment to developing and pursuing new ideas, creating checkpoints to evaluate their effectiveness during implementation, and pivoting when needed in order to improve outcomes. The success of the strategies depends on the City taking a proactive stance; engaging property owners, developers and stakeholders; promoting programs; and, being open to hearing what is needed to achieve the housing goals and

then taking the appropriate action.

Timeline Summary:

- November 13, 2025: Housing Element Amendment submitted to HCD
- January 11, 2026: City receives HCD comment letter
- March 13-20, 2026: 7-day public comment period on revisions to the Amendment
- March 27, 2026: Housing Element Amendment resubmitted to HCD
- April 29, 2026: City receives mid-review comments from HCD
- May 6-13, 2026: 7-day public comment period revisions based on preliminary comments
- May 15, 2026: Housing Element Amendment resubmitted to HCD
- May 28, 2026: City receives letter of substantial compliance from HCD

Staff Analysis:

What changed in the Housing Element Amendment?
The following summarizes the revisions to the Housing Element Amendment in response to comments received from HCD. For a full discussion of the Housing Element Amendment, refer to the October 20, 2025, Planning Commission staff report.

Revisions to the Housing Element Amendment made on March 13th in response to the January 11th letter are reflected as track changes (different color text with underline and strike through) in the excerpts below. Revisions made on May 6th in response to the April 28th mid-review comments are highlighted in yellow. A complete redlined version of the revised draft Housing Element Amendment can be found in **Attachment 8**.

Chapter 1 — Introduction
A new section, “2025 Amendment to the Adopted Housing Element”, was added to reflect public outreach and engagement throughout the Amendment process. The March 13th revisions expanded on public review and engagement to include direct mailing of letters and tribal consultation. The May 6th revisions expanded further by listing the organizations contacted. Refer to **Attachment 9** to see all three versions of the edits to Chapter 1.

Chapter 2 — Goals, Policies, and Programs

<u>Program 1.1.B: Development on Small Sites</u>

March 13th Revisions (in track changes):

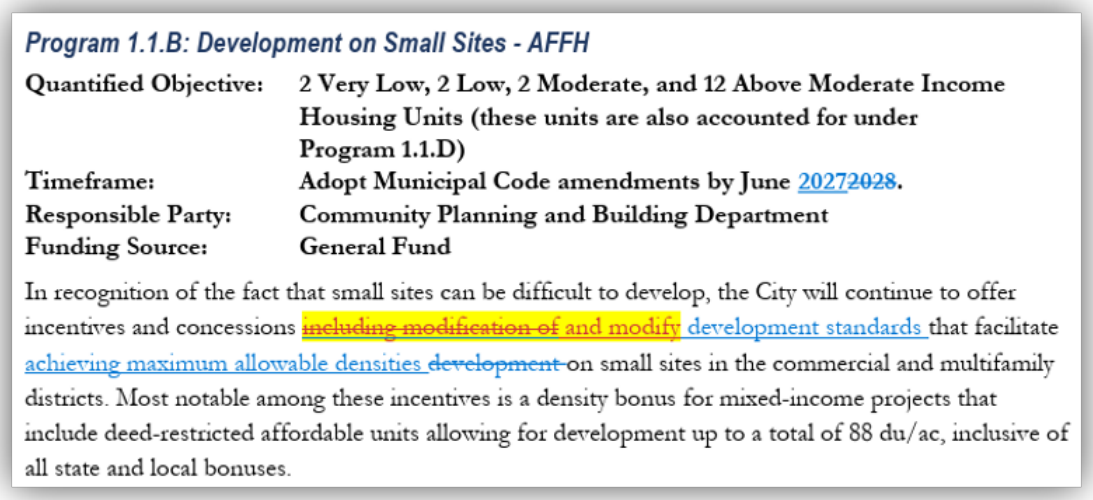
- The **Timeframe** was changed from June 2028 to June 2027
- Text was added to the first paragraph specifying that incentives and concessions would include modification of development standards to facilitate achieving

maximum allowable densities

May 6th Revision (in yellow highlight):

- Further refined the text referenced above to replace “including modification of” with “and modify”

Figure 1. Program 1.1.B Revisions



Program 1.1.B: Development on Small Sites - AFFH

Quantified Objective: 2 Very Low, 2 Low, 2 Moderate, and 12 Above Moderate Income Housing Units (these units are also accounted for under Program 1.1.D)
Timeframe: Adopt Municipal Code amendments by June 20272028.
Responsible Party: Community Planning and Building Department
Funding Source: General Fund

In recognition of the fact that small sites can be difficult to develop, the City will continue to offer incentives and concessions ~~including modification of~~ and modify development standards that facilitate achieving maximum allowable densities ~~development~~ on small sites in the commercial and multifamily districts. Most notable among these incentives is a density bonus for mixed-income projects that include deed-restricted affordable units allowing for development up to a total of 88 du/ac, inclusive of all state and local bonuses.

Program 1.1.C: Live/Work Housing

March 13th Revisions (in track changes):

- Text was added to include engagement of lower income households in the development of the program

May 6th Revision (in yellow highlight): None.

Figure 2. Program 1.1.C Revisions

Program Description

The City will add a new "live/work" classification to the existing categories of approved uses for space in the downtown. These live/work spaces will be hybrid units, with a storefront with commercial space in front and residential space in the rear. Property owners will only be allowed to convert a space to a live/work use if they deed restrict the residential portion of the live/work unit at an affordable rental level. The City will engage lower-income households through targeted stakeholder interviews that could benefit from a live/work arrangement to ~~particiate~~participate in developing the program to ensure their needs are considered prior to adoption of any code amendments.

Program 1.1.D: Mixed-Income Incentive Program (MIIP)

March 13th Revisions (in track changes):

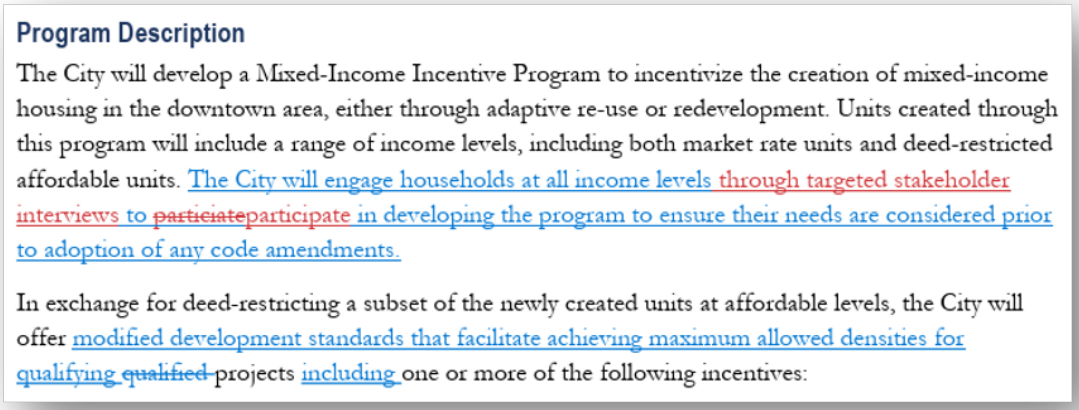
- The **Timeframe** was changed from June 2028 to June 2027
- Text was added to include engagement of households at all income levels in the development of the program
- Text was added to specify that the City will offer modified development standards to facilitate achieving maximum allowable densities

May 6th Revision (in yellow highlight): None.

Figure 3. Program 1.1.D Revisions

Program 1.1.D: Mixed-Income Incentive Program - AFFH

Quantified Objective:	See Program 1.1.B
Timeframe:	Adopt Municipal Code amendments by June 20272028
Responsible Party:	Community Planning and Building Department
Funding Source:	General Fund



Program Description

The City will develop a Mixed-Income Incentive Program to incentivize the creation of mixed-income housing in the downtown area, either through adaptive re-use or redevelopment. Units created through this program will include a range of income levels, including both market rate units and deed-restricted affordable units. The City will engage households at all income levels through targeted stakeholder interviews to ~~particiate~~participate in developing the program to ensure their needs are considered prior to adoption of any code amendments.

In exchange for deed-restricting a subset of the newly created units at affordable levels, the City will offer modified development standards that facilitate achieving maximum allowed densities for qualifying ~~qualified~~ projects including one or more of the following incentives:

Program 1.1.E: Affordable Housing on Religious Facility Properties

No revisions.

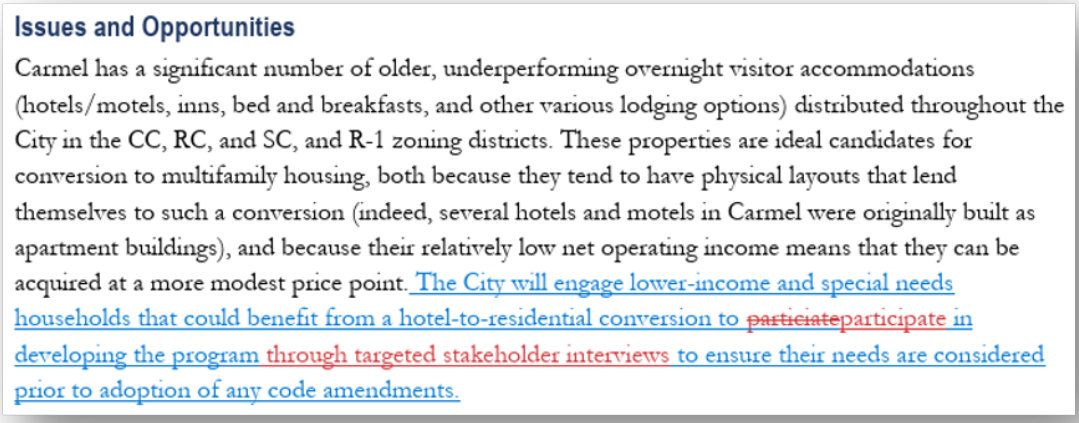
Program 1.1.F: Hotel-to-Residential Conversion

March 13th Revisions (in track changes):

- Text was added to include engagement of lower income and special needs households in the development of the program

May 6th Revision (in yellow highlight): None.

Figure 4. Program 1.1.F Revisions



Issues and Opportunities

Carmel has a significant number of older, underperforming overnight visitor accommodations (hotels/motels, inns, bed and breakfasts, and other various lodging options) distributed throughout the City in the CC, RC, and SC, and R-1 zoning districts. These properties are ideal candidates for conversion to multifamily housing, both because they tend to have physical layouts that lend themselves to such a conversion (indeed, several hotels and motels in Carmel were originally built as apartment buildings), and because their relatively low net operating income means that they can be acquired at a more modest price point. The City will engage lower-income and special needs households that could benefit from a hotel-to-residential conversion to ~~particiate~~participate in developing the program through targeted stakeholder interviews to ensure their needs are considered prior to adoption of any code amendments.

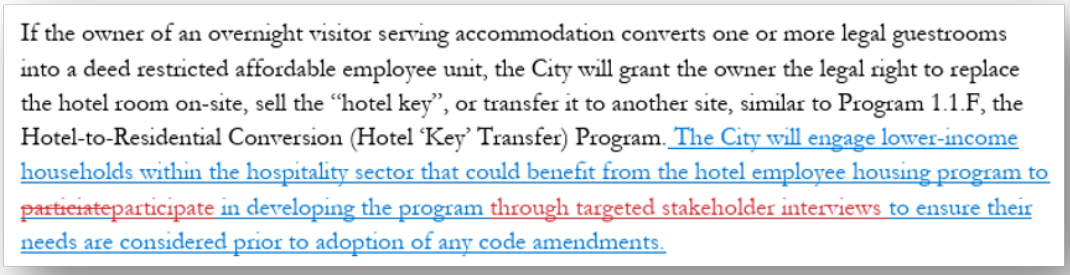
Program 1.1.G: Hotel Employee Housing Program

March 13th Revisions (in track changes):

- Text was added to include engagement of lower income households in the hospitality sector in the development of the program

May 6th Revision (in yellow highlight): None.

Figure 5. Program 1.1.G Revisions


If the owner of an overnight visitor serving accommodation converts one or more legal guestrooms into a deed restricted affordable employee unit, the City will grant the owner the legal right to replace the hotel room on-site, sell the "hotel key", or transfer it to another site, similar to Program 1.1.F, the Hotel-to-Residential Conversion (Hotel 'Key' Transfer) Program. The City will engage lower-income households within the hospitality sector that could benefit from the hotel employee housing program to ~~particiate~~participate in developing the program through targeted stakeholder interviews to ensure their needs are considered prior to adoption of any code amendments.

Program 1.1.H: Accessory Dwelling Units

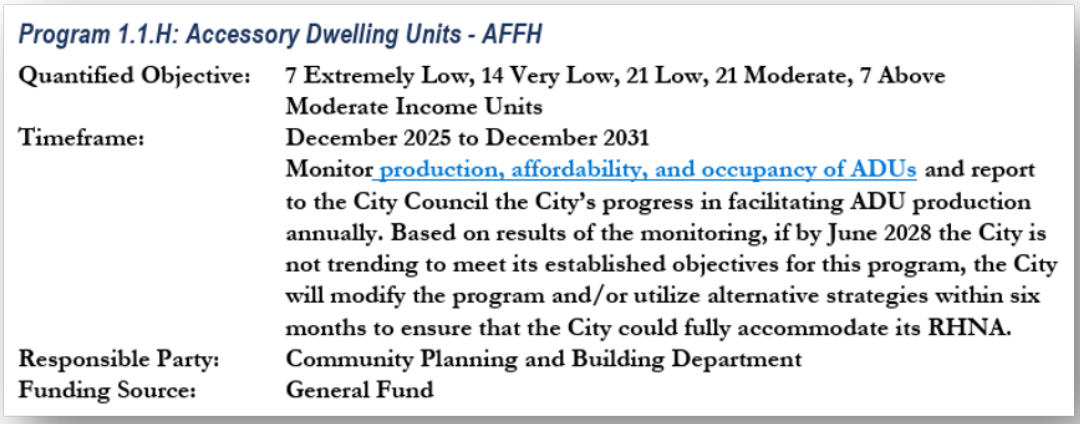
March 13th Revisions (in track changes):

- Text was added to the **Timeframe** expanding the monitoring and reporting on ADU production to monitor "production, affordability, and occupancy of ADUS"

May 6th Revision (in yellow highlight):

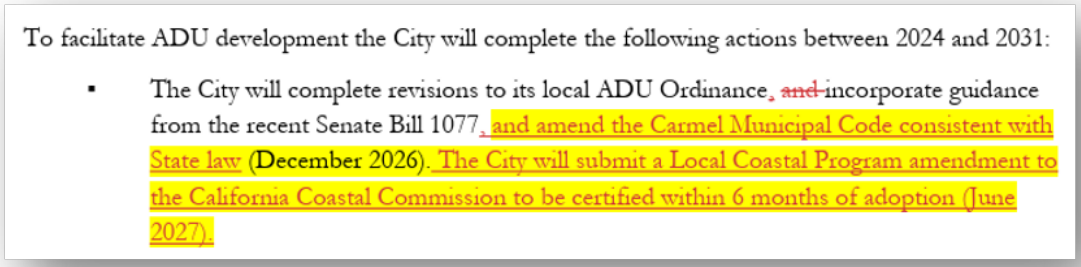
- Text was added to the first bullet under **Program Description** to clarify that the City would not only complete revisions to the local ADU ordinance but also amend the Carmel Municipal Code consistent with State law and submit a Local Coastal Program amendment to the California Coastal Commission to be certified within 6 months of adoption (June 2027).

Figure 6. Program 1.1.H Revisions



Program 1.1.H: Accessory Dwelling Units - AFFH

Quantified Objective:	**7 Extremely Low, 14 Very Low, 21 Low, 21 Moderate, 7 Above Moderate Income Units**
Timeframe:	**December 2025 to December 2031**
	Monitor production, affordability, and occupancy of ADUs and report to the City Council the City's progress in facilitating ADU production annually. Based on results of the monitoring, if by June 2028 the City is not trending to meet its established objectives for this program, the City will modify the program and/or utilize alternative strategies within six months to ensure that the City could fully accommodate its RHNA.
Responsible Party:	**Community Planning and Building Department**
Funding Source:	**General Fund**



To facilitate ADU development the City will complete the following actions between 2024 and 2031:

- The City will complete revisions to its local ADU Ordinance, ~~and~~ incorporate guidance from the recent Senate Bill 1077, and amend the Carmel Municipal Code consistent with State law (December 2026). The City will submit a Local Coastal Program amendment to the California Coastal Commission to be certified within 6 months of adoption (June 2027).

Chapter 2 Revisions

For a side-by-side comparison of program changes and timelines between the adopted Housing Element (dated April 2024) and the proposed Housing Element Amendment (dated November 2025), as revised through May 2026, refer to **Attachment 10**.

Appendix A - Housing Needs and Fair Housing Report: No changes.

Appendix B - Housing Constraints: No Changes.

Appendix C - Housing Sites Inventory Analysis

March 13th Revisions (in track changes):

Appendix C has been entirely rewritten due to the extensive analysis required to support the identification of alternative sites and strategies for affordable housing. Revisions in response to comments received in the January 11, 2026, State HCD Letter are identified with track changes. These revisions were posted for public review and comment in March 2026 and are summarized below.

- Updated the current status of the JB Pastor project on Dolores Street (page C-5 and C-6)
- Corrected a hotel APN (page C-12)

- Corrected a hotel location (page C-13)
- Provided additional supporting information for Church of the Wayfarer (page C-16)
- Added table footnotes (pages C-19, C-28, and C-33)
- Added clarifying language regarding recycled sites not being used for lower income RHNA (page C-34)
- Removed two recycled sites from Table C-18 (page C-40)
- Added information for Site #S-1 Forest Cottages Specific Plan (page C-41)
- Added information for Site #S-2 Court of the Fountains (page C-42)
- Deleted Site #S-3 First American Title (page C-43)
- Added information for Site #S-4 Office Building (page C-45)
- Added information for Site #S-5 Yafa (page C-46)
- Deleted Site #S-6 Three Garages (page C-47)
- Added information for Site #S-7 Carmel Realty Office (page C-49)
- Added information for Site #S-8 Parashis/Millard Building (page C-50)
- Added information for Site #S-9 The Agency (page C-52)
- Added information for Site #S-10 Enzos (page C-53)
- Added information for Site #S-11 Paseo San Carlos Square (page C-55)
- Added information for Site #S-12 Carmel Office Supply & Business Center (page C-56)
- Updated Table C-38 Summary of Sites Inventory

May 6th Revision (in yellow highlight): None.

A summary table of the revised Housing Sites Inventory is provided below. Across the five strategies, several sites have been identified that can accommodate the city's RHNA and allow for the removal of Sunset Center (Site 1: North Lot and Site 2: South Lot) and Vista Lobos (Site 3) from the sites inventory.

Table C-38 Summary of Sites Inventory

	Very Low-Income Units	**Low-Income Units**	**Moderate-Income Units**	**Above Moderate-Income Units**	**Total Units**
RHNA Figures					
Total RHNA	**113**	**74**	**44**	**118**	**349**
Credits (ADUs & Pipeline Projects)	13	13	13	29	68

Remaining RHNA	**100**	**61**	**31**	**89**	**281**
ADUs	**21**	**21**	**21**	**7**	**70**
Hotel Conversion	**40**	**40**	**40**	**41**	**161**
Church Properties	**33**	**32**	**0**	**0**	**65**
All Saints' Episcopal	10	10	0	0	20
First Church of Christian Science	7	6	0	0	13
Church of the Wayfarer	16	16	0	0	32
Live/Work Units	**39**	**39**	**0**	**0**	**78**
Mixed-Income Incentive Program	**2**	**2**	**2**	**6**	**12**
Other Housing Opportunities	**0**	**2**	**0**	**46**	**48**
Forest Cottages Specific Plan	0	2	0	4	6
Other Market Rate Scattered Sites	0	0	0	42	42
Total Capacity	**135**	**136**	**63**	**100**	**434**
Over Remaining RHNA	**35**	**75**	**32**	**11**	**153**
% Over Remaining RHNA	35%	123%	103%	12%	54%

Source: City of Carmel-by-the-Sea, Community Planning & Building Department

Other Project Components:

Environmental Review:

The California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the “CEQA Guidelines”) and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared. On April 8, 2024, the City Council adopted Resolution 2024-028, adopting a Mitigated Negative Declaration for the 6th cycle Housing Element (2023-2031). In July 2024, the City began an effort to explore amending the adopted Housing Element, which is a “project” under CEQA.

The Housing Element Amendment is an amendment to the General Plan and, as such, tribal consultation is required by State law (AB 52 and SB 18). In accordance with Public Resources Code § 21080.3.1 (AB 52) and Government Code § 65352.3 (SB 18), the City of Carmel-by-the-Sea initiated formal notification to California Native American tribes traditionally and culturally affiliated with the project area regarding the Housing Element Amendment. Formal notification letters were issued on February 6, 2026, providing the 30-day and 90-day statutory windows for requesting consultation. The City, led by Principal Planner Marnie R. Waffle, engaged in a good-faith "government-to-government" dialogue with responding tribes to identify potential tribal cultural resources and ensure the implementation of appropriate mitigation measures. Two tribes responded to the invitation for consultation. City staff met with one tribe in person and received written correspondence from a second tribe.

As of May 22, 2026, the consultation process has been completed in compliance with all State requirements, ensuring the protection of cultural heritage within the project area.

City staff prepared an addendum to the adopted Initial Study/Mitigated Negative Declaration for the Housing Element Amendment. Under State law, an Addendum is not required to be circulated for public review prior to consideration at a public hearing.

Pursuant to the CEQA Guidelines Section 15164, an addendum to a previously adopted negative declaration may be prepared if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred. The

Addendum analyzes the changes to the Housing Element under the Housing Element Amendment including the removal of Sunset Center (Site 1: North Lot and Site 2: South Lot) and Vista Lobos (Site 3) from the Housing Element's Housing Sites Inventory (Appendix C), redistribution of the 149 units lost through removal of these sites and deletion of the adopted Housing Element Program 1.1.B – City Owned Sites, the total increase in housing units from 410 to 434, and a decrease in projected population from 734 to 607. In addition, the Addendum analyzes the deletion of Programs 1.1.E, 1.3.E, 1.3.I, and 3.2.C and the addition of Programs 1.1.C, 1.1.D, 1.1.E, 1.1.F., 1.1.G, 1.1.H, and 1.4.C.

The Addendum concludes that none of the triggers under CEQA Guidelines Section 15162 are present and therefore no additional CEQA review is required.

Fiscal Impact:
On September 6, 2024, the City entered into a Professional Services Agreement with Veronica Tam & Associates to provide technical assistance to inform an amendment to the adopted 6th cycle Housing Element. On December 1, 2025, the City Council approved Amendment No. 2 to the Agreement and authorized a budget increase of $17,250 for a total not-to-exceed contract amount of $77,249. The total cost expended to date is $64,252.50.

Prior Council Action:
On **April 8, 2024,** the City Council adopted Resolution 2024-029, adopting a General Plan Amendment to repeal the 2015-2023 Housing Element and adopt the 2023-2031 Housing Element of the General Plan in compliance with state housing element law.

On **July 9, 2024,** the City Council adopted Resolution 2024-062, directing staff to immediately explore and develop alternative affordable housing sites and programs to submit a formal general plan housing element amendment that provides alternative affordable housing opportunities and removes the need for housing units at Vista Lobos and Sunset Center.

On **November 4, 2025,** the City Council reviewed the draft Housing Element Amendment prior to formal submittal to the State Department of Housing and Community Development (HCD).

Attachments:

1. Housing Element CEQA Resolution
2. General Plan Amendment Resolution
3. Response to Public Comments 11.2025
4. State HCD Letter dated 01.13.26
5. Response to Public Comments 03.27.26
6. Response to Public Comments 05.13.26
7. State HCD Letter dated 05.28.26
8. 6th Cycle Amended Housing Element_Redline Version

9. Chapter 1 Versions
10. Side by Side Comparison 05.19.26
11. Tribal Notification Letter dated 02.20.26

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2026-XX-PC

A RESOLUTION OF THE CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT RESOLUTION APPROVING AN ADDENDUM TO THE ADOPTED MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM FOR THE 6TH CYCLE 2023-2031 HOUSING ELEMENT AMENDMENT

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City of Carmel-by-the-Sea City Council adopt a Housing Element for the eight-year planning period 2023-2031 to accommodate the City's regional housing need allocation (RHNA) of 349 housing units, comprised of 113 very low-income units, 74 low-income units, 44 moderate-income units, and 118 above moderate-income units; and

WHEREAS, as provided in Government Code Section 65350 et. seq., amending the Housing Element constitutes a General Plan Amendment; 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 City of Carmel-by-the-Sea City Council adopted a Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program by City Council Resolution 2024-028 (the "IS/MND"); and

WHEREAS, in compliance with State Housing Element Law, the City of Carmel-by-the-Sea City Council adopted the 2023-2031 Housing Element on April 8, 2024 by City Council Resolution 2024-028 and the State Department of Housing and Community Development certified the adopted 2023-2031 Housing Element on April 25, 2024; and

WHEREAS, on July 8, 2024, in response to community concerns regarding the redevelopment of the city-owned sites, the City Council passed Resolution 2024-062 directing staff to begin work immediately on exploring and developing alternative affordable housing sites and programs, and submit a formal general plan housing element amendment that provides alternative affordable housing opportunities and removes the need for housing units at Sunset Center (Site 1: North Lot and Site 2: South Lot) and Vista Lobos (Lot 3); and

WHEREAS, as provided in Government Code Section 65350 et. seq., amending the Housing Element constitutes a General Plan Amendment; 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, as provided in Government Code Sections 65352.3 the City of Carmel-by-the-Sea consulted with California Native American Tribes that are on the contact list maintained by the Native American Heritage Commission for the purpose of preserving or mitigating impacts to places, features, and objects described in Public Resources Code Sections 5097.9 and 5097.993 that are located within the city's jurisdiction; and

WHEREAS, two California Native American Tribes responded with a request for consultation and were provided with information, including documents, website resources, and notification of public meetings, as of May 22, 2026, the consultation process has been completed in compliance with all State requirements, ensuring the protection of cultural heritage within the project area; and

WHEREAS, an addendum to the adopted Mitigated Negative Declaration has been prepared (Exhibit A); and

WHEREAS, on May 29, 2026, a notice of the public hearing scheduled for June 10, 2026, was published in the Carmel Pine Cone in compliance with State law (California Government Code Section 65091) and provided to all parties requesting notice indicating the date and time of the public hearing; and

WHEREAS, on or before June 5, 2026, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on June 10, 2026, the Planning Commission conducted a duly and properly noticed public hearing to receive public testimony and consider this Resolution regarding the proposed Housing Element Amendment, reviewed the amended Housing Element Amendment and all pertinent maps, documents and exhibits, including HCD's findings, the City's response to HCD's findings, public comments and the City's response to public comments, the staff report dated June 10, 2026 and all attachments, and oral and written public comments provided at the public hearing.

NOW, THEREFORE, BE IT RESOLVED, that the City of Carmel-by-the-Sea Planning Commission hereby finds that, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.

2. The Planning Commission hereby finds and recommends that the Housing Element Amendment was considered within the IS/MND. No subsequent EIR is required because

none of the circumstances requiring a subsequent EIR exist (CEQA Guidelines Section 15162):

a. No substantial changes are proposed in the project which will require major revisions of the previous IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Housing Element Amendment does not create any additional environmental impacts.

b. No substantial changes have occurred with respect to the circumstances under which the project is undertaken. The IS/MND was adopted in April 2024, and no substantial evidence has been submitted showing any change in the circumstances applicable to the project.

c. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the IS/MND was adopted, has been submitted to the City.

3. The Planning Commission recommends that the City Council adopt a Resolution approving the Addendum to the adopted Initial Study/Mitigation Negative Declaration and associated Mitigation Monitoring and Reporting Program for the 6th cycle 2023-2031 Housing Element Amendment attached hereto as **Exhibit A**, and incorporated by this reference.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Michael LePage	Shelby Gorman
Chair	Planning Commission Secretary

Addendum Pursuant to the California Environmental Quality Act Article 11, Section 15164

6th Cycle Housing Element Amendment

Introduction

The 6th Cycle Housing Element Update (2023-2031) was adopted by the City Council on April 8, 2024 (City Council Resolution No. 2024-029) and certified by the State Department of Housing and Community Development on April 25, 2024 (herein referred to as "adopted Housing Element"). This Housing Element planned for 410 housing units, approximately 17% more than the City's 349 Regional Housing Needs Allocation (RHNA). Two city-owned sites, Sunset Center (Site 1: North Lot and Site 2: South Lot) and Vista Lobos (Site 3), were included as potential affordable housing sites (Program 1.1.B: City-Owned Sites), which had a total of 149 units (78 very low, 46 low and 25 moderate).

Environmental review for the adopted Housing Element Update included the preparation of an Initial Study/Mitigated Negative Declaration (IS/MND). No potential impacts to agriculture and forestry, mineral resources, population and housing, and wildfire were identified. Potential impacts to aesthetics, cultural resources, energy, greenhouse gas emissions, hazards and hazardous materials, land use planning, noise, public services, recreation, transportation and utilities and service systems were identified as less than significant. Potential impacts to air quality, biological resources, and geology and soils were identified as less than significant with mitigation measures incorporated.

At the direction of the City Council, staff and the community group Affordable Housing Alternatives ("AHA") explored alternative affordable housing solutions that would disperse the City's RHNA throughout the community rather than concentrate the units in a few locations, namely city-owned properties at the Sunset Center and Vista Lobos parking lots. The alternative strategies developed and incorporated into the Housing Element Amendment ("Amendment") include accessory dwelling units, hotel-to-residential conversions, a mixed-use incentive program, the creation of a new live/work housing type and facilitating housing on property owned by religious facilities.

The Housing Element Amendment includes 434 housing units, which is approximately 24 percent more than the RHNA of 349 units and 24 additional units than the 410 units in the adopted Housing Element. However, the number of people per household has dropped from 1.79 to 1.40, resulting in a smaller population increase from 734 people to 607 people between the adopted Housing Element and the Amendment.

This technical addendum ("Addendum") has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act Guidelines to make minor technical changes to the project analyzed in the IS/MND, adopted April 8, 2024, by City Council Resolution No. 2024-028. None of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred, as discussed in more detail below.

Scope and Purpose of this Addendum

It has been determined that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Environmental Impact Report (EIR) or negative declaration have occurred. There are no new significant environmental effects or increase in the severity of previously identified significant effects per Section 15162(a)(1) and (2) of the CEQA Guidelines, and there is no new information of substantial importance that was not known at the time the previous IS/MND was adopted, per Section 15162(a)(3) of the CEQA Guidelines.

Documents reviewed for this Addendum included the IS/MND prepared and adopted for adopted Housing Element as well as associated technical reports and materials. Based upon this review, it was determined that the proposed Amendment will not have the potential to significantly degrade the quality of the environment, will have no significant impact on long-term environmental goals, will have no significant cumulative effect upon the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly.

This Addendum includes the following changes to the adopted Housing Element as a result of the Amendment:

A. Removal of Sunset Center (Site 1: North Lot and Site 2: South Lot) and Vista Lobos (Site 3) from the Housing Element's Housing Sites Inventory (Appendix C) and Deletion of Program 1.1.B – City-Owned Sites. Implementation of this program is planned to provide 78 very low, 46 low and 25 moderate income units with a target land use entitlements issuance date of December 2028. The program also includes consideration of implementing outreach opportunities with housing developers, requests for proposals, development incentives, fee waivers, priority process, and financial assistance (when available) to facilitate and incentivize development.

    i. Site No. 1 of the adopted Housing Element – Sunset Center North Lot. This site is located at the east side of San Carlos between 8th and 10th Avenues and is approximately 1.02 acres in size. The adopted Housing Element identified an applied density of 33 dwelling units per acre resulting in a maximum capacity of 33 units. The baseline condition of this site is an improved public parking lot with a few trees planted in perimeter and interior parking islands.

ii. Site No. 2 of the adopted Housing Element – Sunset Center South Lot. This site is located at the east side of San Carlos between 8th and 10th Avenues and is approximately 1.84 acres in size. The adopted Housing Element identified an applied density of 33 dwelling units per acre resulting in a maximum capacity of 60 units. The baseline condition of this site is an improved public parking lot with a few trees planted in perimeter and interior parking islands.

iii. Site No. 3 of the adopted Housing Element – City Public Works Site (Vista Lobos). This site is comprised of 2 parcels located off Torres between 3rd and 4th Avenues and off Junipero between 3rd and 4th Avenues. In total, Site No. 3 is approximately 1.28 acres in size. The adopted Housing Element identified an applied density of 44 dwelling units per acre resulting in a maximum capacity of 56 units. The baseline condition of Vista Lobos is an improved public parking lot with a two-story split level structure adjacent to Junipero Avenue.

B. Deletion of Program 1.1.E – City Partnership with the Carmel Foundation to Develop Affordable Housing. Implementation of this program is planned to provide 11 very low and 10 low income units with a target land use entitlements issuance date of June 2028.

i. Site No. 8 of the adopted Housing Element– Carmel Foundation. This site is located at the northeast corner of Lincoln and 8th Avenues and is 0.64 acres in size. The adopted Housing Element identified an applied density of 33 dwelling units per acre resulting in a maximum capacity of 21 units. The site is comprised of 4 parcels with a baseline condition of each lot being improved establishing the Carmel Foundation campus.

ii. In order to enable the development of 21 lower-income residential units on Site No. 8, this program requires the City meet annually with the Carmel Foundation to identify funding sources to support redevelopment of the site with affordable residential units; provide guidance on the housing needs of the community to construct housing types/units that meet the need; and support the Foundation's efforts to serve Carmel-by-the-Sea community members. If at mid-cycle (2027), land entitlements and building permits are not completed, the anticipated 21 units for Site No. 8 will be reallocated to the City-owned sites or another available public or private site.

C. Deletion of Program 1.3.E – Amend the "A-2" Zoning District. Implementation of this program would facilitate development of the 50 very low, 35 low and 5 moderate income units planned for the Sunset Center sites. Adoption of code amendments is targeted for December 2025.

i. The A-2, or Community and Cultural Center, zoning district allows senior housing as a permitted use. However, development standards for the A-2 zone are not codified

nor is there a requirement for approval of a Design Review permit, resulting in uncertainty and the potential for a lengthy development process.

ii. Only 2 properties within the city are zoned A-2, Sunset Center North Lot (Site No. 1) and Sunset Center South Lot (Site No. 2). See discussion in subsection A, above.

iii. This program requires amending the Carmel-by-the-Sea Municipal Code (CMC) to include clear setbacks, height and objective design standards to add clarity, remove development constraints and encourage development of affordable senior housing.

D. Deletion of Program 1.3.I – Implement State Law SB10, Opportunities to Maximize Feasibility of Development in Strategic Locations. Implementation of this program is planned to provide 19 housing units with a target date to adopt code amendments of December 2024.

i. SB10 encourages strategic density within neighborhoods and the adopted Housing Element identified 3 underutilized sites (Site Nos. 5 – First Church of Christ Parking Lot, 6 – American Red Cross and 9 – American Legion) zoned R-1. These sites are located on the periphery of the commercial district and contain non-residential uses.

ii. This program requires the city to work with the property owners to rezone these sites for development under the provisions of SB 10, including a by-right process. Rezoning of the sites would allow the establishment of multi-family housing.

E. Deletion of Program 3.2.C – Local Universal Design Standards. The objective of the program is to ensure accessible housing for all residents and adopt the standards by June 2026.

i. Universal Design Standards address the full life cycle use of housing and are intended to accommodate a wide range of individual preferences and functional abilities (e.g. aging in place).

ii. This program requires the city to adopt Universal Design Standards that incorporate accessibility design features that exceed current building code requirements.

F. Addition of Program 1.1.C – Live/Work Housing. Implementation of this program is planned to provide 8 extremely low, 31 very low and 39 low income units with a target date to adopt code amendments of June 2026. If development trends do not meet the program objectives by June 2028, the city is required to modify the program and/or utilize alternative strategies.

i. The Amendment identifies 266 off-street storefronts in the downtown area that were either vacant or underutilized. This program requires the city to amend the CMC and add a “live/work” classification to the existing categories of approved uses

in the downtown area. Implementation of this program would result in interior remodel of existing commercial spaces resulting in maintaining the commercial use/space in the front and establishing a residential unit in the back.

ii. This program incentivizes participation by prioritizing water allocation, expediting permit processing, waiving or reducing fees and offering free pre-application development meetings.

iii. The added units identified in Program 1.1.C absorbs a portion of the 149 units lost through deletion of the adopted Housing Element Program 1.1.B – City Owned Sites.

G. Addition of Program 1.1.D – Mixed-Income Incentive Program. Implementation of this program is planned to provide 2 very low, 2 low, 2 moderate and 6 above moderate units with a target date to adopt code amendments by June 2027.

i. The intent of this program is to incentivize the creation of mixed-income housing in the downtown area through adaptive re-use or redevelopment.

ii. This program incentivizes participation by offering higher density (up to 88 du/ac) and a FAR bonus, prioritizing water allocation, expediting permit processing, waiving or reducing fees and offering free pre-application development meetings.

iii. The added units identified in Program 1.1.D absorbs a portion of the 149 units lost through deletion of the adopted Housing Element Program 1.1.B – City Owned Sites.

H. Addition of Program 1.1.E – Affordable Housing on Religious Facility Properties. Implementation of this program is planned to provide 6 extremely low, 29 very low and 30 low income units. This program requires the city to work with individual churches to submit formal applications by June 2028. If development trends do not meet the objectives of this program by that date, the city will modify the program and/or utilize alternative strategies.

i. This program replaces adopted Housing Element Program 1.1.D – Allow Religious Institution Affiliated Housing Development, which planned for 9 residential units on Site No. 5 (First Church of Christ Parking Lot). Program 1.1.D required an amendment to the CMC to allow religious institution-affiliated housing development projects by-right as an accessory to a religious institution use with a density of up to 33 du/ac and modifying parking standards consistent with state law.

ii. Program 1.1.E in the Amendment is essentially the same concept as adopted Housing Element Program 1.1.D as it relates to working with individual churches. However, with the adoption of SB 4, the State requires that housing development on religious facilities are allowed by right. Therefore, this program implements SB 4 requirements without the need for a zoning amendment.

iii. The increase in units identified in Program 1.1.E absorbs a portion of the 149 units lost through deletion of the adopted Housing Element Program 1.1.B – City Owned Sites.

I. Addition of Program 1.1.F – Hotel-to-Residential Conversion. Implementation of this program is planned to provide 40 very low, 40 low, 40 moderate and 41 above moderate income units. This program requires the city to adopt an ordinance by December 2026. The program shall be monitored, and progress shall be reported to the City Council annually. If development trends do not meet the objectives of this program by that date, the city will modify the program and/or utilize alternative strategies.

i. The Amendment identifies that there are a significant number of underperforming overnight visitor accommodations within the city. Further, the city has a self-imposed cap of 948 hotel rooms.

ii. The program provides an opportunity for property owners and developers to convert underperforming hotels into mixed-income multifamily rentals. The primary incentive to participate in the program is the ability to transfer hotel keys from the converted hotel to other sites in the city.

iii. This program also incentivizes participation by prioritizing water allocation, allowing a modest increase in FAR on hotel sites that are converted, offering expediting permit processing, waiving or reducing fees and offering free pre-application development meetings.

iv. An additional incentive to participate in the program is the “hotel residential suites”. Purchasers of hotel keys would have the ability to designate a subset of newly established hotel rooms as hotel residential suites. These suites would be sold to private individuals and for a portion of the year be owner-occupied and returned to the hotel inventory for the remaining part of the year. Although these suites are not included in the Sites Inventory and would not be credited to the city’s RHNA, appealing from a fiscal standpoint.

v. The projected units identified in Program 1.1.F absorbs a portion of the 149 units lost through deletion of the adopted Housing Element Program 1.1.B – City Owned Sites.

J. Addition of Program 1.1.G – Hotel Employee Housing Program.

i. Replaces adopted Housing Element Program 1.3.D – Overnight Visitor Accommodation – Employee Housing Program.

K. Addition of Program 1.1.H – Accessory Dwelling Units. Implementation of this program is planned to provide 70 ADUs (7 extremely low, 14 very low, 21 low, 21 moderate and 7 above moderate income units).

i. This program replaces adopted Housing Element Program 1.3.C – Accessory Dwelling Units, which was planned to provide 34 ADUs (10 very low, 10 low, 10 moderate and 4 above moderate income units. This program also included adoption of an updated ADU ordinance and providing pre-approved ADU plans.

ii. Program 1.1.H is essentially the same as 1.3.C; however, it is a much more robust program resulting in an increase of the projected number of units (based on a historical average of 10 ADUs per year) from 34 to 70. Additional incentives such ongoing outreach and education, as pre-sales inspections, an amnesty program and renter match program are also provided.

iii. The increase in ADU units identified in Program 1.1.H absorbs a portion of the 149 units lost through deletion of the adopted Housing Element Program 1.1.B – City Owned Sites.

L. Addition of Program 1.4.C – By-Right Approval. Implementation of this program includes a CMC amendment requiring ministerial approval for housing development that includes 20% of units as affordable to lower income households on vacant reuse sites identified in 2 or more previous and consecutive Housing Element cycles, nonvacant reuse sites identified in the 5th Cycle Housing Element and sites redesignated/rezoned.

i. This program acknowledges State law regarding reuse sites. None of the reuse sites in the Housing Element Amendment were used in previous cycles to fulfill lower income RHNA requirements.

Subsequent Negative Declarations

None of the conditions described in Section 15162 of the CEQA Guidelines calling for the preparation of a Subsequent Initial Study or EIR have occurred:

A. 15162(a)(1): There is no change to the project location. As demonstrated in Sections 1 and 2 above, the Amendment would increase the number of housing units identified in the 6th cycle from 410 to 434. Although the adopted Housing Element included housing sites scattered throughout the city, 149 units were planned on 3 city-owned lots (see Program 1.1.B City-Owned Sites of the adopted Housing Element). The Amendment includes a change in strategy resulting in removing these city-owned sites and instead, dispersing the 149 units within existing developed areas. As demonstrated below, the Amendment does not include substantial changes requiring major revisions to the IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

i. Air Quality – The IS/MND identified the potential to expose sensitive receptors to toxic air contaminant (TAC) emissions from construction equipment exhaust. Sensitive receptors typically include residences, hospitals and schools where a human population, especially children, seniors, and sick persons could be continuously exposed to TACs. This impact will be reduced to a less than significant level with implementation of Mitigation Measure (MM) AQ-1. This mitigation requires submittal and approval of a Construction Management Plan requiring the use of California Air Resources Board's Truck and Bus Regulation compliant heavy duty diesel vehicles, avoiding and limiting idling, proper maintenance of construction equipment, and utilizing equipment meeting Tier 3 Federal emission standards. The Amendment results in removal of the Sunset Center (Site 1: North Lot and Site 2: South Lot) and Vista Lobos (Site 3) from the Housing Element's Housing Sites Inventory (Appendix C), redistribution of the 149 units lost through removal of these sites and deletion of the adopted Housing Element Program 1.1.B – City Owned Sites, the total increase in housing units from 410 to 434, and a decrease in projected population from 734 to 607. This change does not increase the severity of the air quality impacts previously identified and implementation of MM AQ-1 would continue to adequately reduce impacts to a less than significant level.

ii. Biology – The IS/MND included a search of the California Natural Diversity Database (CNDDB) and identified the potential for the monarch butterfly, obscure bumble bee, western bumble bee, special-status bats and nesting bird to occur within the project area. Therefore, potential impacts to special status wildlife species and their habitat were identified. This impact will be reduced to a less than significant level through implementation of the following mitigation measures:

MM BIO-1 requires mandatory environmental awareness training for all construction personnel by a qualified biologist prior to ground disturbance. The training shall include identifying special status species, and their habitats, known to occur in the area, best management practices and mitigation measures related to biological resources.

MM BIO-2 requires a preconstruction survey for monarch butterflies by a qualified biologist if ground disturbance would occur in the late fall/early winter. If overwintering Monarchs are identified, this mitigation requires avoidance until their absence is confirmed.

MM BIO-3 requires a preconstruction survey by a qualified biologist if work occurs during the optimal flight period for the obscure bumble bee and western bumble bee (April 1 – July 31) and prior to ground disturbance activities. If nests are detected, the area shall be fenced off, avoided and monitored. If avoidance is not feasible, the qualified biologist shall coordinate with California Fish and Wildlife to determine the appropriate method for relocation or eviction of the nests.

MM BIO-4 requires a habitat assessment for bats and potential roosting sites in trees approved for removal. The assessment, or survey, shall occur 14 days prior to ground disturbance or tree removal and shall include areas 50 feet outside of the construction site. If bats are found roosting outside of the nursery season (May 1 – October 1), California Fish and Wildlife shall be consulted. If avoidance/postponement is not feasible, a Bat Eviction Plan shall be submitted to California Fish and Wildlife and written approval of the plan shall be obtained prior to project implementation.

MM BIO-5 first requires avoidance of construction activities, including vegetation removal and ground disturbance, during bird nesting season (February 1 – September 15). If avoidance is not feasible, 2 nesting bird surveys by a qualified biologist shall occur; the first, within 7 days, and the second, within 48 hours prior to commencement of construction. If nests are found, the biologist shall establish an appropriate buffer which shall be marked, monitored and maintained until the young have fledged and are foraging independently.

The Amendment results in removal of Sunset Center (Site 1: North Lot and Site 2: South Lot) and Vista Lobos (Site 3) from the Housing Element's Housing Sites Inventory (Appendix C), redistribution of the 149 units lost through removal of these sites and deletion of the adopted Housing Element Program 1.1.B – City Owned Sites, the total increase in housing units from 410 to 434, and a decrease in projected population from 734 to 607. This change does not increase the severity of the biological impacts previously identified and implementation of MMs BIO-1 through BIO-5 would continue to adequately reduce impacts to a less than significant level.

iii. Geology and Soils – The IS/MND did not identify known paleontological resources within the city. The nearest known resource is approximately 2 miles south, at the Point Lobos State Reserve. Therefore, the IS/MND identified a potential impact, either directly or indirectly, to destroy a unique paleontological resource or site or unique geologic feature by the accidental discovery during destruction. This impact will be reduced to a less than significant level with MM GEO-1 incorporated, which requires a note be placed on all grading permits stating that if paleontological resources are accidently uncovered, all construction work shall halt within 100 feet of the find until a qualified paleontologist can make and assessment, and if necessary, develop appropriate next steps. The Amendment results in removal of Sunset Center (Site 1: North Lot and Site 2: South Lot) and Vista Lobos (Site 3) from the Housing Element's Housing Sites Inventory (Appendix C), redistribution of the 149 units lost through removal of these sites and deletion of the adopted Housing Element Program 1.1.B – City Owned Sites, the total increase in housing units from 410 to 434, and a decrease in projected population from 734 to 607. This change does not increase the severity of the geology and soils impacts previously identified and implementation of MM GEO-1 would continue to adequately reduce impacts to a less than significant level.

B. 15162(a)(2): As demonstrated Section 3.A above, the Amendment does not include changes with respect to the circumstances under which the project is undertaken which will require major revisions of the previous IS/MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

C. 15162(a)(3): There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous IS/MND was adopted.

Revision to the Adopted IS/MND

None of these changes discussed in this Addendum affect the analysis and conclusions of the previously adopted IS/MND. All potential impacts previously identified, conclusions and mitigation measures remain adequate and are incorporated herein by reference.

Conclusion

An IS/MND was prepared, circulated, considered, and adopted for the adopted Housing Element, which found that all physical impacts associated with the project were less than significant.

The City of Carmel-by-the-Sea has considered the Housing Element Amendment and determined its scope does not alter the conclusions in the adopted IS/MND prepared for adopted 6th Cycle Housing Element. As discussed in the previous IS/MND, the City of Carmel-by-the-Sea's standard conditions of approval were required to ensure compliant exterior lighting, tree protection, archaeological resource protection, erosion and sediment control, hazardous material removal, stormwater drainage, and water supply regulations. These conditions of approval will apply to adoption of the Amendment.

Based on review of the Amendment, no other potentially significant issues were identified for the proposed project. The proposal reduces the overall potential impacts (reduced population increase) and does not alter the analysis or conclusions reached by the previous environmental document.

Attachment and Incorporated by Reference:

Exhibit A – Initial Study/Mitigated Negative Declaration for 6th Cycle Housing Element Update (2023-2031), adopted April 8, 2024.

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2026-XX-PC

A RESOLUTION OF THE CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT A RESOLUTION TO AMEND THE GENERAL PLAN BY ADOPTING THE 6TH CYCLE 2023-2031 HOUSING ELEMENT AMENDMENT IN COMPLIANCE WITH STATE HOUSING ELEMENT LAW

WHEREAS, the California Legislature has found that *"California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives"* (Government Code Section 65589.5.); and

WHEREAS, the Legislature has further found that *"Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration"* (Government Code Section 65589.5.); and

WHEREAS, the Legislature adopted the Housing Crisis Act of 2019 (SB 330), which states that *"In 2018, California ranked 49th out of the 50 states in housing units per capita… California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years"*; and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City of Carmel-by-the-Sea City Council adopt a Housing Element for the eight-year planning period 2023-2031 to accommodate the City's regional housing need allocation (RHNA) of 349 housing units, comprised of 113 very low-income units, 74 low-income units, 44 moderate-income units, and 118 above moderate-income units; and

WHEREAS, in compliance with State Housing Element Law, the City of Carmel-by-the-Sea City Council adopted the 2023-2031 Housing Element on April 8, 2024 by City Council Resolution 2024-028 and the State Department of Housing and Community Development certified the adopted 2023-2031 Housing Element on April 25, 2024; and

WHEREAS, the adopted 2023-2031 Housing Element identifies adequate sites to accommodate a range of housing types to meet the City's RHNA; and

WHEREAS, on July 8, 2024, in response to community concerns regarding the redevelopment of the city-owned sites, the City Council passed Resolution 2024-062 directing staff to begin work immediately on exploring and developing alternative affordable housing sites

and programs, and submit a formal general plan housing element amendment that provides alternative affordable housing opportunities and removes the need for housing units at Sunset Center (Site 1: North Lot and Site 2: South Lot) and Vista Lobos (Site 3); and

WHEREAS, as provided in Government Code Section 65350 et. seq., amending the Housing Element constitutes a General Plan Amendment; and

WHEREAS, as provided in Government Code Sections 65352.3 the City of Carmel-by-the-Sea consulted with California Native American Tribes that are on the contact list maintained by the Native American Heritage Commission for the purpose of preserving or mitigating impacts to places, features, and objects described in Public Resources Code Sections 5097.9 and 5097.993 that are located within the city's jurisdiction; and

WHEREAS, two California Native American Tribes responded with a request for consultation and were provided with information, including documents, website resources, and notification of public meetings, as of May 22, 2026, the consultation process has been completed in compliance with all State requirements, ensuring the protection of cultural heritage within the project area; and

WHEREAS, the preparation, adoption, and implementation of the Housing Element Amendment requires a diligent effort to include all economic segments of the community; and

WHEREAS, the amendment was developed in close collaboration with the Affordable Housing Alternatives (AHA) resident group over a period of 24 months involving weekly or biweekly meetings; joint community workshop presentations; data collection, research, and analysis; program drafting; meetings with the State Department of Housing and Community Development; and, presentations to the Planning Commission and City Council; and

WHEREAS, the preparation of the amendment included various forms of outreach including several meetings with hotel owners, affordable housing developers, and hotel developers to discuss the Hotel-to-Residential Conversion Program; engagement of the five local churches to discuss the Affordable Housing on Religious Facility Properties program; targeted outreach to property owners of housing opportunity sites, service providers and affordable housing developers; two Community Meetings; two Planning Commission meetings; and, seven City Council meetings; and

WHEREAS, in accordance with Government Code Section 65585 (b), on October 16, 2025, the City of Carmel-by-the-Sea publicly posted the draft Housing Element Amendment and requested public comment for a 7-day review period from October 16 to November 5, 2025; and

WHEREAS, on November 13, 2025, after considering all public comments received and preparing written responses to the public comments in a report titled Housing Element Amendment Public Comment Responses (dated November 2025), which is hereby incorporated

by reference, the City of Carmel-by-the-Sea submitted the draft Housing Element Amendment to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on January 13, 2026, the City of Carmel-by-the-Sea received a letter from HCD providing its findings regarding the draft Housing Element Amendment; and

WHEREAS, on March 13, 2026, the City of Carmel-by-the-Sea posted a revised draft Housing Element Amendment responding to HCD's findings for a 7-day public review and comment period from March 13 to March 20, 2026; and

WHEREAS, on March 27, 2026, after considering all of the public comments received and preparing written responses to the public comments in a report titled Housing Element Public Comment Responses (dated March 27, 2026) the City of Carmel-by-the-Sea re-submitted the draft Housing Element Amendment to the HCD for its review; and

WHEREAS, on April 28, 2026, the HCD provided minor comments requiring revision and reposting of the Housing Element Amendment for a second 7-day public review and comment period which took place from May 6 to May 13, 2026; and

WHEREAS, on May 19, 2026 after considering all public comments received and preparing written responses to the public comments in a report titled Housing Element Amendment Public Comment Responses (dated May 13, 2026), which is hereby incorporated by reference, the City of Carmel-by-the-Sea submitted the revised draft Housing Element Amendment to HCD for the completion of its review; and

WHEREAS, on May 28, 2026, the City of Carmel-by-the-Sea received a letter from the HCD stating that the draft Housing Element Amendment is in substantial compliance with State Housing Element Law; and

WHEREAS, on May 29, 2026, a notice of the public hearing scheduled for June 10, 2026, was published in the Carmel Pine Cone in compliance with State law (California Government Code Section 65091) and provided to all parties requesting notice indicating the date and time of the public hearing; and

WHEREAS, on or before June 5, 2026, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on June 10, 2026, the Planning Commission conducted a duly and properly noticed public hearing to receive public testimony and consider this Resolution regarding the proposed Housing Element Amendment, reviewed the amended Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the City's response to HCD's findings, public comments and the City's response to public comments, the staff report dated June 10, 2026 and all attachments, and oral and written public comments provided at the public hearing; and

WHEREAS, on June 10, 2026, the Planning Commission adopted Resolution 2026-XX-PC and thereby recommended that the City Council adopt an Addendum to the adopted Mitigated Negative Declaration and Associated Mitigation Monitoring and Reporting Program for the 6th Cycle 2023-2031 Housing Element Amendment.

NOW, THEREFORE, BE IT RESOLVED, that the City of Carmel-by-the-Sea Planning Commission hereby recommends that the City Council make the following findings, based on substantial evidence in the record:

1. The foregoing recitals are true and correct and are incorporated by reference into this action.

2. The City has considered the requests for additional information from the State Department of Housing and Community Development and information has been included in the 2023-2031 Housing Element Amendment that responds to these requests.

3. Based on substantial evidence in the record, the Housing Element Amendment is consistent with state and local law, including the City of Carmel-by-the-Sea General Plan and municipal code.

4. Based on substantial evidence in the record, the non-vacant sites identified in the Housing Element Amendment sites inventory to accommodate the RHNA do not constitute an impediment to planned residential development during the 2023-2031 planning period.

   Section 65583.2(g)(2) of the Government Code requires that any jurisdiction relying on non-vacant sites to meet more than 50 percent of the RHNA for lower-income households must make findings that the existing use on the non-vacant site is not an impediment to residential development during the planning period. The findings must be based on substantial evidence that the existing use is likely to be discontinued during the planning period. The City has provided substantial evidence in the Housing Element that the existing uses have already been or are likely to be discontinued during the planning period. This analysis is based on objective criteria such as owner interest, utilization, age of structure, condition of structure, floor area ratio, and improvement to land value ratio. Additional criteria such as, physical characteristics, existing uses, vacancy rates, location and context, local knowledge, and environmental and infrastructure constraints were considered.

   The sites inventory analysis demonstrates that all of the selected sites represent the best opportunities to add residential units to the City's housing stock and possess the highest potential for becoming available for development over the 8-year planning period.

Several non-vacant parcels selected to accommodate lower-income units where a property owner or developer has stated recent interest to the City in developing residential uses include, Su Vecino Court, GBG Building, Serena Court, Doud Arcade, Villa Carmel, Eastwood Building, El Prado de Su Vecino, Stonehouse Terrace, All Saints Episcopal Church, First Church of Christ Scientist, and Church of the Wayfarer.

The sites inventory analysis identified non-vacant parcels that already contain discontinued uses which have a greater likelihood of being redeveloped with residential units, such as Serena Court, Doud Arcade, Villa Carmel, Eastwood Building, El Prado de Su Vecino, and Stonehouse Terrace.

The sites inventory analysis identified multiple underutilized non-vacant parcels which have the potential for additional development. Sites with newer business or known long-term leases were not included, as they have a lower probability of redeveloping within the current housing cycle. These sites are listed in Appendix C, Table C-18, Additional Scattered Sites of the Housing Element Amendment. The age of construction, building conditions, vacancy rate, under-developed/under-utilized nature of the site, improvement-to-land value ratio, and floor area ratio, were analyzed for each site and support reuse of these sites with housing or mixed-use development during the planning period.

5. As required by Government Code Section 65585(e), the Planning Commission has considered the findings in the letter addressed to the City from HCD dated May 28, 2026, as required by Government Code Section 65585(f). The City has incorporated revisions to the Housing Element Amendment to address HCD's findings. As such, the Housing Element Amendment substantially complies with all requirements of State Housing Element Law as interpreted by HCD, as substantiated in the May 28, 2026 letter.

6. The Housing Element Amendment substantially complies with Housing Element Law, as provided in Government Code 65580 et seq. and contains all provisions required by State Housing Element Law.

7. The Planning Commission recommends that the City Council:

    a. Adopt 2023-2031 Housing Element Amendment in substantially the form attached hereto as Exhibit "A".

    b. Authorize the Community Planning & Building Director to submit the amended Housing Element and all supporting documentation to HCD following City Council Adoption, with a request for certification.

    c. Authorize the Community Planning & Building Director to make any non-substantive changes to the amended Housing Element that may be required by

the State to achieve certification or that may be necessary to ensure internal consistency with other planning documents.

d. Authorize the Community Planning & Building Director to distribute and make available copies of the amended Housing Element in the manner provided in Government Code Sections 65357 (requiring that copies be provided to specific public entities and persons submitting comments, as well as made available to the general public) and 65589.7 (requiring that copies be submitted to water and sewer service providers).

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Shelby Gorman
Planning Commission Secretary

6th Cycle Housing Element (2023-2031)

City of Carmel-by-the-Sea

Adopted April 8, 2024
Planning Commission Draft June 10, 2026







Prepared by
EMC Planning Group
Amended by
Veronica Tam & Associates, Inc.

ADOPTED

6TH CYCLE HOUSING ELEMENT (2023-2031)

CITY OF CARMEL-BY-THE-SEA

PREPARED FOR

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Adopted April 8, 2024
Planning Commission Draft June 10, 2026

1 Introduction

CHAPTER

Table of Contents

1.0 Introduction 1-1
1.1 Introduction 1-1
1.2 California's Housing Crisis 1-2
1.3 Regional Housing Needs Allocation 1-3
1.4 Affirmatively Furthering Fair Housing 1-4
1.5 Overview of Planning Efforts 1-8
1.6 Public Participation 1-12

1.0 Introduction

1.1 Introduction

Carmel-by-the-Sea is a community with a high quality of life, a healthy environment, and renowned architecture. The long-term vitality of Carmel-by-the-Sea and the local economy depend upon the availability of various types of housing to satisfy the community's local housing needs while continuing to be a vacation destination for all. As Carmel-by-the-Sea looks towards the future, increasing the range and diversity of housing options is integral to the City's success. This Housing Element serves as a continuation of the City's commitment to ensuring new opportunities for residential development, as well as preserving and enhancing existing neighborhoods, and continuing to protect the natural environment.

Located on the Monterey Peninsula and incorporated in 1916, Carmel-by-the-Sea is a bijou coastal community boasting sweeping views of the Pacific Ocean, acclaimed architecture, and a strong residential character. The City has nearly 50 historic properties within the centralized commercial district, primarily dating to the turn of the 20th century and the 1920-1930s period. Residences throughout the one-square-mile village span a range of construction eras but are collectively appreciated for their architectural aesthetic. As a result of its beauty, the City is a popular tourism and second-home destination. Approximately 51 percent of housing units are for seasonal, recreational, or occasional use, creating high barriers of entry to the housing market for local renters.

This 2023-2031 Housing Element represents the City of Carmel-by-the-Sea's intent to plan for the housing needs of the community while meeting the State's housing goals as set forth in Article 10.6 of the California Government Code (§§65580-65589.11). The California State Legislature has identified the attainment of a decent home and a suitable living environment for every Californian as the State's major housing goal. The Carmel-by-the-Sea 6th Cycle Housing Element represents a sincere and creative effort to meet State housing mandates within the constraints of an established and nearly built-out community with limited land availability, coastal hazards, and extraordinarily high costs of land and housing.

Pursuant to state law, the Housing Element must be updated periodically according to statutory deadlines. This 6th Cycle Housing Element covers the planning period 2023 through 2031 and replaces the City's 5th Cycle Housing Element that covered the period 2015 through 2023.

Per State Housing Element law, the document must be periodically updated to:

- Outline the community's housing production objectives consistent with State and regional growth projections;
- Describe goals, policies and implementation strategies to achieve local housing objectives;
- Examine the local need for housing with a focus on special needs populations;
- Identify adequate sites for the production of housing serving various income levels;
- Analyze potential constraints to new housing production;
- Evaluate the Housing Element for consistency with other General Plan elements; and
- Evaluate Affirmatively Furthering Fair Housing.

1.2 California's Housing Crisis

The 6th Cycle Housing Element update comes at a critical time because California is experiencing a housing crisis, and as is the case for all jurisdictions in California, Carmel-by-the-Sea is committed to playing its part in meeting the growing demand for housing. In the period 2020 through 2045, the Association of Monterey Bay Area Governments (AMBAG) region is projected to add 36,544 jobs,[1] which represents a 9 percent increase. These changes will increase demand for housing across all income levels, and if the region can't identify ways to significantly increase housing production, it risks worsening the burden for existing lower-income households, many of whom do not have the luxury or skill set to move to a new job center but that are nonetheless faced with unsustainable increases in housing cost.

If the region becomes less competitive in attracting workers and increasingly unaffordable to lower-income workers and seniors, then social and economic segregation will worsen, only exacerbating historic patterns of housing discrimination, racial bias, and segregation. This potentiality has become so acute in recent years that the California Legislature addressed the issue with new legislation in 2018. Assembly Bill (AB) 686 requires all state and local agencies to explicitly address, combat, and relieve disparities resulting from past patterns of housing segregation to foster more inclusive communities.

1 Source: AMBAG, November 18, 2022. "Final 2022 Regional Growth Forecast".

This is commonly referred to as Affirmative Furthering Fair Housing, or AFFH (more on this in Section 1.4 below).

Carmel-by-the-Sea has had moderate success in meeting its housing needs. In the last Housing Element cycle (2015 to 2022-2023 pending[2]), for example, 18 housing units were constructed in the City, which represented 58 percent of its Regional Housing Needs Allocation (RHNA) of 31 new housing units. Of the units built, none were affordable to lower- and moderate-income households,[3] and 100 percent were affordable to above moderate-income households.

1.3 Regional Housing Needs Allocation

For the 8-year time frame covered by this Housing Element Update (2023-2031), the Department of Housing and Community Development (HCD) identified the region's housing need as 33,274 units. The total housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[4] This calculation is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. Per Government Code §65583(a), the Housing Element must also provide quantification and analysis of projected housing needs for extremely low-income households. The number of units for the extremely low-income level is not assigned by HCD, but is left for quantification by the local jurisdiction. This calculation is based on the HCD approved methodology,[5] assuming that 50 percent of very low-income households qualify as extremely low-income households.

Almost all jurisdictions in the Monterey Bay Area received a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher Regional Housing Needs Determination (RHND) compared to previous cycles.

On November 8, 2022, AMBAG's adopted RHNA Methodology was approved by HCD. For Carmel-by-the-Sea, the RHNA to be planned for this cycle is 349 units, a substantial increase from the last

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2 Source: November 8, 2022 HCD letter to AMBAG. Local governments may credit new units approved, permitted, and/or built beginning from the start date of the RHNA projection period, June 30, 2023, towards their RHNA.

3 Source: City of Carmel-by-the-Sea HCD Annual Reports and City staff.

4 HCD divides the RHND into the following four income categories:
Very Low income: 0-50% of Area Median Income; Low income: 50-80% of Area Median Income; Moderate income: 80-120% of Area Median Income; Above Moderate income: 120% or more of Area Median Income

5 https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/extremely-low-income-housing-needs

cycle. Table 1-1, Regional Housing Needs Allocation shows the RHNA for Carmel-by-the-Sea for the period 2023 through 2031.

Table 1-1 Regional Housing Needs Allocation

Income Group	Percentage of Area Median Income (AMI)	Share
Extremely Low Income*	<30	57
Very Low Income	<50	56
Low Income	51-80	74
Moderate Income	81-120	44
Above Moderate Income	121 +	118
Total		**349**

Source: AMBAG

*Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document

1.4 Affirmatively Furthering Fair Housing

In 2018, Assembly Bill (AB) 686, established an independent state mandate to affirmatively further fair housing (AFFH). Assembly Bill (AB) 686 extends requirements for federal grantees and contractors to "affirmatively further fair housing," including requirements in the Federal Fair Housing Act, to public agencies in California. Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

Assembly Bill (AB) 686 requires public agencies to:

- Administer their programs and activities relating to housing and community development in a manner to affirmatively further fair housing;
- Not take any action that is materially inconsistent with the obligation to affirmatively further fair housing;
- Ensure that the program and actions to achieve the goals and objectives of the Housing Element affirmatively further fair housing; and

- Include an assessment of fair housing in the Housing Element.

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability. The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill (AB)686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity. AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues.

An AFFH analysis was prepared and is included as Appendix A to this Housing Element.

Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood-level segregation *within* a local jurisdiction and city-level segregation *between* jurisdictions in the Monterey Bay Area.

Neighborhood-level segregation (*within* a jurisdiction, or *intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20 percent Latinx, but some neighborhoods are 80 percent Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City-level segregation (*between* jurisdictions in a region, or *inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of White, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017).

Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstine 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

Segregation Patterns in the Monterey Bay Area

Across the Monterey Bay Area, Hispanic and Black residents are significantly more segregated from other racial and income groups. The highest levels of racial segregation occur between the Hispanic and Black populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Monterey Bay Area cities and *across* jurisdictions in the region has slightly increased since the year 2010.

Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).[6]

[6] For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

Segregation in the Carmel-by-the-Sea

The following are highlights of demographics as they apply to Carmel-by-the-Sea. For further information regarding the history of racial segregation, please refer to Appendix A (AFFH).

- As of 2019, White residents are the most segregated compared to other racial groups as measured by the isolation index. White residents live in neighborhoods where they are less likely to come into contact with other racial groups;
- As of 2019, Non-Hispanic White individuals comprise 87 percent of Carmel-by-the-Sea's population followed by Hispanic or Latino (8 percent) and Asian populations (5 percent);
- The City has no populations identifying as American Indian, Alaska Native, Native Hawaiian or Other Pacific Islander; and
- Black or African American non-Hispanic individuals represent less than 1 percent of the City's population.

Carmel-by-the-Sea's General Plan and Municipal Code historically emphasized single-family residential development patterns and consequently, the City offers a limited variety of housing types with 87 percent single family detached units. Historically, this type of development contributed to segregation patterns, including in Carmel-by-the-Sea, due to, among other factors, the higher purchase costs that accompany single-family homes. Financing for single-family properties favored educated higher income earners and as a result purchasing property in the City remained out of reach for many lower income households and led to the demographics seen in the City today. While Carmel-by-the-Sea's population demographics are not as diverse as other jurisdictions within Monterey County and restrictive covenants were not enacted specifically in the City, enacting policies and programs that promote AFFH and highlight the community's assets could attract individuals to the area, encourage those that work in the City to live there as well, and assist lower-income households that are currently living in the community. Currently, 28 percent of households within Carmel-by-the-Sea are considered lower-income.

Regional Segregation

The following are highlights of regional segregation metrics as they apply to Carmel-by-the-Sea.

- The City has a higher share of White residents than other jurisdictions in the Monterey Bay Area as a whole, a lower share of Latinx residents, a lower share of Black residents, and a lower share of Asian/Pacific Islander residents; and
- Regarding income groups, the City has a lower share of very low-income residents than other jurisdictions in the Monterey Bay Area as a whole, a lower share of low-income residents, a lower share of moderate-income residents, and a higher share of above moderate-income residents.

1.5 Overview of Planning Efforts

This section provides an overview of planning and legislative efforts that provide the context for development of the 6th Cycle Housing Element.

Effectiveness of Previous Housing Element

The 2015 Housing Element identified a Regional Housing Needs Allocation of 31 housing units in Carmel-by-the-Sea between 2015 and 2023. The RHNA was divided into the following income categories.

- 7 units affordable to extremely low- and very low-income households;
- 5 units affordable to low-income households;
- 6 units affordable to moderate-income households; and
- 13 units affordable to above moderate-income households.

During the 2015–2023 planning period, 18 new above moderate-income units were added to the City's housing stock, and no units were added in the moderate, low or very low-income categories.[7] This indicates that residential growth for extremely and very low-income households was slower than anticipated, which may be in part due to a lack of water resources, the COVID pandemic, the cost of land and construction, and the overall lack of interest to develop affordable housing in the community.

7 RHNA Progress Report -5th Cycle RHNA Progress Report - California Open Date Portal

As a result, housing costs continued to increase substantially due to low supply, and affordability became more elusive.

The goals, objectives, policies, and actions in the 2015 Housing Element complied with State Housing Law and provided proper guidance for housing development in the City. In the 2023 Housing Element update, objectives for each of the goals will be modified as appropriate to more specifically respond to the housing environment in Carmel-by-the-Sea from 2023-2031. Policies will also be modified as needed to respond to current Housing Element Law and existing and anticipated residential development conditions. See Appendix E for a complete review and analysis of Carmel-by-the-Sea's 5th Cycle Housing Element (2015-2023).

New State Laws Affecting Housing

While the City has taken steps throughout the 5th Cycle to increase housing production locally, the State passed numerous laws to address California's housing crisis during the same period. As the State passes new legislation in the remainder of the 5th Cycle and during the 6th Cycle, the City will continue to amend the Municipal Code; to monitor and evaluate policies and programs designed to meet State requirements; and to proactively implement new policies and programs to help increase housing production citywide.

In 2019, several bills were signed into law that include requirements for local density bonus programs, the Housing Element, surplus lands, accessory dwelling unit (ADU) streamlining, and removing local barriers to housing production. The City implemented changes required by state law, through amendments to the Municipal Code. The following is a summary of recent legislation and proposed City activities that will further the City's efforts to increase housing production during the 6th Cycle. Please see the section above for a discussion of Assembly Bill (AB) 686 (Affirmatively Furthering Fair Housing).

Climate Change and RHNA Methodology

Per statute, Assembly Bill (AB) 1445 (2023) amends California Government Code §65584.04 and would require Councils of Governments to consider including the impacts of climate change as a factor when developing the methodology for allocating regional housing need. Regions would specifically need to consider emergency evacuation route capacity, wildfire risk, and sea level rise, but could also consider any other climate change-related factor. Although this does not apply to the current RHNA, it could affect the 7th Cycle allocation.

Incentives for Accessory Dwelling Units

In 2020, AB 686, AB 587, AB 671, AB 881, and SB 13 further incentivize the development of accessory dwelling units (ADUs) through streamlined permits, reduced setback requirements, increased allowable square footage, reduced parking requirements, and reduced fees. The City last amended the Municipal Code in 2017 to address ADUs and is currently following state law while preparing additional amendments to the Municipal Code.

In 2023, the City intends to further amend the standards for ADUs and JADUs, consistent with state Law, to encourage conversion of guest houses to ADUs and promote construction of new units. Further the City will develop pre-approved, standardized ADU plans to make construction more affordable and will continue to include the HD ADU handbook on the City's website.

Low-Barrier Navigation Centers

AB 101 (2019) requires jurisdictions to allow "low-barrier navigation centers" by-right in areas zoned for mixed uses and in nonresidential zones permitting multifamily uses, if the center meets specified requirements. A low-barrier navigation center is a service-enriched shelter focused on moving unhoused people into permanent housing. The center provides temporary living facilities while case-managers connect individuals to public benefits, health services, and housing. The City's Municipal Code will be amended to comply with state law.

Surplus Public Land

AB 1255 and AB 1486 (2020) seek to identify and prioritize state and local surplus lands available for housing development affordable to lower-income households. City-owned land was considered through preparation of the adequate sites inventory of the 6th Cycle Housing Element. These sites may be developed over time or possibly leased for development.

In 2019, Governor Gavin Newsom signed an executive order to identify State owned sites to help address the California housing crisis.

Accelerated Housing Production

Assembly Bill (AB) 2162 (2018) and Senate Bill (SB) 2 (2019) address various methods and funding sources that jurisdictions may use to accelerate housing production.

Priority Processing

SB 330 (2019) enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished.

Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

Housing and Public Safety

In response to SB 379 (2015) and other recent state legislation, local jurisdictions must update their safety element to comprehensively address climate adaptation and resilience (SB 379 and SB 1035, 2018) and identify evacuation routes (SB 99 and AB 747, both 2019). These updates are triggered by the 6th Cycle Housing Element update. This Housing Element will contain an evaluation of the existing safety element and programming actions to update the safety element to satisfy the new state requirements. Also, as sites are identified and analyzed for inclusion in the City's housing site inventory, special attention will be paid to the risk of wildfire and the need for evacuation routes. In this way, the City will coordinate updates between the elements, so that future development is directed into areas that avoid or reduce unreasonable risks while also providing needed housing and maintaining other community planning goals.

Disadvantaged Communities

In 2011, the Governor signed SB 244 which requires local governments to make determinations regarding "disadvantaged unincorporated communities," defined as a community with an annual median income that is less than 80 percent of the statewide annual median household income. The City has determined that there are no unincorporated islands or fringe or legacy communities that qualify as disadvantaged communities inside or near its boundaries.

Consistency with General Plan

The City of Carmel-by-the-Sea adopted a comprehensive update to its General Plan in 2003 in conjunction with the adoption of their Local Coastal Plan. Additional, element-specific, updates were completed in 2009 and 2015. The General Plan is a long-range planning document that serves as the "blueprint" for development for local jurisdictions in California. All development-related decisions in the City must be consistent with the General Plan, and if a development proposal is not consistent with the plan, then it must be revised or the plan itself must be amended.

State law requires a community's General Plan to be internally consistent. This means that the Housing Element, although subject to special requirements and a different schedule of updates, must function as an integral part of the overall General Plan, with consistency between it and the other General Plan elements. From an overall standpoint, the development projected under this Housing Element is consistent with the other elements in the City's current General Plan.

Many housing needs can only be addressed on a comprehensive basis in concert with other community concerns such as infill development or mixed-use incentives, for example, which must consider land use, traffic, parking, design, and other concerns as well.

The City's Housing Element is being updated at this time in conformance with the 2023-2031 6th Cycle update for jurisdictions in the Association of Monterey Bay Area Governments (AMBAG) region. The Housing Element builds upon the other General Plan elements and contains policies to ensure that it is consistent with other elements of the General Plan. As portions of the General Plan are amended in the future, the plan (including the Housing Element) will be reviewed to ensure that internal consistency is maintained.

1.6 Public Participation

The primary purpose of this chapter is to describe the effort made by the City of Carmel-by-the Sea to engage all economic segments of the community (including residents and/or their representatives) in the development and update of the Housing Element. This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with representatives from the Tribal Nations that are present and active in Monterey County. It is also responsive to AB 686 (2018, Affirmatively Furthering Fair Housing), which requires local jurisdictions, as they update their Housing

Elements, to conduct public outreach to equitably include all stakeholders in the Housing Element public participation program.

The 6th Cycle RHNA numbers are a monumental change for all California communities, and the success of the update process hinges in part on a community outreach and engagement program that was robust, inclusive, and meaningful. The City's community engagement program has included an initial presentation to the City Council, a series of Housing Ad Hoc Committee community meetings, stakeholder outreach, direct contact with interested residents and property owners, and online/virtual participation. Key components of the interactive engagement plan included the Housing Element website, http://www.HOMECarmelbytheSea.com[8] where all updates were provided, as well as community engagement opportunities.

H.O.M.E. Carmel-by-the-Sea Website

Housing Opportunities Made Easier (HOME) at H.O.M.E. Carmel (homecarmelbythesea.com[8]) was a dedicated website that provided a portal to all of the Housing Element-related public engagement activities that were available to members of the public. This included information on housing element basics, a community ideas board, property owner interest forms, site surveys, site selection details, and materials from community workshops.

- **Q&A.** Received questions in a managed space that accommodated messages throughout the iterative brainstorming process.
- **Ideas Board.** Promoted brainstorming among community members to suggest creative ways to achieve our RHNA goals.
- **Interactive Site Inventory Mapping.** Allowed community members an opportunity to examine proposed housing sites and suggest alternative solutions via an interactive online mapping tool. The site inventory mapping tool was advertised on the H.O.M.E. Carmel-by-the-Sea[8] website in addition to other City communication outlets.
- **Surveys.** Encouraged community members to voice their opinions in a convenient way that also helped City staff understand what areas of the City need more encouragement to participate. Aggregate data also helped the City understand generally who was participating

[8] This website was active during the Housing Element development process. It is no longer active after the adoption of the Housing Element. All relevant documents have migrated to https://ci.carmel.ca.us/post/long-range-planning-initiatives.

with the outreach tools. All surveys were advertised on the H.O.M.E. Carmel-by-the-Sea website in addition to other City communication outlets. City staff also walked the City and handed out flyers to hospitality workers in an effort to increase the demographics of community members taking the Stakeholder Survey. The Stakeholder Survey was available in English and Spanish.

- **Stakeholder Survey.** Released for public engagement on May 24, 2023 to solicit input from Carmel-by-the-Sea residents, property owners, business owners, employees, community activists, and visitors. The stakeholder survey closed July 6, 2023. The Housing Element will contain updated policies and programs as guided by the public's perspective.
- **Property Owner Interest Form**. Released for public engagement on April 6, 2023 to develop a list of property owners interested in building an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU). A list of interested property owners will be added to Appendix C (Sites Inventory) when the survey is closed July 6, 2023.

Community Meetings

The City hosted a series of community meetings to inform and educate the public on the 2023-2031 6th Cycle Housing Element Update planning process and collect community feedback. These meetings are ongoing and continue to guide the policies and programs to ensure Carmel-by-the-Sea's character and values are upheld.

- **November 17, 2022 Housing Ad Hoc Committee Community Meeting.** Hosted to introduce the 2023-2031 6th Cycle Housing Element Update to community residents.
- **February 7, 2023 City Council Meeting.** Presentation on preliminary housing feasibility report and Housing Element update status.
- **February 28, 2023 Housing Ad Hoc Committee Community Meeting.** Hosted to discuss development constraints and potential incentives.
- **April 6, 2023 Housing Ad Hoc Committee Community Meeting.** Hosted to discuss current 5th Cycle Housing Element policies and programs, H.O.M.E. Carmel unveiling and walk through, and introduction to AFFH.

- **May 24, 2023 Housing Ad Hoc Committee Community Meeting.** Hosted to discuss housing needs, fair housing, sites inventory, and policies and programs to address the needs.
- **June 15, 2023 Joint City Council/Planning Commission/Housing Ad Hoc Community Meeting.** Hosted to discuss the Public Draft Housing Element, the 30-day Public Comment Period, and next steps in the planning process.
- **July 11, 2023 City Council Meeting.** Update on the Housing Element Public Review Draft and discuss revision to the document after the 30-day comment period and review the City's response to public comments on the Public Draft.
- **August 1, 2023 City Council Meeting.** Update on the Housing Element planning process and review of full Initial Draft Housing Element prior to submittal to HCD for 90-day review.
- **November 13, 2023 Housing Ad Hoc Community Meeting**. Hosted to review the comment letter from HCD.
- **January 9, 2023 City Council Meeting.** Update on revisions to the Housing Element in response to the comment letter from HCD, and next steps in the certification process.
- **March 5, 2024 City Council Meeting.** Update on revisions to the Housing Element in response to February 7, 2024 review meeting with HCD, and next steps in the certification process.

Public Participation to Affirmatively Furthering Fair Housing

The Carmel-by-the-Sea public participation program was also responsive to AFFH, which requires local jurisdictions to conduct public outreach to equitably include all stakeholders in the Housing Element public participation program (see the discussion above for more complete information on AFFH).

The organizations listed in Appendix H (Stakeholder Survey) were contacted initially with an invitation to further connect. There were more opportunities for deeper connection with some of the Community Based Organizations (CBOs) included with the list.

The City emphasized the power of public participation during the public draft 30-day review period. Community members were informed that their comments would be included in the public record that

will be read by decision-makers and reviewed by HCD, with transparent obligation to be responsive to comments as part of the preliminary draft submittal to HCD.

Further, the City has maintained outreach with interested community members through constant contact email blasts, updating the community on the progress of the Housing Element Update planning process. This includes updates related to community workshops; Housing Ad Hoc Committee, Planning Commission, and City Council meetings; draft housing element revisions; meetings with HCD reviewers; and CEQA noticing. Additionally, the City has made extensive efforts to ensure the community is able to easily understand the content within this Housing Element and follow the revisions process by providing "Reader's Summary Guides," which breakdown complex sections of the element. These include sections such as, the AFFH analysis; goals, policies, and programs; and the sites inventory.

Tribal Consultation

This public participation effort also includes formal consultation, pursuant to Government Code §65352.3, with representatives from the Esselen Nation that is present and active in Monterey County. Consultation is in process.

Public Review of Draft and Final Housing Element

Public Comment Review Period

As required by HCD, the Draft Housing Element was available for 30-days of public review from June 5, 2023 to July 6, 2023. The Draft Housing Element was posted on the City of Carmel website and the dedicated Housing Element website (homecarmelbythesea.com[9]), and a number of public comments were received. Additionally, a joint City Council and Planning Commission Committee meeting was held on June 15, 2023 where verbal public comments were accepted on the Draft Housing Element.

Public comments received during the 30-day public review period can be found in the Public Comment Report, along with responses. The HCD Initial Draft has been updated as needed to reflect the comments received by the public.

[9] This website was active during the Housing Element development process. It is no longer active after the adoption of the Housing Element. All relevant documents have migrated to https://ci.carmel.ca.us/post/long-range-planning-initiatives.

Stakeholder Survey

The City of Carmel-by-the-Sea published a Stakeholder Survey to gather input from community members. The goal of the survey was to inform the City of Carmel-by-the-Sea what housing needs exist and to solicit community members input on how to achieve the RHNA. The survey was made available in English and Spanish and was posted on the dedicated Housing Element website (homecarmelbythesea.com[9]). The Stakeholder Survey was available from May 24, 2023 to July 6, 2023. One response was received in Spanish, and 156 responses were received in English. See Appendix H (Stakeholder Survey) for an in-depth discussion of the Stakeholder Survey results.

Overall, survey respondents indicated a need for more diverse housing types within the City (apartments, condominiums, ADUs and senior housing). Survey respondents encourage the use of second story buildings for housing within the Commercial District, especially for affordable units, and indicate a need for expanded City services to distribute information about affordable units.

When asked if property owners would consider adding an ADU to their property, many responded that lots are too small, however, a number of property owners did indicate interest if the permitting was streamlined, fees were lowered, or financial assistance was provided.

2025 Amendment to the Adopted Housing Element

Outreach

In 2024, the City of Carmel-by-the-Sea began exploring strategies to further enhance the City's ability in delivering affordable housing opportunities throughout the community, and developing alternative strategies that present near-term potential for affordable units. The detailed additional public outreach conducted during the development stage of these alternative strategies has been summarized in Appendix C (Sites Inventory).

Public Review of the 6th Cycle Housing Element Amendment

Pursuant to State law, the 6th Cycle Housing Element Amendment was made available for a 7-day public review from October 16 through October 23, 2025. The City conducted a special Planning Commission meeting on October 20, 2025, and a City Council meeting on November 3, 2025, to review the 6th Cycle Housing Element Amendment and to receive public comments.
Following the public review, the 6th Cycle Housing Element Amendment, accompanied by a response

to public comments report, was submitted to the State Department of Housing and Community Development (HCD) for a mandatory 60-day review.

On January 13, 2026, the City received a comment letter from HCD and revised the Amendment to address the comments provided. Public outreach was conducted through mailed letters to all hotel property owners, updating them on the status of the Housing Element amendment, specifically the hotel-to-residential program and the employee housing program, and encouraging their participation in the amendment process. A copy of the draft programs was also provided for their review. One property owner responded to receive additional information on the programs.

Additional public outreach was conducted through mailed letters to all property owners of potential housing opportunity sites, encouraging them to continue participating in the amendment process. One property owner responded to receive additional information on the programs.

Letters were also mailed to service providers and affordable housing developers with an advanced copy of the Goals, Policies, and Programs, with personal invitations to meet and discuss how the city's programs align with the needs of the people they serve; whether there are any regulatory or physical barriers the City has overlooked; and how the City can better partner with nonprofits to facilitate housing. The following service providers and affordable housing developers were contacted:

The Carmel Foundation
Alliance on Aging
Central Coast for Independent Living
The Coalition of Homeless Service Providers
Housing Resource Center of Monterey County
Interfaith Homeless Emergency Lodging Program (I-HELP)
Interim, Inc
Community Human Services
United Way of Monterey County
Veterans Transition Center of California
Revision West
MidPen Housing
Community Housing Improvement Systems and Planning Association, Inc (CHISPA)

The following is a summary of the feedback received:

The Carmel Foundation continues to maintain a waitlist for affordable senior housing and supports the City's efforts to facilitate more housing. The Veterans Transition Center acknowledged the work the City is undertaking and will continue to monitor progress. Revision West is interested in opportunities to provide affordable housing in Carmel.

The Amendment was again made available for a 7-day public review from March 13, 2026, through March 20, 2026 and from May 6, 2026 through May 13, 2026. Following the public review, the Amendment, accompanied by a response to public comments report, was submitted to HCD for a mandatory 60-day review.

Tribal Consultation

This public participation effort also includes formal consultation pursuant to Government Code §65352.3 with representatives of the Costanoan Rumsen Carmel Tribe, which is present and active in Monterey County. Consultation is in process.

Goals, Policies, and Programs

2

CHAPTER

Table of Contents

2.0 Goals, Policies, and Programs 1
2.1 Introduction 1
2.2 AFFH in the 6th Cycle 3
2.3 Program Overview and Quantified Objectives 4
2.4 Goals, Policies, and Programs 4
2.5 Summary of Quantified Objectives 48

Tables

Table 2-1 Quantified Objectives (2023-2031) 2-48

2.0 Goals, Policies, and Programs

2.1 Introduction

Under state Housing Element Law, the City is responsible for enabling the production of housing by reducing regulatory barriers, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations. To enable the construction of quality housing, the City has identified the following goals:

- Goal H-1 Facilitate Housing Construction
- Goal H-2 Protect Affordable Housing and Improve the Housing Stock
- Goal H-3 Provide Opportunities for New Affordable and Other Special Needs Housing
- Goal H-4 Exemplify Sustainable Development and Energy Conservation
- Goal H-5 Publicize Housing Needs and Resources

The City's demographic and housing needs assessment, which included an analysis of factors contributing to housing disparities, played a major role in informing program development. Highlights include: the predominant age group in 2019 was between 65 to 74 years of age; the population was composed of over 85 percent White individuals; the unemployment rate was 0.1 percent; above-moderate income households made up the majority of households at 62 percent; and 57 percent of total households were owner occupied and 43 percent renter occupied. Of note, 23 percent of households are cost burdened and a further 23 percent are severely cost burdened. Detailed information is provided in Appendix A (Housing Needs & Fair Housing Report).

The majority of the sites identified in the Sites Inventory were not identified in the 5th Cycle Housing Element. The policies and programs below are intended to reduce the regulatory barriers to redevelopment of these sites and to demonstrate that the City is taking measures to ensure construction of more units in the 6th Cycle.

2025 Amendment Process

The 6th Cycle Housing Element (2023-2031) for Carmel-by-the-Sea was adopted on April 8, 2024 and deemed in substantial compliance with State law by the State HCD on April 25, 2024. Beginning in Summer 2024, the City of Carmel-by-the-Sea began exploring strategies to further enhance the City's ability in delivering affordable housing opportunities throughout the community, and developing

alternative strategies that present near-term potential for affordable units. These efforts culminated in the amendment to the adopted Housing Element.

The City is proud of the policies and programs that follow below. They represent an honest desire by both the local government and residents of Carmel to create real affordable housing opportunities in what, by all accounts, is an unaffordable place to live. This shared desire is evidenced by how these policies and programs came together. Of course, creation of the 6th Cycle Housing Element included all of the requisite community meetings (over 14) and outreach (e.g., tabling at the City's farmer's market), which yielded a wealth of feedback that helped to shape the City's approach. However, this Housing Element also benefited from something uniquely Carmel – a highly motivated group of residents willing to learn and be deeply involved in crafting policies that will actually work. Concerned about the housing challenges confronting the village, these residents partnered with City staff in an effort to help the City find creative solutions tailored to Carmel's unique circumstances. Calling themselves the Affordable Housing Alternatives Group, or "AHA", the AHA Group provided literally thousands of volunteer hours, met with City staff on a weekly basis, leveraged community connections to identify property owner interest, attended meetings with HCD, and genuinely dedicated themselves to finding housing solutions with the best chance of becoming reality. The list of direct positive contributions from the AHA Group is long. One of their most notable contributions was the 'safari' effort, which is likely one of the most unique l community-driven Housing Element research projects ever undertaken. The safaris were a highly organized, boots-on-the-ground effort in which 17 volunteers canvassed the commercial district of the City to collect data on every property and leasable space in downtown Carmel. These volunteers, utilizing a mobile app set up by a lead AHA member, catalogued 218 properties and nearly 1,000 leasable spaces, collecting unique data for each site, such as current use, vacancy status, and property condition, to help better understand housing development potential. When compiled with City and Assessor records, this data helped form the most complete understanding of Carmel's downtown inventory in history, and ultimately helped to inform the development of many of the creative policies and programs described below.

It is hard to overstate the value of the collaborative community approach taken to develop the City's 6th Cycle Housing Element. Aside from supercharging capacity to gather data, the approach also garnered massive community buy-in for creating real housing solutions. Most of all though, it leveraged the knowledge of both residents and City staff, making it possible to turn Carmel's unique constraints into opportunities for the creation of new housing.

2.2 AFFH in the 6th Cycle

This section provides an overview of how the City of Carmel-by-the-Sea is working to affirmatively further fair housing in the community and in the broader Monterey Bay Area.

Affirmatively Furthering Fair Housing

The 6th Cycle Housing Element Update process includes a new state mandate to address historic patterns of economic and racial segregation. In 2018, the California Legislature passed legislation requiring communities in California to take proactive steps to affirmatively further fair housing (AFFH). The 6th Cycle Housing Element is the first time that the City of Carmel-by-the-Sea has addressed AFFH. Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

Contributing Factors

The following contributing factors that impact fair housing and affirmatively furthering fair housing (AFFH) within the City were identified and prioritized as follows.

High Priority

- Lack of affordable housing;
- Lack of adequate housing stock that meets the needs of residents;
- Jobs-worker imbalance;
- Lack of accessible units for individuals with disabilities;
- Lack of Transitional and Supportive Housing/Emergency Shelters;
- Lack of developable land and additional coastal zone regulations;
- Lack of racial and ethnic diversity within the City; and
- Cost of land, materials, and labor, which drive up the cost of housing development.

Medium Priority

- Lack of access to information about fair housing rights; and
- Limited knowledge of fair housing by residents.

The City of Carmel-by-the-Sea is adopting new policies and programs through the update of this 6th Cycle Housing Element to align with the state's new AFFH mandate. Policies and programs that support this alignment are identified with the letters "AFFH." More detailed AFFH information can be found in Appendix A (Housing Needs & Fair Housing Report).

2.3 Program Overview and Quantified Objectives

Quantified Objectives estimate the number of units likely to be constructed, rehabilitated, or preserved, by income level, during the planning period. The Quantified Objectives are *not* required to match the City's Regional Housing Needs Allocation (RHNA). They are a goal for the jurisdiction to work towards, based on identified needs constraints, and available resources. These objectives will focus communication between the City and HCD vis-a-vis future Annual Progress Reports (APRs). HCD does not require that all objectives must be met; instead, these objectives create a framework for evaluating program effectiveness, so the City can make informed determinations as to whether it should continue, modify, or eliminate programs in the next Housing Element update cycle.

2.4 Goals, Policies, and Programs

The purpose of this section is to set forth goals, policies, and programs to further the development of housing for households of all income levels in the community. The Implementation Programs listed below provide a work plan for programs to ensure timely implementation and tracking. The following programs will be implemented city-wide, unless otherwise specified below.

Community input has always been an integral part of crafting public policy in the City of Carmel-by-the-Sea. The development of the 6th Cycle Housing Element was no exception. The policies and programs below were informed by feedback received through community outreach events, correspondence with individual residents, over a dozen formal public meetings, and direct input from the AHA resident volunteer group. These programs and policies represent the desire of the residents of Carmel to create high quality affordable housing within the City.

Goal H1 Facilitate Housing Construction

Policy 1.1: Ensure adequate sites are available to meet the City's projected housing growth needs.

Program 1.1.A: Adequate Sites

Quantified Objective: **113 Very Low, 74 Low, 44 Moderate, and 118 Above Moderate income housing units**
Timeframe: **Maintain adequate sites to meet the RHNA through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The City has a Regional Housing Needs Allocation (RHNA) of 349 units, of which 187 units must be affordable to lower income households, 44 units must be affordable to Moderate income households, and 118 units must be made available as Above Moderate income units.

The Sites Inventory identifies adequate sites to meet the City's RHNA throughout the planning period. The City's Community Planning and Building Department will actively monitor the sites identified on the Sites Inventory to remain in compliance with no-net loss requirements of Government Code Section 65863 and will report to the Planning Commission and the City Council annually on the City's progress in meeting its Housing Element objectives.

Program 1.1.B: Development on Small Sites - AFFH

Quantified Objective: **2 Very Low, 2 Low, 2 Moderate, and 12 Above Moderate Income Housing Units (these units are also accounted for under Program 1.1.D)**
Timeframe: **Adopt Municipal Code amendments by June 2027**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

In recognition of the fact that small sites can be difficult to develop, the City will continue to offer incentives and concessions and modify development standards that facilitate achieving maximum allowable densities on small sites in the commercial and multifamily districts. Most notable among these incentives is a density bonus for mixed-income projects that include deed-restricted affordable units allowing for development up to a total of 88 du/ac, inclusive of all state and local bonuses.

Another challenge in developing small sites is achieving compliance with parking requirements. Presently, Carmel Municipal Code Section 17.14.060 - *"Central Commercial (CC) District Regulations Applicable"*, waives off-street parking entirely for apartments in the CC district. In the Service Commercial (SC) District the required parking for a market rate unit is 1 space per unit, and in the Residential and Limited Commercial (RC) District and Multi-Family (R4) District it is 1.5 spaces per market rate unit. However, for an affordable housing unit in any of these four Districts, the requirement is already reduced to one-half space per unit and is reduced even further to one-third space per unit for senior housing units (senior housing also has a guest parking requirement of 1 space per 4 housing units). The City will further evaluate the residential parking requirements in the Service Commercial (SC) and Residential & Limited Commercial (RC) zoning districts to help facilitate the development of market rate housing. Alternative parking programs such as bike and/or car share, and free or discounted bus passes, will also be evaluated to offset potential reductions in parking requirements.

Program 1.1.C: Live/Work Housing - AFFH

Quantified Objective:	**8 Extremely Low, 35 Very Low, 35 Low Income Units**
Timeframe:	**Adopt Municipal Code amendments by June 2026.** **If by June 2028 the City is not trending to meet its established objectives for this program, the City will modify the program and/or utilize alternative strategies within six months to ensure that the City could fully accommodate its RHNA.**
Responsible Party:	**Community Planning and Building Department**
Funding Source:	**General Fund**

Issues and Opportunities

At first glance, downtown Carmel appears to be thriving, but a closer inspection reveals "a tale of two downtowns." The prime street-front commercial spaces are, in fact, healthy, with high foot traffic and low vacancy, but Carmel's numerous alleys and courtyards contain a great many small, impaired commercial spaces that are not a good fit for traditional retail or commercial uses, as evidenced by the high proportion of these spaces that are either vacant or under-utilized. Walking through these off-street areas, it is common to see empty and for lease storefronts, by-appointment-only signs, storefronts being used for storage, and other evidence of inactivity and a lack of economic viability.

Indeed, in cataloguing leasable spaces downtown, the resident volunteers on the Safari teams identified 266 off-street, upper story, or peripherally located storefronts that were either vacant or under-utilized.

Program Description

The City will add a new "live/work" classification to the existing categories of approved uses for space in the downtown. These live/work spaces will be hybrid units, with a storefront with commercial space in front and residential space in the rear. Property owners will only be allowed to convert a space to a live/work use if they deed restrict the residential portion of the live/work unit at an affordable rental level. The City will engage lower-income households through targeted stakeholder interviews that could benefit from a live/work arrangement to participate in developing the program to ensure their needs are considered prior to adoption of any code amendments.

As detailed in the analysis in Appendix C (Sites Inventory), the lack of demand for under-utilized off-street and upper-story commercial spaces results in rents that are sufficiently low that a property owner could make more money renting that space as a deed-restricted live/work unit than as a strictly commercial space.

The City will offer the following incentives to spur participation in the program:

- Prioritize water allocations. The City will prioritize water allocations for any commercial spaces that are converted into deed-restricted live/work units through this program.
- Expedited processing. Expedited processing (i.e., jumping to the front of the queue for review by City staff) will be made available to applications for conversion of existing commercial space into one or more live/work units. In the event that a project which includes the creation of a live/work unit requires Planning Commission review, that project will also jump to the front of the queue for Planning Commission review.
- Waived or reduced fees. The City will waive or reduce permitting fees associated with the conversion of existing commercial spaces to live/work units.
- Free Pre-Application Development Meeting. The City will offer an in-person pre-application meeting, at no charge to applicants, which will bring together all departments responsible for review of the project (e.g., Planning, Building, Public Works, Fire). Applicants will receive early feedback on the project concept in order to help expedite the submission and review process.

Program Benefits

The live/work program will have the following benefits:

- By creating an economic incentive for property owners to convert existing commercial space into live/work space, the program is designed to create affordable housing without requiring any public funding (which tends to be either scarce and/or competitive). Indeed, there would be a high likelihood of property owners opting into these conversions, because of the opportunity that the program would afford to achieve a higher rent, and to increase the net operating income, and thereby the value of, their property. Given prevailing cap rates, every incremental dollar of net operating income for a building in downtown Carmel translates into a building that is 25-30 dollars more valuable. Thus, it would make economic sense for the building owner to invest the funds to convert the space from a purely commercial use into a live/work space.
- This program has the potential to return Carmel to its roots by once again making it a haven for local creatives, shopkeepers, and entrepreneurs who could showcase their wares or services in these unique live/work spaces.
- While the live/work units would command a higher rent than the existing purely commercial space, renting such a unit would actually reduce the overall rent burden on a local artist or shopkeeper because they would go from paying two rents (a commercial rent and a residential rent) to paying a single rent, with their total monthly rent payment going down substantially.
- The program has the potential to activate the less well-trodden alleys and courtyards that are a unique staple of the physical fabric of downtown Carmel.
- By combining a tenant's commercial rent and residential rent into one lower rent, and by capping that rent, the program has the potential to bring service businesses back to Carmel that cater to local residents rather than tourists (e.g., a single chair salon, a small tutoring space for local children, a therapist's office, a tailor, or a cobbler).
- To the extent that the program reduces the level of vacancy and under-utilization in these off-street commercial spaces, it will boost the City's sales tax revenue and generate additional resources to support the development of affordable housing.

Program 1.1.D: Mixed-Income Incentive Program - AFFH

Quantified Objective: **See Program 1.1.B**
Timeframe: **Adopt Municipal Code amendments by June 2027**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Issues and Opportunities

In keeping with the community's expressed desire to distribute new housing throughout the community, the City and the AHA Group explored a variety of potential strategies for incentivizing the creation of new housing units in the downtown area. Since the Live/Work Program and the Hotel-to-Residential Conversion Program (described in Program 1.1.F below) tend to have relevance for a narrower subset of properties, one of the goals that emerged was to create a program with broader applicability—i.e., that virtually any downtown property owner could opt into. After extensive discussion and analysis, the City and AHA determined that such a program should be guided by four core principles:

1. *It should be inspired by the physical layout of Trevvett Court.* A 14-unit senior housing development built in 2010 on an 8,000 square foot parcel near the Post Office in downtown Carmel, Trevvett Court demonstrates that higher density housing can be designed in such a way as to seamlessly blend into the built environment of the village. While Trevvett Court itself has a density of 76 du/ac, space programming work by local architects on the AHA team pointed to 88 du/ac as an ideal density that would maximize housing creation while retaining a Trevvett Court-like feel and many of the most important hallmarks of properties in downtown Carmel: e.g., first floor commercial space, a two story floor plan, and an interior courtyard.

2. *It should incentivize the creation of mixed-income housing*. Newly constructed units should be a blend of Above Moderate income (i.e., market rate), Moderate income, Low income, and Very Low income units.

3. *It should be designed to make projects economically viable in the absence of public funding*. Given the scarcity and competitiveness of public funding and the importance of ensuring that housing ultimately gets built, it was determined that the program should be designed to make projects financially viable for a property owner without reliance on public funding.

4. *It should incentivize the creation of housing that can accommodate families with children.* As noted elsewhere in this document, between 2016 and 2024 the population of Carmel-by-the-Sea dropped from 3,905 to 3,122, with the median age increasing during that same timeframe from 53 to 65. Similarly, between 2012 and 2024, the number of students from Carmel-by-the-Sea attending the local public elementary school (Carmel River School) declined from 270 to 129 students. In light of these alarming trends, creating new housing that can accommodate families with children was determined to be an important priority.

Program Description

The City will develop a Mixed-Income Incentive Program to incentivize the creation of mixed-income housing in the downtown area, either through adaptive re-use or redevelopment. Units created through this program will include a range of income levels, including both market rate units and deed-restricted affordable units. The City will engage households at all income levels through targeted stakeholder interviews to participate in developing the program to ensure their needs are considered prior to adoption of any code amendments.

In exchange for deed-restricting a subset of the newly created units at affordable levels, the City will offer modified development standards that facilitate achieving maximum allowed densities for qualifying projects including one or more of the following incentives:

- Higher density. The City will offer qualified projects up to a total of 88 du/ac, inclusive of all state and local bonuses and incentives.
- FAR bonus. The City will offer projects that qualify under the Mixed-Income Incentive Program an incremental FAR bonus over and above the existing FAR bonus that the City offers for qualifying affordable development.
- Prioritize water allocations. The City will prioritize the necessary water allocations required to build both the deed-restricted affordable units as well as the market rate units needed to make the investment economically viable.
- Expedited processing. The City will offer expedited processing to applications taking advantage of this program, with those applications jumping to the front of the queue for review by City staff, and, if applicable, by the Planning Commission.
- Waived or reduced fees. The City will waive or reduce permitting fees for projects that participate in this program.

- Free Pre-Application Development Meeting. The City will offer an in-person pre-application meeting, at no charge to applicants, which will bring together all departments responsible for review of the project (e.g., Planning, Building, Public Works, Fire). Applicants will receive early feedback on the project concept in order to help expedite the submission and review process.

Program Benefits

- The program will help to incentivize the creation of mixed-income housing in downtown Carmel, and is in keeping with the City's desire to distribute housing for various income groups throughout the village.
- The income mix and the incentives in the program will be carefully calibrated to ensure that potential projects will be economically viable without any public funding required. Making these projects profitable for property owners will help to ensure that new housing ultimately gets built.
- This program will give the City the opportunity to incentivize the construction of much-needed larger bedroom count units, which will help to reverse the decline in the number of families with children in the village.

Program 1.1.E: Affordable Housing on Religious Facility Properties - AFFH

Quantified Objective:	**6 Extremely Low, 29 Very Low, 30 Low Income Units**
Timeframe:	**Continue working with individual churches to submit formal applications by June 2028. If by June 2028 the City is not trending to meet its established objectives for this program, the City will modify the program and/or utilize alternative strategies within 6 months to ensure that the City could fully accommodate its RHNA. Annual Outreach to assess progress (December 2031)**
Responsible Party:	**Community Planning & Building Department**
Funding Source:	**General Fund**

Issues and Opportunities

The State of California and the City of Carmel-by-the-Sea have both adopted new rules, regulations, and policies in recent years to facilitate the development of housing on properties owned by religious

institutions. For example, eligible housing proposals on property owned by religious institutions qualify for:

- Exemptions from environmental (CEQA) review [2023 Senate Bill SB-4]
- Reduction or elimination of parking requirements [2022 Assembly Bill AB-1851]
- Increased density [2023 Assembly Bill AB-1287 & Government Code §§65915-65918]
- "By-right" design approvals without planning commission review [2023 SB-4 & Government Code §§65589.5]
- Priority water allocations [Housing Element Program 1.2.A.]
- Expedited application processing [Housing Element Program 3.1.F.]
- Reduction in entitlement and development fees [Housing Element Program 3.1.D.]
- Direct financial support through Carmel's affordable housing trust fund [Housing Element Program 2.1.D.]
- Partnership facilitation for tenant selection and program management [City of Carmel]

If the above accommodations prove insufficient, Government Code §§65915-65918 allows a church to receive bonuses and concessions for projects that are 100 percent affordable. These include:

- Additional density bonuses to establish more residential units;
- Reductions in setback and building height requirements;
- Reductions in parking requirements;
- Approval of mixed-use zoning compatible with the location; and
- Other regulatory incentives or concessions proposed by the developer.

Program Description

In 2023, the California legislature passed Senate Bill (SB) 4, the Affordable Housing on Faith and Higher Education Lands Act of 2023. The Act requires a housing development project be allowed by-right when located on land owned by a religious institution. The housing units, exclusive of manager's units, must be 100 percent affordable to lower income households, except that 20 percent may be for Moderate-income households and 5 percent may be for staff of the religious institution that owns the land. Projects submitted pursuant to SB4 are also eligible for a density bonus, incentives, concessions, and waivers or reductions of development and parking standards.

The City will continue conducting outreach to the five religious institutions located within the jurisdictional boundaries of Carmel-by-the-Sea to evaluate potential housing opportunities. The City

will educate the local churches about the benefits of SB4 and Density Bonus Law and look for opportunities to connect them with resources and interested affordable housing developers that will support the development of housing on their property.

Program Benefits

- The program encourages the natural synergy between supportive faith communities and those most in need of this support.
- The program leverages properties that are some of the largest in the village.
- The program provides a vehicle for translating the expressed interest and enthusiasm of the local religious community into concrete action.

Program 1.1.F: Hotel- to-Residential Conversion (Hotel 'Key' Transfer) - AFFH

Quantified Objective:	**40 Very Low, 40 Low, 40 Moderate, 41 Above Moderate Income Units**
Timeframe:	**Outreach for developer interest by December 2025** **Create/amend Municipal codes to support the program by December 2026. Monitor and report to the City Council the City's progress in facilitating hotel-to-residential conversions annually. Based on results of the monitoring, if by June 2028 the City is not trending to meet its established objectives for this program, the City will modify the program and/or utilize alternative strategies within six months to ensure that the City could fully accommodate its RHNA.**
Responsible Party:	**Community Planning and Building Department**
Funding Source:	**General Fund**

Issues and Opportunities

Carmel has a significant number of older, underperforming overnight visitor accommodations (hotels/motels, inns, bed and breakfasts, and other various lodging options) distributed throughout the City in the CC, RC, and SC, and R-1 zoning districts. These properties are ideal candidates for conversion to multifamily housing, both because they tend to have physical layouts that lend themselves to such a conversion (indeed, several hotels and motels in Carmel were originally built as apartment buildings), and because their relatively low net operating income means that they can be acquired at a more modest price point. The City will engage lower-income and special needs

households that could benefit from a hotel-to-residential conversion to participate in developing the program through targeted stakeholder interviews to ensure their needs are considered prior to adoption of any code amendments.

One unique feature of the hospitality landscape in Carmel-by-the-Sea is that the City has a self-imposed cap in the General Plan on the number of hotel rooms permitted to operate in the city (948 rooms as of January 1, 2025.) Were the City to allow a hotel owner to sell the rights to these hotel rooms in the event of a hotel-to-residential conversion, these "hotel keys" would command a significant market value (approximately $438,000 per room).

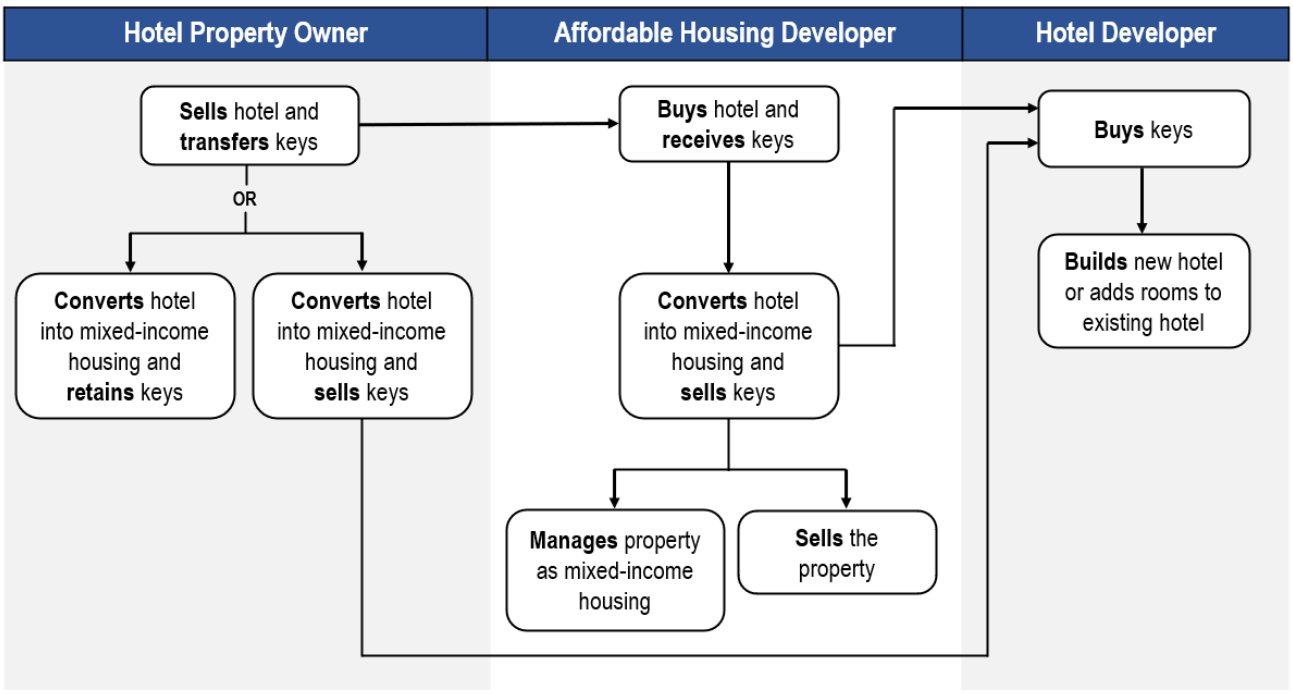
Program Description

The City will create a program providing opportunities for property owners and developers to convert underperforming hotels into mixed-income multifamily rentals with a deed restricted affordable component. Such conversions would be accomplished through adaptive re-use or redevelopment. To incentivize participation in the program, the City will allow the owners of converted hotel properties to sell and transfer the hotel keys from the converted hotel to facilitate the construction of the same number of new hotel rooms on other sites within Carmel-by-the-Sea's commercial zoning districts (CC, SC, or RC)–either as new hotels or as additions to existing hotels. While such conversions could be partially financed through public funding programs such as the Low-Income Housing Tax Credit (LIHTC) program, the City's intent in allowing the sale of the hotel keys is to maximize housing production by making these conversions economically viable without any reliance on public funding. The ultimate goal is to make conversion to multifamily residential the highest and best use of the property, and one that would allow purchasers with this business plan to outbid other purchasers.

In the absence of any public subsidy, a property owner would be unlikely to convert a hotel into deed-restricted affordable housing because the result would be lower net operating income and a reduction in the value of the property. However, as the analysis in Appendix C (Sites Inventory) illustrates, by combining the value of the hotel keys with the residual value of the converted hotel, participating property owners and developers will be able to achieve an above market return. Put another way, the program is designed to allow participating owners and developers to "sell the property twice."

The program is designed to be flexible and to allow for a variety of potential scenarios. For example, the existing owner could convert the hotel to mixed-income residential themself and sell the hotel keys to a hotel developer to be used to construct a new hotel or to add hotel rooms to another property within the City's commercial districts (CC, SC, or RC). Or the existing owner could convert the hotel to

mixed-income residential themself and retain the keys to add hotel rooms to another property within the City's commercial districts (CC, SC, or RC). Alternatively, and perhaps most likely, the existing owner—who may lack expertise in development – could sell the underperforming hotel to an affordable or multifamily developer, who could in turn convert the hotel to mixed-income residential and then either sell the hotel keys or retain them for use on another site within the City's commercial districts (CC, SC, or RC). These various permutations are outlined visually in the following graphic.



- Transferable development rights. Hotel owners that convert their hotel into mixed-income multifamily housing through the program will be allowed to sell the hotel keys and transfer the hotel rights to other parcels in the City's commercial districts (CC, SC, or RC) (particularly valuable due to Carmel's General Plan cap of 948 hotel rooms).
- Water rights. In recognition of the fact that the sale of the hotel keys drives the production of affordable housing, the City will create opportunities for purchasers of hotel keys to receive the water allocation required to create new hotel rooms on other sites within the village. The City will require that the water rights associated with the converted hotels stay with the property–i.e., once the property is converted into mixed-income multifamily housing through the program.
- Increased development potential. The City will grant a modest increase in FAR on hotel sites that are converted into mixed-income multifamily housing through the program.

- Hotel residential suites (HRS). The City will explore the possibility of allowing purchasers of hotel keys to designate a subset of the newly established hotel rooms as "hotel residential suites" – hybrid units that would be owner-occupied as market rate residential suites for a portion of the year and that would be required to be added to the hotel inventory for the rest of the year. The ability to sell these hotel residential suites would help to expand the universe of potential hotel key purchasers to include existing hotel owners (as opposed to just ownership groups newly acquiring hotels) by providing a near-term opportunity to recoup the capital invested to purchase the hotel keys and construct the new hotel rooms. These hotel residential suites are not included in the Sites Inventory or towards the City's RHNA.
- Qualified projects will benefit from streamlined review, expedited permitting, and reduced permit fees.

Program Benefits

By unlocking the value associated with the limited number of hotel keys available in the City, the program will offer property owners an above market rate of return, which will encourage widespread participation and significantly increase the likelihood of generating a substantial number of new housing units.

With its focus on the conversion of small, scattered site hotel properties, the program will integrate affordable housing into the physical and social fabric of the village.

The program is mixed-income at the property level, and is designed to create housing units for Above Moderate (i.e., market rate), Moderate, Low, and Very Low income households.

By creating an investment opportunity with a return on investment that is substantially higher than what the market would typically offer, the City can explore ways to divert resources from these transactions to other affordable housing programs with less financial viability.

The Hotel residential suites created through this program have the potential to help stem the tide of population loss by providing an alternative to the purchase of a single-family residence as a second home, many of which remain vacant for much of the year, and which would be better utilized as homes for permanent residents. Hotel residential suites would offer prospective second home buyers an alternative that would be dramatically less expensive and that would offer a number of other benefits:

e.g., lower maintenance requirements, enhanced security, easy access to restaurants and shops in the downtown area, and shared amenities.

The same number of overnight visitor accommodating rooms to serve coastal visitor access in the City will be retained while increasing the amount of multifamily housing in the village.

The transfer of hotel keys from underperforming hotels to upgraded hotel rooms at new or existing hotels will dramatically increase the City's transient occupancy tax (TOT) revenue.

Program 1.1.G – Hotel Employee Housing Program - AFFH

Quantified Objective: **5 Affordable Units (not included in RHNA capacity)**
Timeframe: **Amend the Carmel Municipal Code by June 2027**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The City has a number of overnight visitor accommodation properties (motels, hotels, inns) that would benefit from incorporating affordable on-site employee housing. These units would alleviate the current lack of housing many Carmel hospitality employees face. Therefore, the City will create a voluntary program to incentivize the generation of on-site employee housing at hotels, motels, and inns around the village. These potential units are not used to meet the City's RHNA adequate sites requirements.

If the owner of an overnight visitor serving accommodation converts one or more legal guestrooms into a deed restricted affordable employee unit, the City will grant the owner the legal right to replace the hotel room on-site, sell the "hotel key", or transfer it to another site, similar to Program 1.1.F, the Hotel-to-Residential Conversion (Hotel 'Key' Transfer) Program. The City will engage lower-income households within the hospitality sector that could benefit from the hotel employee housing program to participate in developing the program through targeted stakeholder interviews to ensure their needs are considered prior to adoption of any code amendments.

As noted above, Carmel's General Plan caps the number of hotel rooms permitted to operate in the city (948 rooms as of Jan 1, 2025.) This cap is currently exceeded, meaning no additional rooms can be built in the City. This program leverages the scarcity of hotel rooms created by the General Plan cap to incentivize the development of affordable rental housing and offset the loss of revenues for participating hotel owners–all while maintaining visitor-serving coastal access. Qualifying projects may also be eligible for priority access to water allocations, expedited review, and reduced permit fees.

Program 1.1.H: Accessory Dwelling Units - AFFH

Quantified Objective:	**7 Extremely Low, 14 Very Low, 21 Low, 21 Moderate, 7 Above Moderate Income Units**
Timeframe:	**December 2025 to December 2031** **Monitor production, affordability, and occupancy of ADUs and report to the City Council the City's progress in facilitating ADU production annually. Based on results of the monitoring, if by June 2028 the City is not trending to meet its established objectives for this program, the City will modify the program and/or utilize alternative strategies within six months to ensure that the City could fully accommodate its RHNA.**
Responsible Party:	**Community Planning and Building Department**
Funding Source:	**General Fund**

Issues and Opportunities

The City's ADU ordinance was last updated in 2017 (Ord. 2017-10 §1 (Exh. A), 2017). Carmel-by-the-Sea is currently following the requirements of state law in the review and approval of ADUs and JADUs. The City is in the process of updating its ADU Ordinance to incorporate state laws that have expanded since 2017, and to clarify the ADU permitting process for property owners.

Program Description

The City recognizes that ADUs provide affordable housing options for family members, seniors, students, in-home health care providers, couples, small families, and friends. ADUs can also be useful to generate additional rental income for the homeowner. The City also recognizes that there are many misconceptions surrounding development regulations and water restrictions for ADUs. For example, it is not widely known that ADUs do not need a new water meter, or that the Monterey Peninsula Water Management District (MPWMD) does not charge a service connection fee for an ADU. To help combat this lack of public knowledge, the City maintains a dedicated housing webpage that includes the California Department of Housing and Community Development Accessory Dwelling Unit Handbook and that serves as a source of technical assistance to property owners.

To facilitate ADU development the City will complete the following actions between 2024 and 2031:

- The City will complete revisions to its local ADU Ordinance, incorporate guidance from the recent Senate Bill 1077, and amend the Carmel Municipal Code consistent with State

law (December 2026). The City will submit a Local Coastal Program amendment to the California Coastal Commission to be certified within 6 months of adoption (June 2027).

- As new relevant state laws are adopted during the planning cycle, the City will amend the Carmel Municipal Code in a timely manner to reflect applicable changes in the law.
- The City will develop a process for reviewing plans submitted for pre-approval pursuant to AB 1332 (2023). (June 2026)
- The City will develop a procedure for the review and approval of unpermitted ADUs pursuant to AB 2533 (2024) also known as the amnesty program. (June 2026)
- The City will pursue implementing a pre-sales inspection program to identify unpermitted ADUs and refer them to the amnesty program. (December 2027)
    - If the program is determined to be feasible, establish a program within six months. (June 2028)
- The City will establish a renter match program for ADUs. (December 2029)
    - The program may also employ a citywide survey of ADU rental rates to help connect tenants with property owners charging more affordable rates.
    - Outreach activities will include promoting ADU availability to local workers.
- The City will promote affordability and increase workforce housing by developing a program to incentivize homeowners to create ADUs that are affordable to, and occupied by, lower income households. One incentive could be providing the necessary water credits to serve the ADU. Other incentives would also be explored during the development of the program. (December 2026)
- The City will conduct outreach and education on an ongoing basis, including but not limited to the following efforts: holding community workshops, promoting the Property Owners Guide to Building an ADU (prepared by the AHA community group in coordination with the City of Carmel) and updating it as needed, maintaining a dedicated webpage on the City's website with information on ADUs, conducting outreach and providing education to local architects and realtors, and sending educational information through the mail to property owners about working with the City to develop ADUs, and clarifying common misconceptions about water availability.

Program Benefits

- Legalize unpermitted ADUs to ensure they meet minimum health and safety regulations.
- Provide affordable housing options for the local workforce.
- Provide additional housing options for local seniors.
- Increase the proportion of ADUs that are occupied through a renter match program.
- Increase the permanent housing stock.
- Encourage full-time residency within the village.

Policy 1.2: Continue to monitor and work cooperatively with regional agencies to augment infrastructure in a manner that provides adequate capacity for existing and new housing needs while preserving and improving the unique visual character of the City.

Program 1.2.A: Water Distribution Prioritization for Affordable Housing – AFFH

Quantified Objective:	**13 Extremely Low, 98 Very Low, 113 Low, 50 Moderate, 59 Above Moderate Income Units**
Timeframe:	**Adopt Water Allocation Resolution by December 2025**
Responsible Party:	**Community Planning and Building Department**
Funding Source:	**General Fund**

Historically, the greatest constraint to housing production in Carmel-by-the-Sea has been limited water resources. The City's Regional Housing Needs Allocation (RHNA) of 349 units for the 2023-2031 planning period is estimated to require approximately 40 acre feet of water. On January 27, 2025, the Monterey Peninsula Water Management District (MPWMD) adopted Ordinance 197 allocating 14 acre feet of water to the City of Carmel-by-the-Sea. The Ordinance took effect on March 1, 2025 and the water is estimated to become available at the end of 2025 or early 2026.

Potable water is a fundamental infrastructure need for housing and has historically been a limited resource in Carmel-by-the-Sea. Water is regulated by the State Water Resources Control Board (SWRCB) and the Monterey Peninsula Water Management District (MPWMD). Few developed sites have available water credits sufficient to accommodate construction of additional residential units. Although additional water resources are anticipated to become available in late 2025/early 2026, the

current State imposed cease-and-desist order in Carmel remains in effect and California American Water (Cal-Am) is not permitted to install new water meters at this time. In an effort to address water constraints, the City will:

- Support efforts by the MPWMD to expand the water supply with new water sources that will support affordable housing development.
- Work cooperatively with MPWMD to implement water conservation methods through the building permit process (e.g., low-flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects. The City has already received many building permit applications for remodels of older homes, which would result in water conservation.
- Update the City's water allocations by land use in accordance with the Water Management Program (Carmel Municipal Code Chapter 17.50) to include the recent allocation from MPWMD of 14 acre feet. In establishing these allocations, the City will prioritize the allocation of water for affordable housing.

Program 1.2.B: Address Infrastructure Constraints

Quantified Objective: **See below in bullets**
Timeframe: **City's 5-Year Capital Improvement Plan through December 2031**
Responsible Party: **Public Works Department**
Funding Source: **General Fund**

Ensuring the City's infrastructure is modernized and can accommodate future growth is a critical charge of local governments. The City's infrastructure is continuously aging, with deferred maintenance still remaining from the COVID Pandemic. Crafting capital improvement programs to effectively address this maintenance backlog and manage the City's infrastructure into the future is imperative. The City's Public Works Department continues to improve City infrastructure, including roads and storm drains, through the City's 5-Year Capital Improvement Plan process. The City will continue to work cooperatively with outside agencies, including the Pacific Gas and Electric Company (PG&E), the Carmel Area Wastewater District (CAWD), and California American Water (Cal-AM), to continue to maintain and upgrade the City's infrastructure.

The City of Carmel proposes the following actions and timeline to address infrastructure constraints during the 6th Cycle.

- The City of Carmel, whenever possible, will collaborate with and support the undergrounding of electrical wires by PG&E in an effort to provide consistent power. The City is working with PG&E to develop an undergrounding plan, with the work estimated to be complete within 10-15 years for a small portion of the City. With a desire to underground the remainder of overhead electrical wires in the next 20-30 years, the City will continue to work with PG&E to develop a long term plan.

  Quantified Objective: Underground a small portion of the electrical wires by December 2034, and work with PG&E to underground the remainder over the next 20-30 years)

- The City will implement drainage and street improvements, including ADA ramps and sidewalk slope improvements through the 5-year Capital Improvement Plan.

  Quantified Objective: The City will invest $2.334 million in drainage improvements and $4.969 million in street improvements by December 2026)

Policy 1.3: Reduce or eliminate governmental constraints on the provision of affordable housing. Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.

Program 1.3.A: Condominium Conversions

Quantified Objective: **N/A**
Timeframe: **Continued ordinance implementation through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The City will continue to implement the condominium conversion ordinance, which restricts the conversion of apartments to condominiums to preserve lower-cost rental housing options (i.e., apartments) within the City. Apartments cannot be converted to condominiums unless a new apartment is being created to offset the conversion.

Program 1.3.B: Employee Housing - AFFH

Quantified Objective: **N/A**
Timeframe: **Adoption of Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

As stated in Appendix A (Housing Needs & Fair Housing Report) there is no farmwork or agricultural employment in Carmel-by-the-Sea. Accordingly, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

In compliance with the Employee Housing Act (Health and Safety Code §17000 et seq.) Sections 17021.5 and 17021.6, the City of Carmel-by-the-Sea will amend the Carmel Municipal Code to include a definition for employee housing that permits employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone.

Program 1.3.C: Manufactured Homes on a Foundation System

Quantified Objective: **N/A**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The City currently permits manufactured homes on a foundation system on lots zoned for conventional single-family residential dwellings pursuant to California Government Code §65852.3. Manufactured homes represent an affordable and cost-effective form of housing. The City will amend the Carmel Municipal Code to include manufactured homes as a permitted use in the R-1 zoning district subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject.

Program 1.3.D: Senate Bill 35 and Senate Bill 423 Processing Procedure

Quantified Objective: **N/A**
Timeframe: **Adopt a procedure by December 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

According to Senate Bill (SB) 35 (2017), jurisdictions that have insufficient progress toward their lower-income RHNA units must employ a streamlined ministerial approval process for proposed developments with at least 50 percent affordability. Early implementation of SB 35 did not apply to cities in the coastal zone. However, in October 2023, SB 423 was signed into law, expanding SB 35 measures to include cities located in the coastal zone and extending the operation of the streamlined ministerial approval process to January 1, 2036.

In compliance with SB 35 and SB 423, the City will establish a standard procedure for processing eligible development projects.

Program 1.3.E: Emergency Shelters

Quantified Objective: **N/A**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

In compliance with AB 2339 (2022), the City will amend Title 17 of the Carmel Municipal Code to define emergency shelters and clearly state they are a permitted use by-right, requiring no discretionary review in the CC, SC, and RC commercial districts.

California Government Code §65583 requires the identification of one or more zoning designations that allow residential uses, including mixed uses, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit and that are suitable for residential uses.

The Carmel Municipal Code includes emergency shelters within the definition of Community Social Service Facilities and reads as follows: "Any noncommercial housing facility, such as homeless shelters or emergency shelters, which may also provide meals, showers, and/or laundry facilities. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes transitional housing facilities that provide long-term living accommodations."

Carmel Municipal Code Chapter 17.14, Commercial Zoning Districts, Schedule II-B: Commercial Districts - Use Regulations, includes Community Social Service Facility as a permitted use in the Central Commercial (CC), Service Commercial (SC), and Residential and Limited Commercial (RC) Districts.

Pursuant to Subparagraph (G) of §65583, a local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zoning designations for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

The City does not currently have objective standards that govern the operation and management of emergency shelters such as the maximum number of beds or persons to be permitted to be served nightly by the facility, sufficient parking to accommodate all staff working at the shelter, size and location of intake areas, provision of onsite management, proximity to other emergency shelters, length of stay, lighting, and security during the hours the shelter is in operation.

The City will amend the Carmel Municipal Code to create objective operational standards for emergency shelters.

Program 1.3.F: Forest and Beach Commission Required Findings

Quantified Objective: **N/A**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Carmel Municipal Code §17.48.070, Findings Required for Significant Trees prohibits the removal of significant trees to facilitate construction or development unless one of the two following findings is met:

1. That removal of the tree is required to protect public health or safety; or
2. That the following four conditions exist:
    a. The existing site is vacant or is developed to an extent less than one-third of the base floor area allowed by the zoning applicable to the site; and
    b. The available land area of the site not occupied by significant trees (including land within six feet of the trunk of significant trees) does not adequately and practically

provide space for development of at least one-third of the base floor area allowed by the zoning for the site; and

c. The issuance of a variance for development in one or more setbacks has been considered and would not provide a remedy or would be inappropriate due to a significant overriding inconsistency with another policy or ordinance of the LCP; and

d. Failure to authorize removal of the tree(s) would deprive the owner of all reasonable economic use of the property.

The findings in 2.a and 2.b have been identified as a potential constraint to the development of multifamily housing. The City will review the findings to ensure they do not impede multifamily development in the commercial and multifamily districts.

Policy 1.4: Improve Development Review and Approval Processes

Program 1.4.A: Modify or Eliminate Onerous Use Permits - AFFH

Quantified Objective: **N/A**
Timeframe: **Adopt Municipal Code amendments by June 2027**
Responsible Party: **Community Development Department**
Funding Source: **General Fund**

Multifamily and duplex housing units constitute approximately 13 percent of Carmel's housing stock. The use permit (UP) (AKA conditional use permit (CUP)) requirement is implemented as an additional regulatory tool and adds extra regulations, review, and required findings, to a variety of development standards that affect multifamily development. Carmel Municipal Code Chapter 17.64 Findings Required for Permits and Approvals includes a broad list of applicable conditional uses and incentives. There are opportunities to reduce redundancies and facilitate residential construction while still enabling development to meet City regulations.

To address this potential constraint to the development of multifamily residential units, the City will pursue replacing subjective language in the required findings for Use Permits with objective findings, or eliminating these Use Permits altogether.

Program 1.4.B: Objective Design and Development Standards - AFFH

Quantified Objective: **N/A**
Timeframe: **Adopt Objective Design Guidelines by June 2027**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Carmel Municipal Code Chapter 17.58, Design Review describes a discretionary review process for the construction of new buildings and additions to existing buildings in the commercial districts.

There are three findings for approval: 1) Conformance to the applicable policies of the General Plan and the Local Coastal Program; 2) Compliance with all applicable provisions of the Municipal Code; and 3) Consistency with the applicable adopted design review guidelines.

In November 2023, the City received an $85,000 REAP 2.0 Local Suballocation Grant, which will be used to pursue the creation and adoption of Objective Design and Development Standards (ODDS) to reduce governmental constraints presently limiting the production of multifamily housing. The City's expectation, and desired intent, is that having ODDS in place will incentivize and accelerate the construction of qualifying affordable multifamily housing projects in the City's downtown area, including the Central Commercial (CC), Service Commercial (SC), Residential & Limited Commercial (RC), and Multifamily Residential (R-4) Districts.

Program 1.4.C: By-Right Approval - AFFH

Quantified Objective: **N/A**
Timeframe: **Amend the Municipal Code to comply with state by-right requirements by December 2027**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Pursuant to Government Code §65583.2(h)(i) (AB 1397 passed in 2017), the City will amend the Carmel Municipal Code to require by-right approval without discretionary review for a housing development that includes 20 percent of the units as affordable to lower income households, applicable to the following types of sites:

- Vacant sites being used to meet the RHNA adequate sites requirements that represent a "reuse" of sites identified in two or more previous and consecutive Housing Element cycles.

- Nonvacant sites being used to meet the RHNA adequate sites requirements that represent a "reuse" of sites identified in the previous cycle of Housing Element.
- Sites being redesignated/rezoned after the statutory deadline of the Housing Element to accommodate the RHNA shortfall. By-right approval of these sites would be triggered by the rezoning.

For the 6th Cycle Housing Element, the City does not anticipate the need to rezone sites or utilize any sites that may be considered reuse sites to meet its RHNA.

"By-right" means a jurisdiction shall not require:

- A Conditional Use Permit;
- A Planned Unit Development Permit;
- Design review, other than Objective Development Design Standards; or
- Other discretionary, local government review or approval that would constitute a "project" as defined in Section 2100 of the Public Resources Code (California Environmental Quality Act "CEQA")

Goal H2 Protect Affordable Housing and Improve the Housing Stock

Policy 2.1: Maintain and encourage expansion of permanent residential housing stock in the Residential and Commercial Districts.

Program 2.1.A: Incentives for Mixed-Use Development - AFFH

Quantified Objective: **Five Moderate Income units (accounted for under Program 1.1.B and Program 1.1.D.)**
Timeframe: **Adopt Municipal Code amendments by June 2027**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Providing additional development capacity of any type increases project feasibility. In order to better incentivize affordable residential development, the City will amend the Municipal Code to increase the floor area bonuses from 0.15 to up to 0.25 for projects in the CC, SC, and RC Districts that include housing for Moderate, Low, or Very-Low-income households. The City will also distribute informational materials promoting the floor area bonus and other applicable incentives.

Program 2.1.B: Permanent Housing - AFFH

Quantified Objective: **N/A**
Timeframe: **Continued ordinance implementation through December 2031**
Responsible Party: **Community Planning & Building Department/City Administrator**
Funding Source: **General Fund**

Short-term rentals can provide valuable coastal visitor-serving access; however, units used as short-term rentals preclude the establishment of permanent housing. The City also has a significant percentage of the housing stock that remains vacant for part of the year due to second home ownership. This creates a significant barrier for current and potential residents to enter the local housing market and further limits opportunities to correct the housing crisis, address diversity, and provide inclusive housing options.

The City's ordinance prohibiting short-term, transient rentals, fractional ownership, and timeshares of residential dwellings in the R-1 District and allowing a limited number of short-term rentals in the commercial areas has successfully limited the proliferation of these uses. The City will continue to implement these ordinances. In an effort to address the high rate of second home ownership, the City will promote Accessory Dwelling Units and Junior Accessory Dwelling Units (see Program 1.1.G) to add affordable rental units on properties that may otherwise lie vacant, and will establish an Affordable Housing Trust Fund (see Program 2.1.D).

Program 2.1.C: Monitor Affordable Housing Stock - AFFH

Quantified Objective: **Monitor 50 lower income units**
Timeframe: **Develop a program by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The City will develop a City-managed Affordable Housing Oversight Program and continue to monitor affordable housing projects and work with the owners to preserve affordability through identification of funding sources and/or opportunities for partnerships with other housing providers. The program will formalize annual monitoring of the affordable housing stock throughout the city to ensure affordable housing is being protected and provided as required by California Government Code Section 65590. This may also include partnering with a qualified entity, like The Carmel Foundation, that already actively manages, monitors, and provides reporting for affordable housing units in the City. The

City will update its databases to better track data on new construction, demolition, conversion, and replacement of housing units for Lower- and Moderate-income households including the following indicators:

- The number of new housing units approved for construction;
- The number of Lower- and Moderate-income housing units required to be provided in new housing developments;
- The number of existing residential dwelling units occupied by Lower- and Moderate-income households that have been authorized to be demolished or converted; and
- The number of Lower- and Moderate-income housing units required to be replaced (of those units being demolished or converted).

Additionally, in compliance with AB 1397, the City will adopt a policy to require replacement housing units subject to the requirements of Government Code §65915, subdivision (c)(3) when any new housing development project occurs on a site meeting the any of the following conditions:

1. The site currently has residential uses or within the past five years has had residential uses that have been vacated or demolished;
2. The site was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of Low or Very Low-income; or
3. The site is subject to any other form of rent or price control through a public entity's valid exercise of its police power, or is occupied by Low or Very Low-income households.

Program 2.1.D: Establish Affordable Housing Trust Fund - AFFH

Quantified Objective: **$1 million**
Timeframe: **Establish a Fund by December 2026**
Responsible Party: **City Administrator**
Funding Source: **General Fund**

The City currently relies on outside agencies and organizations to fund affordable housing projects. However, in an effort to establish a City-funded source dedicated to supporting the creation, maintenance, and rehabilitation of affordable units, the City will pursue the creation of an Affordable Housing Trust Fund. The Trust would be funded by the City, either through a dedicated revenue source or via the General Fund.

Policy 2.2: Preserve and protect the scale of established neighborhoods while encouraging property improvement

Program 2.2.A: Historic Preservation Educational Programs

Quantified Objective: **25 referrals/materials distributed annually**
Timeframe: **Continued education and ordinance implementation through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Cities have unique characteristics that develop over time. Carmel-by-the-Sea has a distinctive design tradition and form that existing residents cherish and that serves to attract new residents and visitors. In an effort to continue to encourage improvements to the existing housing stock, the City will continue to promote education programs that improve public understanding of the City's rich cultural and design heritage, and provide zoning flexibility and incentives to facilitate rehabilitation of historic resources. The City will continue to use the Historic Building Code to facilitate residential rehabilitation of historic residences.

Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work.

Program 2.3.A: Preserve and Increase Upper Floor Residential Uses - AFFH

Quantified Objective: **These units are accounted for under Program 1.1.B (Development on Small Sites), Program 1.1.C (Live/Work Housing), and Program 1.1.D (Mixed-Income Incentives Program)**
Timeframe: **Proactive outreach through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The retail and office landscape is shifting and the City continues to experience retail and office vacancies. This shift represents an opportunity to increase the supply of housing as a preferred development form in all Commercial Districts. The City currently prohibits the conversion of existing second-floor residential units to commercial use and requires all newly constructed second-floor space to be used as residential units. Housing over first-floor commercial uses is a particularly suitable

solution for underutilized second-floor space. Therefore, the City will proactively work with property owners to encourage the conversion of vacant or underutilized upper floors to residential use.

Policy 2.4: Preserve the existing housing stock

Program 2.4.A: Housing Rehabilitation and Maintenance Information - AFFH

Quantified Objective: **25 referrals/materials distributed annually**
Timeframe: **Proactive outreach through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

To stay habitable and energy efficient, all buildings need maintenance. When buildings fall into an extreme state of disrepair, a more comprehensive rehabilitation is needed. Over the past few years, inflation and building supply chain issues have dramatically increased the cost of building materials. Labor costs have also risen significantly due to a shortage of skilled construction workers and ongoing cost-of-living increases. This results in very costly rehabilitation projects.

In order to assist low-income property owners, the City will distribute information on inspection services, housing rehabilitation programs, and alternative ways to finance home repairs. Based on Code Compliance reports, the City will specifically monitor and conduct outreach to owners of residential units in need of rehabilitation and maintenance throughout the city with a focus on the southern region of the city.

Goal H3 Provide Opportunities for New Affordable and Other Special Needs Housing

Policy 3.1: Incentivize affordable housing development, with an emphasis on affordable housing built to accommodate Extremely-Low and Low-income residents. Encourage the private sector to produce affordable housing.

Program 3.1.A: Mixed-Use Affordable Housing - AFFH

Quantified Objective: **10 Low Income Units**
Timeframe: **Proactive outreach through December 2031; Revise guidelines and approval processes by June 2027**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The shifting retail and office landscape represents an opportunity to encourage mixed-use developments (housing over first-floor commercial uses) as a preferred development form via community outreach. The City will proactively work with property owners, property managers, and realtors to promote and incentivize upper-floor housing opportunities, including the potential of allowing a third-floor mezzanine for affordable housing. Such development would be subject to the City's 30-foot height limit.

The City has identified the following regional affordable housing organizations to include in the discussion of revising design guidelines to promote mixed-use affordable housing in the City.

- County of Monterey Housing Authority Development Corporation (HDC);
- Woodman Development Company, Inc.;
- Community Housing Improvement Systems and Planning Association, Inc. (CHISPA);
- Eden Housing;
- EAH Housing; and
- Mid-Peninsula Housing.

Based on the feedback received by City Staff from the development community, the City will implement the following actions:

- Revise design guidelines based on community and developer feedback;

- Revise approval processes if constraints are identified during feedback gathering; and
- Annually host outreach and FAQ forums for developers and community members.

Program 3.1.B: Housing for Extremely-Low Income Households - AFFH

Quantified Objective: **2 Extremely Low Income Units**
Timeframe: **Outreach efforts ongoing through December 2031**
Responsible Party: **Planning and Building Department**
Funding Source: **General Fund**

Providing housing units for Extremely-Low Income (ELI) Households earning 30 percent or less of the Area Median Income (AMI) for Monterey County has proved challenging for the City. The City will continue to place specific emphasis on the provision of multifamily housing and non-traditional housing types such as single-room-occupancy units and transitional housing. The City will encourage development of housing for ELI households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households, and/or offering additional incentives to supplement the density bonus provisions in state law.

The City also has a variety of programs to encourage development of ELI units, including Accessory Dwelling Units–a portion of which are designed to provide affordable housing for Extremely-Low Income Households–and employee housing. The City has also funded a full-time permanent Associate Planner position through the General Fund to focus on long-range planning and housing needs.

Program 3.1.C: Density Bonus - AFFH

Quantified Objective: **N/A**
Timeframe: **Adopt Municipal Code amendments by December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Density bonuses can provide a significant incentive to build affordable housing units. By increasing the number of units permitted to be built on a property, the financial investment required to bring the development to fruition has a higher likelihood of seeing a positive return. Given the high cost of

materials, labor, and borrowing costs, increasing the number of units can make the housing project financially feasible.

Pursuant to Government Code §§65915-65918, the City will amend the City's Density Bonus provisions to be consistent with recent changes to State Density Bonus Law. Additionally, the City will further review and revise local bonus density ordinances to clarify the regulations and increase certainty of applicability.

Program 3.1.D: Reduced Entitlement and Development Fees - AFFH

Quantified Objective: **Reduced fees for developments with affordable units**
Timeframe: **Adopt a Fee Schedule by July 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Entitlement and development fees paid by project applicants assist in the City's ability to recover administrative and operating costs; however, these fees may have the unintended consequence of increasing the cost of housing. To encourage the development of affordable housing, the City will reduce the planning and building permit fees for affordable housing units in commercial areas.

Program 3.1.E: Reduced Parking Requirements - AFFH

Quantified Objective: **N/A**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Carmel Municipal Code Chapter 17.38, Off-Street Parking Requirements, Table A: Minimum Parking Requirements provides parking factors for land uses by zoning district. In the Central Commercial (CC), Service Commercial (SC), Residential and Limited Commercial (RC) and Multi-Family Residential (R-4) districts, the parking requirement for affordable housing is one-half space per unit. For senior housing, it is one-third space per unit plus 1 guest space for every 4 units. Other permanent residential uses are required to provide 1 parking space per unit in the SC District, and 1.5 spaces in the RC and R4 Districts. No parking is required in the CC District.

The City recognizes that parking requirements increase the cost of residential development and take up valuable space that can be used for housing, and has maintained a low parking ratio for residential uses.

The City will continue to offer reduced parking requirements for affordable housing developments. Additionally, the City will clarify that affordable units are exempt from parking in-lieu fees.

Program 3.1.F: Expedited Processing Procedures - AFFH

Quantified Objective: **N/A**
Timeframe: **Hire a consultant by December 2026; Adopt Municipal Code amendments by June 2027**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Faster permit processing times reduce overall project timelines and allow a project to get to the construction stage in a timely manner.

To enable a more efficient permit processing system, the City is committed to contracting with a qualified consultant to review the Planning Division's current permitting procedures to identify inefficiencies and make recommendations on process improvements to streamline the permitting process. Based on the consultant's recommendations, the City will update existing permitting procedures, including, but not limited to, the following:

- Implement concurrent permit processing for projects that incorporate several land uses or features that would typically require two or more permit applications, to be concurrently reviewed and approved or disapproved by the highest-level review authority or joint meetings. This will expedite the review process for complex development projects.
- Allow an option for affordable multifamily projects to utilize 3-D modeling or other comparable methods, in lieu of story poles, that provide objective information for the City to assess impacts of development on important coastal scenic view resources.
- Prioritize projects with affordable units, assign a dedicated planner to facilitate the development process, and schedule joint public hearings when multiple decision-making bodies are involved.

Program 3.1.G: Establish Minimum Densities - AFFH

Quantified Objective: **N/A**

Timeframe: **Adopt Municipal Code amendments by June 2028**

Responsible Party: **Community Planning and Building Department**

Funding Source: **General Fund**

Establishing a minimum density can be utilized as a tool to ensure the limited available land in a City is used in an efficient manner and lower densities are avoided. The City's intention for establishing a minimum density in the Commercial and Multi-Family Residential Districts is rooted in enabling the development of more dense housing in the City. Currently, the Commercial District (CC, SC, and RC) permits residential densities of 0-22 dwelling units per acre and the Multi-Family Residential District (R-4) permits a maximum of 33 dwelling units per acre. Establishing a minimum density in these districts will result in higher yields of residential units. Recent residential developments in the City's Commercial District have ranged in density from 22-33 dwelling units per acre. The City will revise the Municipal Code for commercial districts (CC, SC and RC) and the Multifamily Residential (R-4) District to establish a minimum density of 22 dwelling units per acre, as part of the base zoning and a maximum allowable density of 40 units per acre, with a total maximum capacity of 88 units per acre, inclusive of all local and State density bonuses. Additionally, the City will prohibit new single-family development in the R-4, CC, SC, and RC Districts. Existing single-family dwellings in these districts will be considered legal nonconforming uses. Recognizing that there is a need for housing to accommodate families, and to try and increase the mix of housing types, the City will pursue options for incentivizing the development of two- and three-bedroom units.

The City is committed to modifying development standards in the commercial and multi-family districts to ensure the standards support the minimum density and do not function as a constraint to meeting the minimum density, as necessary.

Policy 3.2: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.

Program 3.2.A: Reasonable Accommodation Procedures - AFFH

Quantified Objective: **Process 8 applications**

Timeframe: **Adopt a revised policy and Municipal Code amendment by December 2025**

Responsible Party: **Community Planning and Building Department**

Funding Source: **General Fund**

A reasonable accommodation is any change, exception, or adjustment to a rule, policy, practice or service that allows a person with a disability to have an equal opportunity to participate. Information on reasonable accommodation procedures will continue to be provided at City Hall and on the City's website. As of September, 2025 the City is already underway evaluating and revising Policy C11-01, which describes procedures to provide reasonable accommodation, and has explored reduced or waived permit fees for persons with disabilities in compliance with the provisions of SB 520, in an effort to remove any additional barriers and encourage those with disabilities to apply. Initial conversations with the Planning Commission and City Council have been supportive of revising the policy. To eliminate subjectivity from the required findings for requests for reasonable accommodation, the City will amend the Municipal Code to remove the findings requirement for requested accommodations stating, "the requested accommodation will not result in a significant and unavoidable negative impact on adjacent uses or structures." and develop a finding to allow for the reasonable accommodations that adequately addresses the need with the least intrusive impacts.

Further, the City will amend the definition of aggrieved parties and the appeal process in the Municipal Code, to ensure that appeals of reasonable accommodation permits do not create an undue additional barrier.

Program 3.2.B: Housing Mobility - AFFH

Quantified Objective:	**78 live/work units (Program 1.1.C); 18 mixed income units (Program 1.1.D); 65 units on religious properties (Program 1.1.E); and 161 units through Hotel to Residential Conversion (Program 1.1.F); 5 hotel employee housing (Program 1.1.G); and 70 ADUs (Program 1.1.H)**
Timeframe:	**December 2031**
Responsible Party:	**Community Planning and Building Department**
Funding Source:	**General Plan**

The City of Carmel-by-the-Sea is committed to promoting a diverse array of housing options for all income groups throughout the community. To improve housing mobility and promote more housing choices and affordability, the City will employ a suite of strategies to create and/or enhance opportunities in various neighborhoods, including in lower density neighborhoods and in downtown Carmel. This initiative represents an effort to increase housing mobility, and extends beyond programs to meet the City's RHNA. Actions and strategies are detailed in individual programs above and include:

- Homesharing: Research and pursue a homesharing program, including coordination with non-profits and other organizations to assist with matching tenants with existing homeowners. Typically, homesharing is a service provided by nonprofit organizations to assist in matching a homeowner with a tenant. This homesharing process can also include helping homeowners rent out their ADUs. The process of identifying and screening potential tenants, developing lease agreements, and understanding the rights and responsibilities of being a landlord can be onerous. The City may facilitate presentations at The Carmel Foundation Senior Center, and other outreach assistance. The City will market and take other actions as necessary, at least annually, with the goal of generating five opportunities per year.
- Program 1.1.C: Live/Work Housing
- Program 1.1.D: Mixed-Income Incentive Program
- Program 1.1.E: Affordable Housing on Religious Facility Properties
- Program 1.1.F: Hotels to Residential Development
- Program 1.1.G: Hotel Employee Housing
- Program 1.1.H: Accessory dwelling units (ADUs)

- Marketing of housing resources and opportunities: Provide housing resources and information available through various City and regional in-person and virtual outlets. The City will provide this information in multiple languages based on the languages spoken by Carmel-by-the-Sea residents, as indicated in the U.S. Census Bureau's American Community Survey.

Program 3.2.C: Family Friendly Housing – AFFH

Quantified Objective:	**5 Very Low, 5 Low, 5 Moderate Income Units**
Timeframe:	**Develop Regulatory Incentive (June 2028); Implement Family Friendly Design Guidelines (June 2028)**
Responsible Party:	**Community Planning and Building Department**
Funding Source:	**General Fund**

Carmel-by-the-Sea is suffering from a rapid and accelerating decline in the number of families with children living within the village. Between 2012 and 2023, the number of students from Carmel-by-the-Sea attending Carmel River School (the local public elementary school) declined from 270 to 129. Similarly, from 2016 to 2024, the number of students from Carmel-by-the-Sea attending Carmel Middle School and Carmel High School declined from 53 to 27 and from 90 to 47, respectively. Overall, between 2015 and 2024 the median age of residents increased from 53 to 65.

To counter this trend, the City will promote multifamily housing designs to attract households with children and larger multi-generational households by encouraging developers to include unit mixes with higher bedroom counts (including four-bedroom units) as well as other family friendly features and on-site amenities, such as usable outdoor open space for multigenerational use, and multipurpose rooms that can be used for after-school homework clubs, computer, art, or other resident activities. To boost the number of families with children residing in the village and to address potential displacement of households with four or more persons, the City will create incentives to encourage the development of larger units with multiple bedrooms.

Policy 3.3: Facilitate the provision of transitional and supportive housing in appropriate districts in the community.

Program 3.3.A: Zoning for Transitional and Supportive Housing – AFFH

Quantified Objective: **N/A**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Senate Bill (SB) 2 (2007) revised Housing Element law requiring that transitional and supportive housing be permitted as a residential use, subject only to restrictions that apply to other residential dwellings of the same type in the same zone. In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use. The City's Municipal Code permits transitional and supportive housing by-right in all districts that permit residential uses, including the CC, SC, RC and R-4 Districts, regardless of the number of persons in the facility.

Program 3.3.B: Low-Barrier Navigation Centers – AFFH

Quantified Objective: **N/A**
Timeframe: **Adopt Municipal Code amendments by June 2026**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Assembly Bill (AB) 101 (2019) provides a pathway to permanent housing for people experiencing homelessness. A "Low Barrier Navigation Center" is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing. The shelter provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. In order to comply with state law, the City will amend the Municipal Code to include the definition of a "Low Barrier Navigation Center" and will develop By Right procedures for processing low barrier navigation centers.

Program 3.3.C: Unlicensed Residential Care Facilities – AFFH

Quantified Objective: **N/A**
Timeframe: **Adopt Municipal Code Amendments by June 2026**
Responsible Agency: **Community Planning and Building Department**
Funding Source: **General Fund**

State law requires local governments to treat licensed residential care facilities (e.g. group homes) with six or fewer residents as a residential use and subject to the same development standards as a single-family dwelling. Furthermore, no conditional use permit, variance, or other zoning clearance shall be required of a residential care facility that serves six or fewer persons that is not also required of a single-family dwelling of the same type in the same zone. The residents and operators of a residential care facility shall be considered a family for the purposes of any law or zoning ordinance that relates to the residential use of a property. However, "six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. These facilities are licensed and regulated by the State of California.

The City defines Residential Care Facilities as facilities that require or are licensed by the State of California to provide living accommodations and 24-hour, primarily nonmedical care and supervision for persons in need of personal services, supervision, protection, or assistance. Living accommodations are shared living quarters with or without separate kitchens or bathrooms for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or nonprofit institutions.

Residential Care, General. A residential care facility providing 24-hour nonmedical care for more than six persons in need of personal services, supervision, protection, or assistance. This classification includes hospices, board and care homes, and similar establishments that are licensed by the State of California. These types of facilities are conditionally permitted in the SC and RC Districts.

Residential Care, Limited. A residential care facility providing 24-hour nonmedical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California. These types of facilities are subject to the same regulations as apply to other family residential dwellings in the CC, SC, and RC Districts. In the R-1 District, they are permitted in single-family homes. In the R-4 District, they are permitted by-right with no restrictions.

Residential Care, Senior. A residential care facility providing 24-hour medical or nonmedical care for more than six persons 60 years of age or older in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. This classification includes nursing homes for the elderly, life care or continuing care homes, and similar facilities licensed for residential care by the State of California. These types of facilities are conditionally permitted in the SC, RC, and R-4 Districts.

Recognizing that larger facilities provide necessary supportive environments for a variety of households, the City will amend the Zoning Ordinance to allow unlicensed facilities as a permitted use subject only to the requirements that apply to other residential uses of the same type in the same zone.

Program 3.3.D: Single Room Occupancy (SRO) Units – AFFH

Quantified Objective: **N/A**
Timeframe: **Adopt Municipal Code Amendments by June 2026**
Responsible Party: **Community Planning & Building Department**
Funding Source: **General Fund**

Government Code §65583 and §65583.2 require that a city plan for a variety of housing types, including single-room occupancy units or SROs. An SRO consists of a single room dwelling unit that is the primary residence of its occupant(s). One example of an SRO could be the proposed Live/Work units in Program 1.1.C. To support the creation of SROs, the City will take the following actions:

- Adopt a definition of "single room occupancy unit" in the Carmel Municipal Code.
- Amend the Carmel Municipal Code to identify the districts where SROs would be permitted as a residential use subject only to those regulations that apply to other residential dwellings of the same type in the same zone. The City may adopt specific, objective development standards applicable to SROs such as maximum number of occupants, minimum or maximum unit size, and requirements relating to food preparation facilities, and sanitation facilities.

Goal H4 Exemplify Sustainable Development and Energy Conservation

Policy 4.1: Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs.

Program 4.1.A: Water Conservation

Quantified Objective: **25 referrals/materials distributed annually**
Timeframe: **Implement the water management program through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Even with a recent allocation of water from the Monterey Peninsula Water Management District (MPWMD), potable water remains a finite, and tightly regulated resource in the City and California at large. To responsibly allocate the City's limited water allocation to maximize as many new residential units as possible, the City will continue to implement the Water Management Program (Carmel Municipal Code Chapter 17.50) through the building permit process, and provide information to the community on water conservation retrofits and best practices. In addition, the City will provide information on and promote water conservation education through outreach and community engagement, and retrofit rebates provided by the MPWMD.

Program 4.1.B: Energy Conservation and Green Building

Quantified Objective: **25 referrals/materials distributed annually**
Timeframe: **Continued education and compliance through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Conserving energy to reduce stress on the electrical grid and reduce the effects of climate change (i.e. wildfire and flooding) is increasingly critical. The City experienced significant power outages during the 2022-23 winter storms, adjacent areas were flooded, and the past few wildfire seasons have significantly impacted air quality and resulted in evacuations of neighboring communities. The City will continue to review applications for new construction and substantial alterations, taking into consideration solar orientation and access to sunlight. The City will also continue to require compliance with current state building standards for energy efficiency in all new homes. The City will further disseminate information by updating the website annually with related energy conservation and green building information.

Goal H5 Publicize Housing Needs and Resources

Policy 5.1: Support and enforce fair housing laws. Expand fair housing choice by promoting housing opportunities and removing impediments to fair housing.

Program 5.1.A: Fair Housing Services – AFFH

Quantified Objective: **25 referrals/materials distributed annually**
Timeframe: **Proactive outreach through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

The Fair Housing Act protects people from discrimination when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing-related activities. The California Department of Fair Employment and Housing and the Conflict Resolution and Mediation Center of Monterey County provide fair housing services and information. These agencies advise persons in need of information on housing and employment, mediate landlord/tenant disputes and research complaints about discriminatory housing practices. The City will coordinate with these agencies to provide printed information about fair housing services at City Hall, on the City's website, and in other public buildings such as the City's two libraries. The City will also refer inquiries related to fair housing to these agencies and provide fair housing resources at outreach events.

Program 5.1.B: Housing Choice Voucher Program – AFFH

Quantified Objective: **25 referrals/materials distributed annually**
Timeframe: **Proactive outreach through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Created by the Housing and Community Development Act of 1978, the Housing Choice Voucher program, formerly known as Section 8, provides assistance to eligible Low- and Moderate-Income families to rent housing in the private market. Eligibility for this program is based on the family's gross annual income and family size. The Housing Choice Voucher rental assistance program is administered by the Housing Authority of the County of Monterey. The City will continue to facilitate use of the Housing Choice Voucher program in the community by distributing information for the program at City Hall and the Library and making referrals to the Housing Authority.

Program 5.1.C: Shared Housing Information – AFFH

Quantified Objective: **25 referrals/materials distributed annually**
Timeframe: **Proactive outreach through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Shared housing is another important tool to provide affordable housing options. Shared housing is generally more affordable because a portion of a residence is rented as opposed to an entire unit. Shared housing can provide safe and secure affordable housing in a high-cost market. This model can also financially help low-income individuals who own their homes, while alleviating loneliness. The City will continue to distribute informational materials from the Housing Authority of the County of Monterey and The Carmel Foundation, and will display information at City Hall, other public buildings, and on the City's website. The City will also seek out other shared housing providers and resources to expand this housing option.

Program 5.1.D: Farmworker Housing – AFFH

Quantified Objective: **N/A**
Timeframe: **December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Although the City does not have agricultural uses, and therefore, no housing designated specifically for farmworkers, the City supports the County of Monterey's efforts to educate the public on resources that are available for agricultural workers. The City has identified the following resources that are available throughout the region for agricultural employees:

- *Spanish Farmworkers Resource Line* – provides information on a variety of resources such as legal help and medication services, stress management, support for farmworkers with disabilities.
- *The Center for Community Advocacy* – an organization whose mission is to support and build leadership within the community and in particular for farmworkers and their families. The Center has worked side by side with farmworkers to help improve their living conditions and advocate for more affordable housing and access to health services and resources.

- *Farm and Food Worker Relief Program* – Catholic Charities Diocese Monterey is providing direct financial relief to eligible farmworkers in the counties of Monterey, Santa Cruz, San Benito, and San Luis Obispo. The purpose of this program is to provide direct financial relief to eligible field workers, meatpacking workers, livestock workers, and grocery store workers.

Policy 5.2: Promote public awareness and foster pride in the history of the village.

Program 5.2.A: Support Community Organizations – AFFH

Quantified Objective: **N/A**
Timeframe: **Proactive outreach and partnerships through December 2031**
Responsible Party: **Community Planning and Building Department**
Funding Source: **General Fund**

Community organizations play a pivotal role to provide outreach and services to those facing housing issues. The City will continue to support community organizations that promote neighborhood involvement, including but not limited to the Carmel Residents Association, The Carmel Foundation, and the Carmel Heritage Society. The City will develop partnerships with these organizations to promote neighborhood enhancement programs, conduct and improve outreach and education, and solicit community input.

2.5 Summary of Quantified Objectives

Table 2-1 Quantified Objectives (2023-2031)

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
1.1.A: Adequate Sites		113	74	44	118	349
1.1.B: Development on Small Sites		2	2	2	12	18
1.1.C: Live/Work housing	8	35	35			78
1.1.E: Affordable Housing on Religious Facility Properties	6	29	30			65
1.1.F: Hotel-to-Residential Conversion		40	40	40	41	161
1.1.G: Hotel Employee Housing				5		5
1.1.H: Accessory Dwelling Units	7	14	21	21	7	70
1.2.A: Water Distribution Prioritization for Affordable Housing	13	98	113	50	59	333
3.1.A: Mixed Use Affordable Housing		10				10
3.1.B: Housing for Extremely Low Income Households	2					2

Housing Needs and Fair Housing Report

A

APPENDIX

Table of Contents

Appendix A Housing Needs and Fair Housing Report A-1
A.1 Introduction A-1
A.2 Population, Employment, and Household Characteristics A-7
A.3 Disproportionate Housing Needs A-31
A.4 Special Needs Groups A-40
A.5 Access to Opportunity A-58
A.6 Housing Stock Characteristics A-70
A.7 Fair Housing Enforcement and Outreach Capacity A-84
A.8 Fair Housing Recommendations A-100
A.9 Conclusion A-104

Tables

Table A-1 - Population Growth Forecast by Jurisdiction, 2015-2045 ..... A-8
Table A-2 - Population Age Distribution by Jurisdiction, 2019 ..... A-9
Table A-3 - Population by Race by Jurisdiction, 2019 ..... A-11
Table A-4 - Employment Growth Forecast by Jurisdiction, 2015-2045 ..... A-20
Table A-5 - Employment by Sector, Carmel-by-the-Sea, 2010 and 2019 ..... A-21
Table A-6 - Unemployment Rate, Carmel-by-the-Sea, 2019 ..... A-23
Table A-7 - Regional Housing Needs Allocation A-23
Table A-8 - Occupations by Mean Salary, Monterey County, 2019 ..... A-24
Table A-9 - Housing Forecast by Jurisdiction, 2015-2045 ..... A-25
Table A-10 - Households by Income Category, Carmel-by-the-Sea, 2019 ..... A-27
Table A-11 - Overview of Special Needs Groups A-40
Table A-12 - Extremely Low-Income Households, Carmel-by-the-Sea, 2015-2019 ..... A-42
Table A-13 - Disability Status by Age, Carmel-by-the-Sea, 2021 ..... A-48
Table A-14 - Population with Developmental Disabilities by Age, Carmel-by-the-Sea, 2021 ..... A-48
Table A-15 - Population with Developmental Disabilities by Residence, Carmel-by-the-Sea, 2021 ..... A-49
Table A-16 - Homeless Population by Jurisdiction, 2017-2022 ..... A-57
Table A-17 - Homelessness by Household Type and Shelter Status, Monterey County, 2019 ..... A-57
Table A-18 - Housing Unit Growth Trends by Jurisdiction, 2010-2019 ..... A-70
Table A-19 - Housing Units by Type by Jurisdiction, 2019 ..... A-71
Table A-20 - Housing Units by Type and Tenure, Carmel-by-the-Sea, 2019 ..... A-72
Table A-21 - Household Size by Tenure by Jurisdiction, 2019 ..... A-73
Table A-22 - Vacant Housing Units by Type, Carmel-by-the-Sea, 2019 ..... A-75

Table A-23 - Housing Permits by Income Group, Carmel-by-the-Sea, 2015-2021 ..... A-75
Table A-24 - Inventory of Assisted Rental Housing A-77
Table A-25 - Median Home Value by Jurisdiction, 2019-2022 ..... A-82
Table A-26 - Average Rent by Number of Bedrooms, Carmel-by-the-Sea, 2023 ..... A-82
Table A-27 - Housing Affordability, Carmel-by-the-Sea, 2022 ..... A-83
Table A-28 - Distribution of Potential Hotel- to- Residential Conversion Opportunity Sites by LMI Population (2024) A-94
Table A-29 - Distribution of RHNA Units by LMI Population (2024) A-94
Table A-30 - Distribution of Potential Hotel- to- Residential Conversion Opportunity Sites by Cost Burdened Renters (2022) A-97
Table A-31 - Distribution of RHNA Units by Cost Burdened Renters (2022) A-97
Table A-32 - Fair Housing Issues, Contributing Factors, and AFFH Programmatic Actions A-102

Figures

Figure A-1 - Major Public and Legal Actions that Influence Fair Access to Housing A-3
Figure A-2 - Population Growth, Carmel-by-the-Sea, 2010-2019 ..... A-8
Figure A-3 - Population Distribution by Age, Carmel-by-the-Sea, 2010-2019 ..... A-9
Figure A-4 - Population by Race Compared to the County, 2019 ..... A-10
Figure A-5 - Population by Race, Carmel-by-the-Sea, 2010-2019 ..... A-11
Figure A-6 - Regional Non-White vs. White Population, 2010-2019 ..... A-13
Figure A-7 - Diversity Index, Carmel-by-the-Sea, 2018 ..... A-15
Figure A-8 - R/ECAP by Census Tract, Carmel-by-the-Sea, 2009-2013 ..... A-17
Figure A-9 - RCAAs by Census Tract, Carmel-by-the-Sea, 2015-2019 ..... A-18
Figure A-10 - Percent Non-White by Block Group, Carmel-by-the-Sea, 2018 ..... A-19
Figure A-11 - Worker Earnings by Place of Residence and Place of Work, Carmel-by-the-Sea, 2019 ..... A-22
Figure A-12 - Household by Type by Jurisdiction, 2019 ..... A-25
Figure A-13 - Changes in Household Type, Carmel-by-the-Sea, 2010-2019 ..... A-26
Figure A-14 - Households by Household Size by Jurisdiction, 2019 ..... A-26
Figure A-15 - Median Household Income by Jurisdiction, 2019 ..... A-28
Figure A-16 - Regional Median Household Income, 2010-2019 ..... A-28
Figure A-17 - Income by Category, Carmel-by-the-Sea, 2019 ..... A-29
Figure A-18 - Median Income by Block Group, Carmel-by-the-Sea, 2015-2019 ..... A-30
Figure A-19 - Housing Tenure by Jurisdiction, 2019 ..... A-31
Figure A-20 - Housing Problems by Tenure, Carmel-by-the-Sea, 2015-2019 ..... A-32
Figure A-21 - Severe Housing Problems by Tenure, Carmel-by-the-Sea, 2015-2019 ..... A-33
Figure A-22 - Overcrowding by Severity by Jurisdiction, 2019 ..... A-34

Figure A-23 - Overcrowding by Tenure and Severity, Carmel-by-the-Sea, 2019 ..... A-34
Figure A-24 - Overcrowded Households, Carmel-by-the-Sea A-35
Figure A-25 - Cost Burden Severity by Jurisdiction, 2015-2019 ..... A-36
Figure A-26 - Cost Burden by Tenure, Carmel-by-the-Sea, 2015-2019 ..... A-37
Figure A-27 - Cost Burden by Home Owners, Carmel-by-the-Sea, 2015-2019 ..... A-38
Figure A-28 - Cost Burden by Renter Households, Carmel-by-the-Sea, 2015-2019 ..... A-39
Figure A-29 - Percent Living Below the Poverty Line by Race and Ethnicity, Carmel-by-the-Sea, 2019 ..... A-43
Figure A-30 - Senior Population by Jurisdiction, 2019 ..... A-44
Figure A-31 - Senior Housing by Tenure, Carmel-by-the-Sea, 2019 ..... A-45
Figure A-32 - Senior Households by Income, Carmel-by-the-Sea, 2019 ..... A-45
Figure A-33 - Population by Disability Status by Jurisdiction, 2021 ..... A-47
Figure A-34 - Trends in Persons with Disabilities, Carmel-by-the-Sea, 2012-2021 ..... A-47
Figure A-35 - Households by Size and Tenure, Carmel-by-the-Sea, 2019 ..... A-50
Figure A-36 - Single-Parent Households by Jurisdiction, 2019 ..... A-51
Figure A-37 - Trends in Single-Parent Households, Carmel-by-the-Sea, 2010-2019 ..... A-52
Figure A-38 - Hired Farm Labor, Monterey County, 2002-2017 ..... A-54
Figure A-39 - TCAC Opportunity Composite Score, Carmel-by-the-Sea, 2022 ..... A-60
Figure A-40 - TCAC Opportunity Economic Score, Carmel-by-the-Sea, 2022 ..... A-61
Figure A-41 - Jobs Proximity Index, Carmel-by-the-Sea A-63
Figure A-42 - TCAC Opportunity Education Score, Carmel-by-the-Sea, 2022 ..... A-64
Figure A-43 - TCAC Opportunity Environmental Score, Carmel-by-the-Sea, 2022 ..... A-66
Figure A-44 - Social Vulnerability Index, Carmel-by-the-Sea, 2018 ..... A-67
Figure A-45 - Housing by Type in Carmel-by-the-Sea, 2010-2019 ..... A-71
Figure A-46 - Housing Stock by Number of Bedrooms, Carmel-by-the-Sea, 2019 ..... A-72
Figure A-47 - Household Tenure by Race, Carmel-by-the-Sea, 2019 ..... A-73
Figure A-48 - Vacancy Rates by Jurisdiction, 2019 ..... A-74
Figure A-49 - Vacancy Trends, Carmel-by-the-Sea, 2010-2019 ..... A-74
Figure A-50 - Housing Stock by Age, Carmel-by-the-Sea, 2019 ..... A-79
Figure A-51 - Displacement Risk, Carmel-by-the-Sea, 2022 ..... A-80
Figure A-52 - FHEO Cases Total, Monterey County, 2020 ..... A-86
Figure A-53 - FHEO Cases, Disability Bias, Monterey County, 2020 ..... A-87
Figure A-54 - Sites Inventory A-91
Figure A-55 - Sites Inventory and Non-White Population by Block Group (2022) A-93
Figure A-56 - Sites Inventory and LMI Population by Block Group (2024) A-95
Figure A-57 - Sites Inventory and Cost Burdened Renters by Tract (2022) A-98
Figure A-58 - Sites Inventory and Displacement Risk by Tract (2022) A-99

Appendix A
Housing Needs and Fair Housing Report

A.1 Introduction

The following report provides both the City of Carmel-by-the-Sea Housing Needs Assessment and Fair Housing Assessment. This analysis primarily utilizes U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate data[1] and California Department of Housing and Community Development (HCD) data.

Housing Needs Assessment

The Housing Needs Assessment for the City of Carmel-by-the-Sea provides an in-depth analysis of the City's population, employment, economics, household, and housing stock conditions and characteristics. This assessment develops context for the City's goals, programs, and policies for the 6th Cycle Housing Element.

Fair Housing Assessment

In 2018, Governor Brown signed Assembly Bill (AB 686) which requires departments and agencies to administer programs relating to housing in a way that affirmatively furthers fair housing (AFFH).[2] As of January 1, 2019, AB 686 extends the obligation to affirmatively further fair housing to all public agencies in the State of California. This affirmative duty is not limited to those agencies with relationships with the federal government and is to be broadly applied throughout agencies at the state and local level. Now, all public agencies must both (1) administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and (2) take no action inconsistent with this obligation.[3] AB 686 also made changes to Housing Element Law, requiring Housing Elements and General Plans to incorporate AFFH requirements.

Such requirements include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

1 The primary reason for using 2019 data is because this is the data that was primarily being used by HCD in their AFFH datasets for the majority of housing needs data, including data that is pulled from CHAS datasets which range from 2013-2019. Additionally, 2020-2021 Census data may not be representative due to the COVID-19 pandemic. Largely, the data is reported for 2019 as this aligns with the supplemental data HCD has provided and allows for consistent reporting.

2 Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take "meaningful actions" to address segregation and related barriers to fair housing choice.

3 California Department of Housing and Community Development Guidance, 2021, page 9.

Affirmatively Furthering Fair Housing

"Affirmatively furthering fair housing" means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. (Gov. Code, §8899.50, subd. (a)(1).)"

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

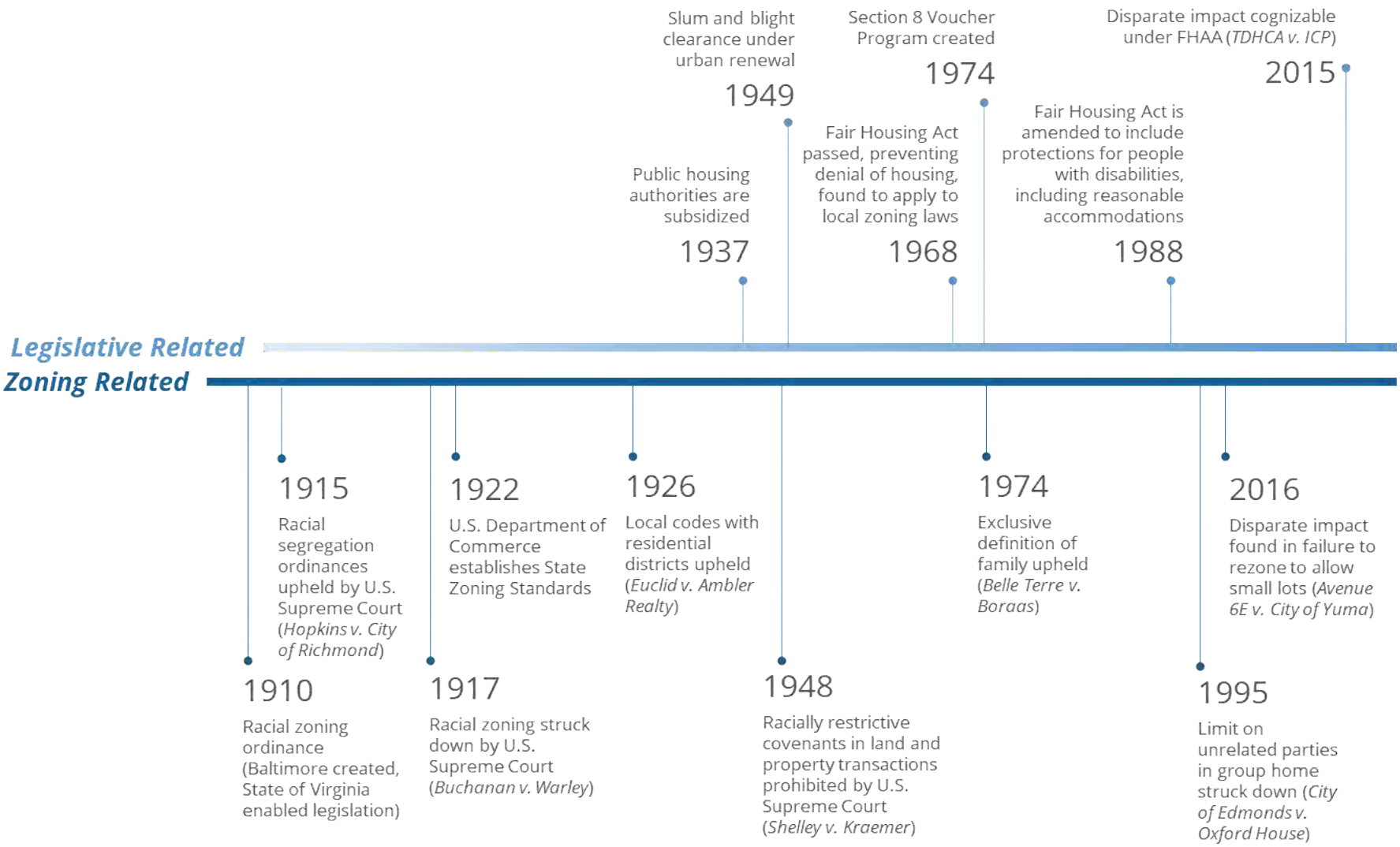
History of Segregation in the Region

The United States' oldest cities have a history of mandating segregated living patterns. Exclusive zoning practices were common in the early 1900s – courts struck down only the most discriminatory and allowed those that would be considered today to have a "disparate impact" on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co. (272 U.S. 365)* supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as "mere parasite(s)" with the potential to "utterly destroy" the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low-income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies, now called Housing Choice Vouchers) – the latter of which is only effective when adequate affordable rental units are available.

Figure A-1 on the following page provides a timeline of major legal and public actions that have influenced fair access to housing beginning in 1910.

Figure A-1 - Major Public and Legal Actions that Influence Fair Access to Housing



Source: Root Policy Research

Monterey County and the Monterey Bay region also have an interesting past, as far as the fight to end racial segregation is concerned. Some of the segregation in the Monterey Bay area can be attributed to historically discriminatory practices, such as racial covenants,[4] redlining,[5] and discriminatory mortgage approvals. While Carmel-by-the-Sea itself does not have a history of racial covenants, the City's racial characteristics do reflect persistent "structural inequities" in society, and "self-segregation" (i.e., preferences to live near similar people).

Kent Seavey's 2007 book *Carmel: A History in Architecture* details the history of Carmel-by-the-Sea, from its early settlement by Spanish explorers, to its marketing as a "seaside resort for Catholics" in the 1880s, to the development of the City's more contemporary history and architectural design.

Similar to other jurisdictions within Monterey County, Carmel-by-the-Sea does not have a high level of diversity.

Harold and Ann Gilliam describe the history of Carmel in their 1996 book *Creating Carmel, The Enduring Vision*. Carmel started as an artist town, with notable writers, artists and poets Mary Austin, Sinclair Lewis, Jack London and Robinson Jeffers settling in Carmel-by-the-Sea. They were drawn to Carmel-by-the-Sea for its natural beauty, a quiet town among Monterey pine forest, scenic, rocky coastline, and white sand beaches. The early small cottages of the early 1900s reflect these humble beginnings, and the evolution of Carmel's architecture, including Comstock's notable fairy-tale style buildings, mirrors the community of artists who resided in Carmel-by-the-Sea. As Carmel-by-the-Sea grew and became a globally known tourist destination land prices began to increase. Gilliam writes, "[a]s expensive homes have replaced Carmel's traditional cottages, the town's demographics have changed. The artists and writers who carried on the Sterling tradition… and the low-to-middle-income residents in the old redwood cottages, have been gradually replaced by upscale business people and professionals able to afford the fantastically escalating prices of land". In addition to historical discriminatory practices that embedded segregated living patterns throughout the Monterey Bay area, it's also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. Historically, the Monterey Peninsula has been home to indigenous populations for more than 10,000 years. The original inhabitants of present-day Monterey County were the Ohlone (Costanoan), Salinan, and Esselen tribes who have "…lived in communities related by language, family, and custom."[6] However, "[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, these tribes have lost the vast majority of their population as well as their land."[7]

4 Racial covenants are clauses that were inserted into property deeds to prevent people who were not White from buying or occupying land.
5 Redlining is the practice of denying credit to individuals based on race, ethnicity, or other discriminatory practices.
6 From *Racial Beachhead: Diversity and Democracy in a Military Town*, by Carol Lynn McKibben, 2012, Stanford University Press.
7 From *Indigenous Peoples of San Mateo County*. San Mateo County Office of Education.

The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.[8]

The *Monterey County Weekly* news outlet highlights the past and present effects of restrictive covenants, along with other housing issues such as "the lack of affordable housing, generational wealth inequities and zoning issues," as potential contributing factors to segregation within the County.[9] Though restrictive racial covenants were never enacted specifically in Carmel-by-the-Sea (unlike nearby Pebble Beach and Pacific Grove), the City's population demographics are less diverse than other jurisdictions within Monterey County. Carmel-by-the-Sea's General Plan and Zoning Ordinance have long emphasized single-family residential patterns and consequently, the City offers a limited variety of housing types with 87 percent single family detached units. Historically, this type of development contributed to segregation patterns in part due to higher purchase costs that accompany single-family homes. Because financing for single-family properties favored educated higher income earners, purchasing property in the City remained out of reach for many lower income households and likely contributed to the demographics seen in the City today.

Enacting policies and programs that promote AFFH and highlight the community's assets could attract a broader demographic to the area, and encourage those that work in the City to live here as well. As reflected by the 2021 Proclamation of the City Council of Carmel-by-the-Sea: Carmel-by-the-Sea has been and will continue to be enriched and enhanced in its cultural fabric, economic prosperity, and personal understanding of others by having a principled and respectful community standard towards all people.

Overview of Carmel-by-the-Sea

Over the past 10 years, Carmel-by-the-Sea has experienced growth in both population and jobs,[10] which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the City has steadily increased, housing production has not kept pace with demand, contributing to the housing shortage in the City. The following Housing Needs and Fair Housing Assessment develops context for the goals, programs, and policies that Carmel-by-the-Sea will implement to address inequities in the 6th Cycle Housing Element.

Summary of Population, Employment, Household and Housing Stock Characteristics

The following provides a brief overview of population, employment, household, and housing stock characteristics in Carmel-by-the-Sea. These statistics help inform the existing housing needs in Carmel-

8 From *Systemic Inequality: Displacement, Exclusion, and Segregation,* by Danyelle Solomon, et al., 2019, Center for American Progress.

9 From Ribakoff, S. (2022, November 24) A new group sets out to explore the history of racist housing covenants in Monterey County. *Monterey County Weekly.*

10 From AMBAG Regional Growth Forecast 2022; 2010 (population: 3,722); 2015 (population 3,854); 2020 (population: 3,949).

by-the-Sea, as well as highlighting past trends and future forecasts to develop proactive policies and programs to address the needs of the community.

- Between 2010-2019, Carmel-by-the-Sea's population increased by 2.8 percent.[11]
- According to the Association of Monterey Bay Area Governments (AMBAG) 2022 Regional Growth Forecast, Carmel-by-the-Sea, the population is forecast to grow by approximately three (3) percent between 2015 to 2045.
- In 2019, the predominant age group was individuals between 65 to 74 years of age.
- In 2019, the population was comprised of the following racial and ethnic groups: non-Hispanic White individuals (86.5 percent), Hispanic or Latino (8.2 percent), Asian populations (5.2 percent), and Black or African American (0.1 percent).
- According to the AMBAG 2022 Regional Growth Forecast, Carmel-by-the-Sea is projected to experience an employment growth of 17 percent (562 new jobs) between 2015-2045.
- In 2019, the unemployment rate was 0.1 percent; approximately 5 percent less than the County.
- According to the AMBAG 2022 Regional Growth Forecast, Carmel-by-the-Sea is forecast to have a household growth of approximately one (1) percent by 2045 – an increase of 42 housing units.
- In 2019, the largest household type was married-couple family households (47 percent) single-person households (40 percent), female-headed households (6 percent), Other non-family households (5 percent), and male-headed households (2 percent).
- In 2019, above moderate-income households made up the majority of households in the City (62 percent) followed by lower-income households (28 percent), and moderate-income households (10 percent).
- In 2019, the housing stock was predominantly occupied by owner households (57 percent), compared to renter households (43 percent).
- In 2019, the majority of households (94 percent) do not experience overcrowding. Six (6) percent of households in Carmel-by-the-Sea are severely overcrowded and zero percent are moderately overcrowded.
- In 2019, 23 percent of households are cost burdened and 23 percent are severely cost burdened.
- The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 310 extremely low- and very low-income households living in Carmel-by-the-Sea. There are approximately 140 extremely low-income households in Carmel-by-the-Sea, 100 of which are owner-occupied households and 40 extremely low-income renter-occupied households.
- In 2019, senior households makeup 43 percent of all households; 15 percent of seniors rent their homes.
- In 2019, 12 percent of people in Carmel-by-the-Sea have a disability of some kind.

11 From U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

- In 2019, Carmel-by-the-Sea had 70 large households, of which 57 percent are renter-occupied households. Renter-occupied households makeup the majority of all 3-5+ person households.
- In 2019, female-headed family households comprised 75 percent of single-parent households and male-headed households accounted for 25 percent. No single-parent households fell below the poverty level.
- The number of households experiencing homelessness has decreased between 2017 to 2022 from 16 persons to one (1), respectively.
- In 2019, Carmel-by-the-Sea had 3,832 housing units, an approximate 6 percent increase from the 3,606 units that existed in 2010.
- Between 2015 and 2022, 18 housing units were issued permits in Carmel-by-the-Sea which represents 58 percent of the RHNA number of 31 units assigned in the 5th Cycle Housing Element.
- In 2019, the housing stock included the following unit types: 87 percent of homes were single-family detached; 10 percent were multifamily; 2 percent were mobile homes; and 1 percent were single-family attached.
- From 2010 to 2019, the City has experienced a stable vacancy average of 51 percent as a result of tourism and second-home ownership.
- As of 2019, 80 percent of Carmel-by-the-Sea's vacant units were for seasonal, recreational, or occasional (second home) use.
- In 2022, the median home value was estimated to be $2,070,835. Home prices increased by 59 percent from 2019 to 2022. This reflects a 20 percent higher increase than the County, which is similar to nearby cities.[12]
- As of 2023, the average rent for an apartment in Carmel-by-the-Sea ranged from $2,200 (studio) to $5,459 (three bedrooms).[13]

A.2 Population, Employment, and Household Characteristics

Population characteristics impact current and future housing needs in a community. A city's population growth, age composition, and race and ethnicity composition help to determine the type and extent of housing needed. The following section provides analysis of population characteristics and local trends that affect housing demand in Carmel-by-the-Sea.

Population Growth

Table A-1 shows population projections through 2045 according to the Association of Monterey Bay Area Governments (AMBAG) 2022 Regional Growth Forecast. In Carmel-by-the-Sea, the population is forecast to grow approximately 3 percent between 2015 to 2045. This reflects 11 percent less than the County, 1 percent more than Pacific Grove and 56 percent less than Del Rey Oaks.[14] Population

12 From Zillow Home Value Index, December 2019-2022
13 From Zillow Rental Price Index, March 2023
14 These two cities have been chosen for comparison throughout the document based on having comparable population sizes to Carmel-by-the-Sea.

growth forecasts provide critical insight to the future demands of communities in terms of housing needs, employment, and more.

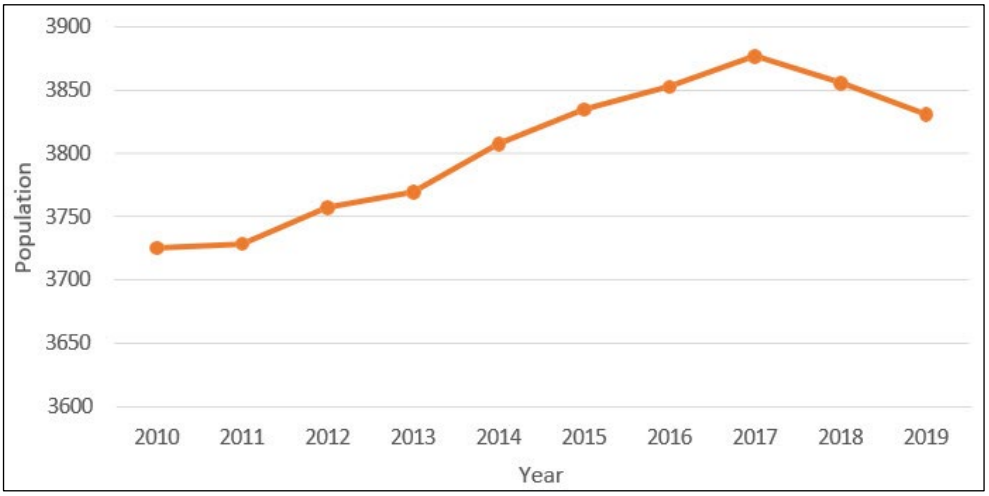
Table A-1 Population Growth Forecast by Jurisdiction, 2015-2045

Jurisdictions	Population							Change 2015-2045	
	2015	2020	2025*	2030*	2035*	2040*	2045*	Numeric	%
Monterey County	430,310	441,143	452,761	467,068	476,028	483,884	491,443	61,133	14%
Carmel-by-the-Sea	**3,854**	**3,949**	**3,946**	**3,954**	**3,964**	**3,974**	**3,984**	**130**	**3%**
Del Rey Oaks	1,663	1,662	1,693	1,734	1,859	2,330	2,650	987	59%
Pacific Grove	15,460	15,265	15,290	15,395	15,530	15,676	15,817	357	2%

Source: AMBAG Regional Growth Forecast, 2022 NOTE: *Projected growth values

Figure A-2 illustrates population growth in Carmel-by-the-Sea between 2010-2019. Carmel-by-the- Sea's population increased by 2.8 percent from 2010 to 2019. The City's population steadily increased from 2010 to 2017 before experiencing a sharp decline through 2019.

Figure A-2 Population Growth, Carmel-by-the-Sea, 2010-2019



Source: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

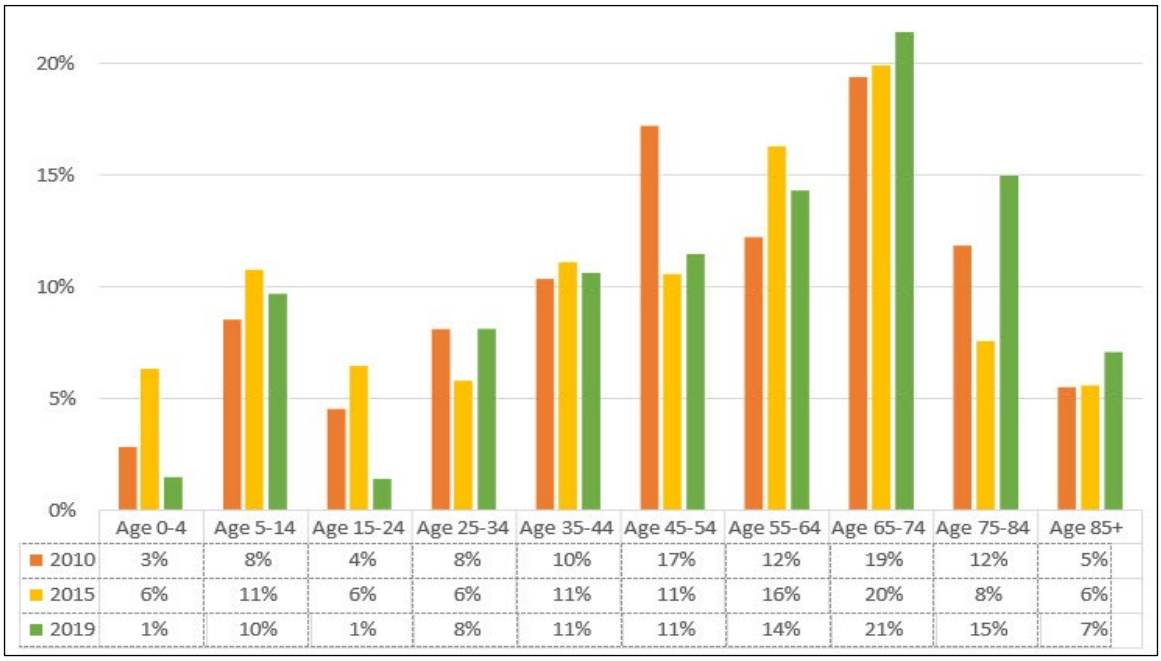
Age Characteristics

A community's housing needs are partly determined by preferences of age groups and household types (e.g., age, family/non-family, female-headed). When seeking housing, households may prioritize factors such as size, accessibility, and price. For instance, younger and middle-aged households may seek homes that can accommodate a growing household size, whereas older adults may seek to downsize to an apartment with assistive care services or a smaller, more affordable single-family home. Disabled persons may seek homes that are accessible and include universal design or visitability features. Overall, the life stages of a population determine the housing stock that is needed in a community.

In 2010, Carmel-by-the-Sea's predominant age group was individuals between 65 and 74 years of age (19 percent). Figure A-3 shows that between 2010 and 2019, the general age of the population has been slowly increasing, with the most populous age groups in the City being individuals between 55 and 84

years of age. The City's median age has changed little since 2010, ranging from 56 in 2010, 54 in 2015, and 59 in 2019. Overall, the City's aging trend suggests a demand for housing geared toward middle-aged to senior groups.

Figure A-3 Population Distribution by Age, Carmel-by-the-Sea, 2010-2019



Source: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2015, 2019

Table A-2 shows population age distribution revealing that Carmel-by-the-Sea's most populous age group in 2019 was individuals 65 to 74 years of age (21 percent). Compared to the County and nearby cities, Carmel-by-the-Sea has the largest 55 to 85+ age group (43 percent) followed by Pacific Grove (27 percent), Del Rey Oaks (23 percent), and the County (13 percent). Since 2010, Carmel-by-the-Sea's smallest age demographic are those aged 0-14.

Table A-2 Population Age Distribution by Jurisdiction, 2019

Jurisdiction	Population Age									
	0-4	5-14	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
Monterey County	7.3%	14.8%	14.3%	14.4%	13.0%	11.8%	11.1%	7.7%	3.6%	1.9%
Carmel-by-the-Sea	**1.4%**	**9.7%**	**1.4%**	**8.1%**	**10.6%**	**11.4%**	**14.3%**	**21.3%**	**14.9%**	**7%**
Del Rey Oaks	5.7%	8.3%	5.7%	12.6%	12.5%	13%	18.9%	15.9%	4.4%	2.9%
Pacific Grove	3.5%	12.2%	8.5%	10.0%	10.4%	13.3%	14.7%	16.5%	6.6%	4.3%

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2019

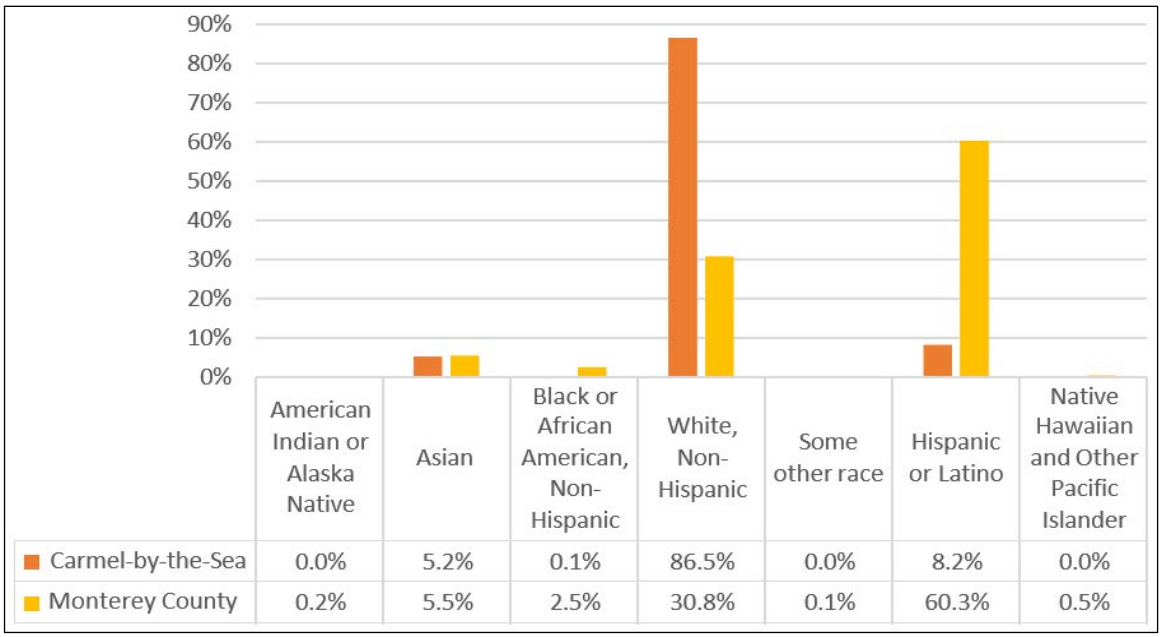
Race and Ethnicity Characteristics

Examining the demographic, ethnic, and racial composition of a region is integral to understanding fair housing concerns including access to economic opportunity and safe and affordable housing. Historic exclusionary governmental policies, biased mortgage lending practices, and other tactics have caused

racial and ethnic segregation and spatial inequities. This section provides an overview of racial/ethnic composition and segregation patterns within Monterey County and the City of Carmel-by-the-Sea.

Understanding the racial and ethnic composition of a city is vital to ensuring equal opportunity to housing for all groups, inclusive of cultural norms and preferences. Figure A-4 illustrates the racial and ethnic composition of Carmel-by-the-Sea compared to the County.

Figure A-4 Population by Race Compared to the County, 2019



	American Indian or Alaska Native	Asian	Black or African American, Non-Hispanic	White, Non-Hispanic	Some other race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
Carmel-by-the-Sea	0.0%	5.2%	0.1%	86.5%	0.0%	8.2%	0.0%
Monterey County	0.2%	5.5%	2.5%	30.8%	0.1%	60.3%	0.5%

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2019

When comparing the City and the County, non-Hispanic White and Hispanic or Latino populations are the most represented; however, the County presents more diversity than Carmel-by-the-Sea.

Non-Hispanic White individuals comprise 87 percent of Carmel-by-the-Sea's population followed by Hispanic or Latino (8 percent) and Asian populations (5 percent). In contrast, the County's largest population is Hispanic or Latino individuals (60 percent) followed by non-Hispanic White (31 percent). The City has no populations identifying as American Indian or Alaska Native or Native Hawaiian or Other Pacific Islander. Black or African American non-Hispanic individuals represent less than 1 percent of the City's population.

Table A-3 provides a comparison of racial and ethnic composition by jurisdiction. In 2019, Carmel-by-the-Sea (87 percent) and the neighboring City of Pacific Grove (83 percent) had the largest non-Hispanic White populations compared to Del Rey Oaks (75.5 percent) and the County (30.8 percent). Compared to surrounding cities and the County, Carmel-by-the-Sea had the lowest Asian population (5 percent). Overall, Carmel-by-the-Sea is one of the least diverse when compared to the County and the nearby cities of Del Rey Oaks and Pacific Grove.

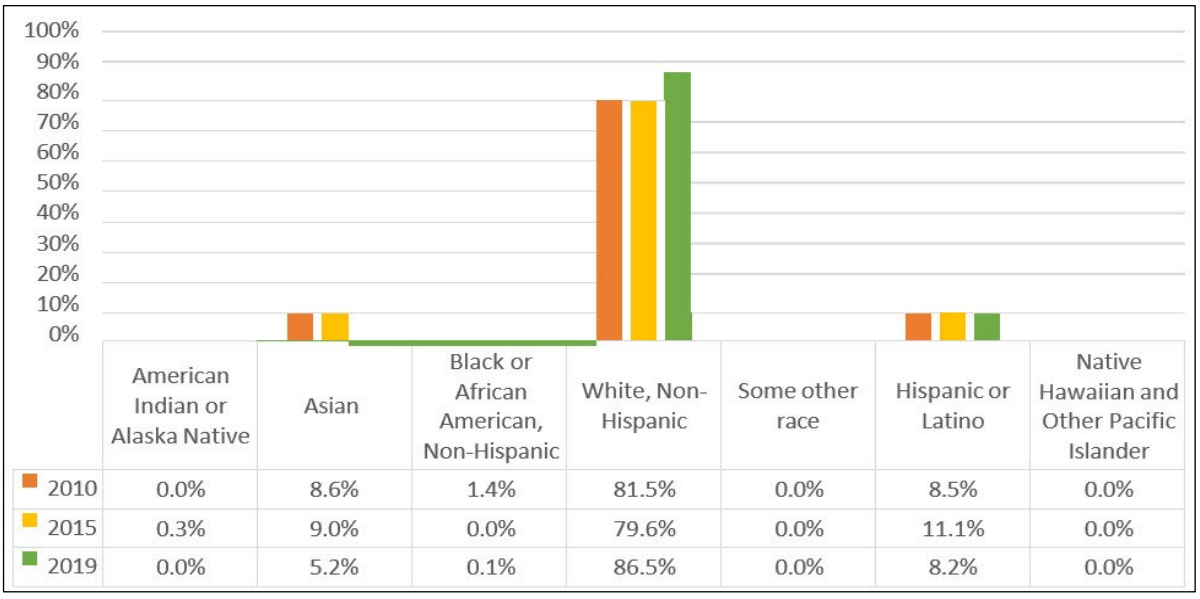
Table A-3 Population by Race by Jurisdiction, 2019

Jurisdiction	American Indian or Alaska Native	Asian, Alone	Black or African American, Non-Hispanic	White, Non-Hispanic	Some Other Race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
Monterey County	0.2%	5.5%	2.5%	30.8%	0.1%	60.3%	0.5%
Carmel-by-the-Sea	**0.0%**	**5.2%**	**0.1%**	**86.5%**	**0.0%**	**8.2%**	**0.0%**
Del Rey Oaks	0.0%	7.1%	2.5%	75.5%	0.0%	13%	0.3%
Pacific Grove	0.2%	5.8%	1.0%	82.8%	0.0%	10.3%	0.1%

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2019

When analyzing race and ethnicity in a city, it's important to understand how demographics have changed over time. Figure A-5 illustrates changes in population by race between 2010-2019 in Carmel-by-the-Sea. During this time frame, Carmel-by-the-Sea's population composition experienced fluctuations in nearly all populations, and by 2019 saw a decline in each population except non-Hispanic White. In 2015, the non-Hispanic White population experienced a 2 percent decrease in size, while the Asian and Hispanic or Latino populations increased 2 percent and 3 percent, respectively. In 2019, Carmel-by-the-Sea experienced a 7 percent increase in the non-Hispanic White population, and a decline in both the Asian and Hispanic or Latino populations by 4 percent and 3 percent, respectively. Since 2015, population levels have remained less than 1 percent for Black or African American, American Indian or Alaska Native, Native Hawaiian, and Other Pacific Islander populations in Carmel-by-the-Sea.

Figure A-5 Population by Race, Carmel-by-the-Sea, 2010-2019



	American Indian or Alaska Native	Asian	Black or African American, Non-Hispanic	White, Non-Hispanic	Some other race	Hispanic or Latino	Native Hawaiian and Other Pacific Islander
2010	0.0%	8.6%	1.4%	81.5%	0.0%	8.5%	0.0%
2015	0.3%	9.0%	0.0%	79.6%	0.0%	11.1%	0.0%
2019	0.0%	5.2%	0.1%	86.5%	0.0%	8.2%	0.0%

Demographic characteristics such as the racial and ethnic composition of a city are necessary to inform the housing needs of a community inclusive of cultural norms and preferences.

Integration and Segregation

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability in a specific geographic area. Segregation generally means the opposite condition, where concentrations of the characteristics described above are high in a specific geographic area.

Integration and Segregation

"Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area."

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

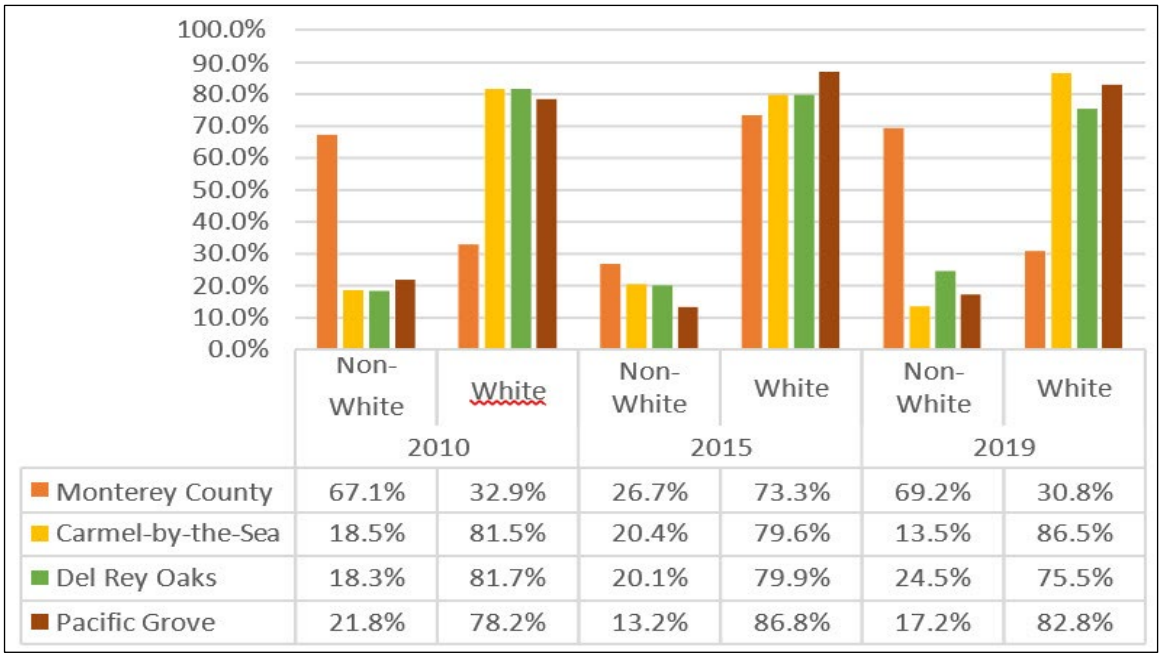
Residential segregation and exclusion, whether by race, ethnicity, disability, or income, is a result of numerous housing policies, practices, and procedures – both public and private – that have had enduring and pervasive negative impacts. Overt and covert housing discrimination through land use policy, shifting housing markets, and patterns of investment and disinvestment, have restricted meaningful fair housing choice and equitable access to opportunity, particularly for communities of color. Historic patterns of segregation persist in California despite the long-standing federal mandate, established by the Fair Housing Act of 1968, that federal agencies and federal grantees affirmatively further the purposes of the FHA.

Past and present discriminatory policies and practices, including long-term disinvestment, have resulted in neighborhoods with concentrated poverty and poor housing stock, limited access to opportunity, unsafe environmental conditions, underfunded schools, dilapidated infrastructure, and other disproportionately experienced problems. In addition, governmental policies have subsidized the development of segregated, high-resourced suburbs in metropolitan areas by constructing new highway systems—often through lower income communities of color— to ensure access to job opportunities in urban centers. This physical and policy infrastructure supports patterns of discrimination and high levels of segregation that continue to persist in California and across the country. All of these conditions persist despite the over 50-year-old obligation to prohibit discrimination and affirmatively further fair housing.[15]

15 California Department of Housing and Community Development. 2021. AFFH Guidance Memo. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf

Figure A-6 shows the percentage of non-White and White populations throughout the region from 2010 to 2019.

Figure A-6 Regional Non-White vs. White Population, 2010-2019



	2010		2015		2019	
	Non-White	White	Non-White	White	Non-White	White
Monterey County	67.1%	32.9%	26.7%	73.3%	69.2%	30.8%
Carmel-by-the-Sea	18.5%	81.5%	20.4%	79.6%	13.5%	86.5%
Del Rey Oaks	18.3%	81.7%	20.1%	79.9%	24.5%	75.5%
Pacific Grove	21.8%	78.2%	13.2%	86.8%	17.2%	82.8%

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2015, 2019

As of 2019, the City of Carmel-by-the-Sea has the highest percentage (86.5 percent) of White residents and the lowest percentage of Non-White residents (13.5 percent) when compared to the County, and the cities of Del Rey Oaks and Pacific Grove. Given the City's status as being a "Highest Resource" city (see Figure A-17), having the highest median household income (see Figure A-16), and being a majority Senior community, Carmel-by-the-Sea recognizes the need to attract a more diverse population into the City and has identified various community resources and organizations to assist individuals that may have disparities in access to opportunity, and fall into the "special needs" category. A complete breakdown of service providers and community organizations that are available to the special needs populations is available in Section A.4 ("Special Needs Groups") of this Appendix.

Diversity Index

The Diversity Index measures the degree to which the five major ethnic populations (non-Hispanic White, non-Hispanic Black, Asian and Pacific Islander, Hispanic, and Two or more races) are evenly distributed across a geographic area. The index ranges from 0 to 1 – where 0 is low diversity, meaning only one group is present and 1 is high diversity, meaning an equal proportion of all five groups is present).

Figure A-7 below depicts the level of diversity within the City. Carmel-by-the-Sea, along with neighboring jurisdictions have the lowest levels of diversity within the region. Carmel-by-the-Sea has a low level of diversity with 86.5 percent of the population identifying as non-Hispanic White.

Racially or Ethnically Concentrated Areas of Poverty and Affluence

A Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and a Racially Concentrated Area of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.[16]

R/ECAPs

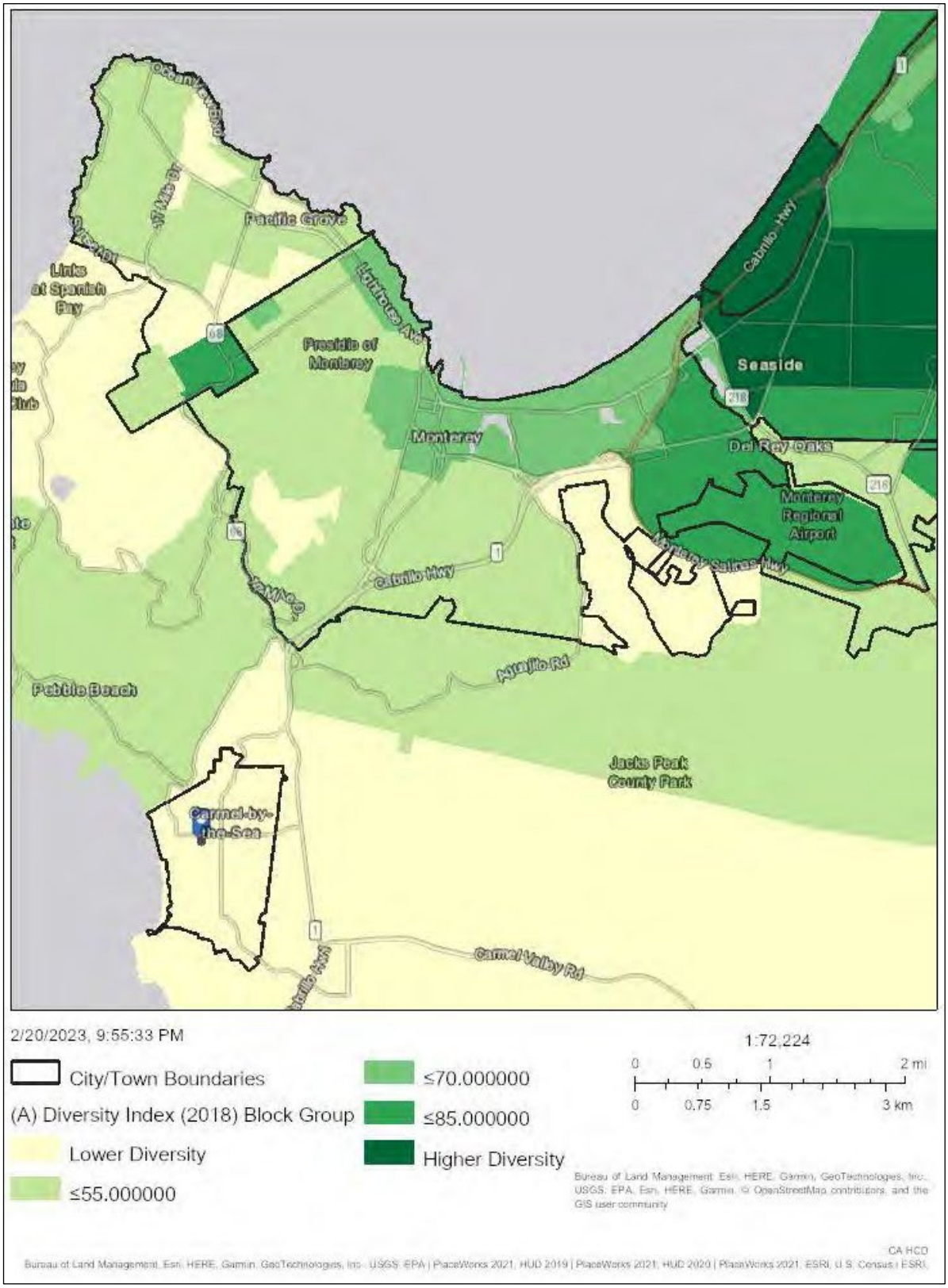
HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:

A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR A census tract that has a non-White population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

Source: California Department of Housing and Community Development Guidance, 2021.

16 From Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, 21(1), 99–124

Figure A-7 Diversity Index, Carmel-by-the-Sea, 2018



Source: California Department of Housing and Community Development, AFFH Data Viewer

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

RCAAs

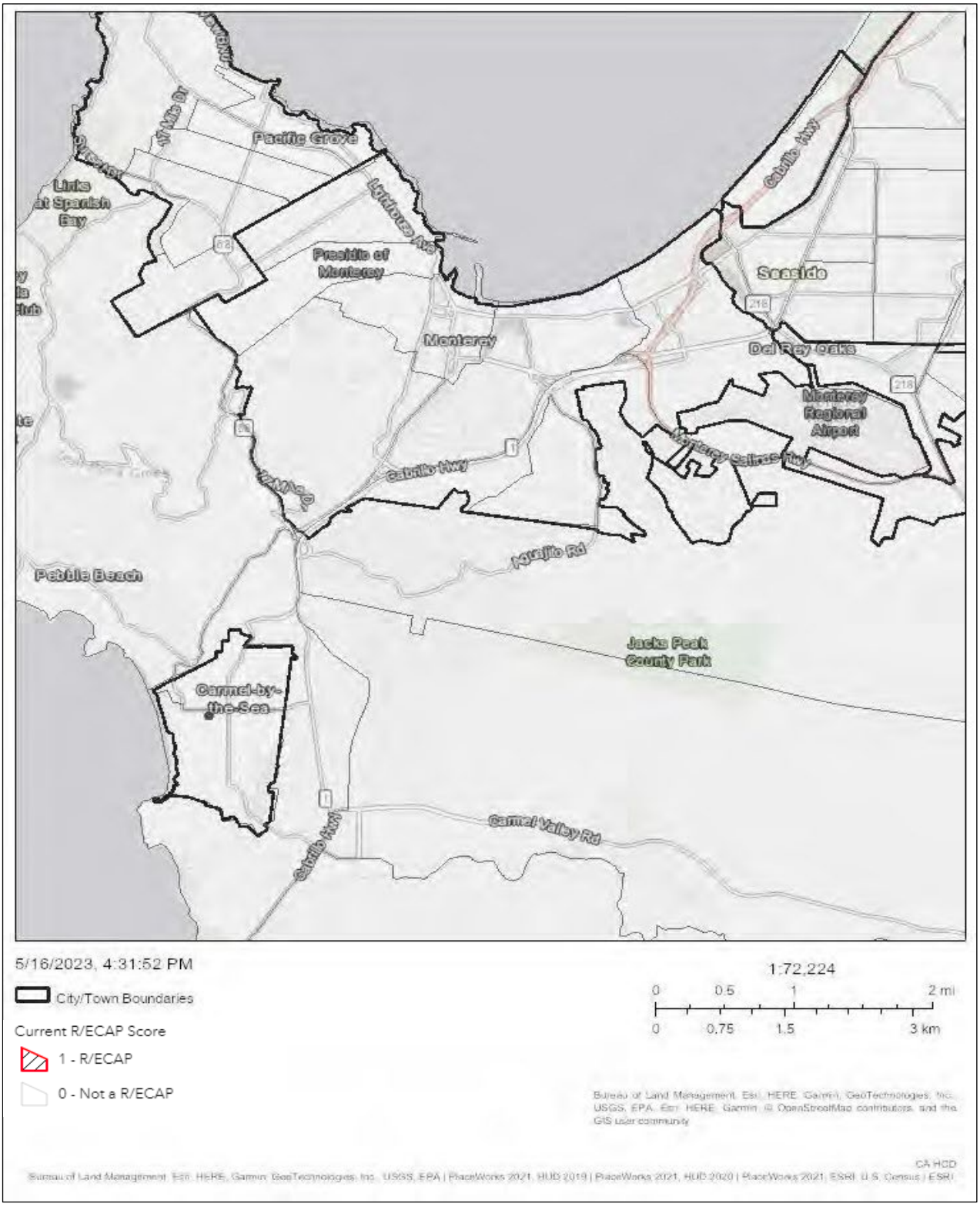
HCD and HUD's definition of an RCAA is a census tract 1) with a percentage of its total White population that is 1.25 times higher than the average percentage of the COG region's White population; and 2) has a median income that is 2 times higher than the COG Area Median Income (AMI). Generally, these are understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates.

Source: California Department of Housing and Community Development Guidance, 2023

As can be seen in the Figure A-8 and Figure A-9, the City of Carmel-by-the-Sea is not considered a R/ECAP; nor, is the City considered an RCAA. As highlighted previously, Carmel-by-the-Sea does not have a majority-minority population and thus cannot be labelled as a R/ECAP. Figure A-10 shows that less than or equal to 20 percent of the City's population is non-White. Though Carmel-by-the-Sea's percentage of exclusively White population and AMI are higher than the County-wide average, the median income in the City is not high enough for the jurisdiction to be considered an RCAA.[17]

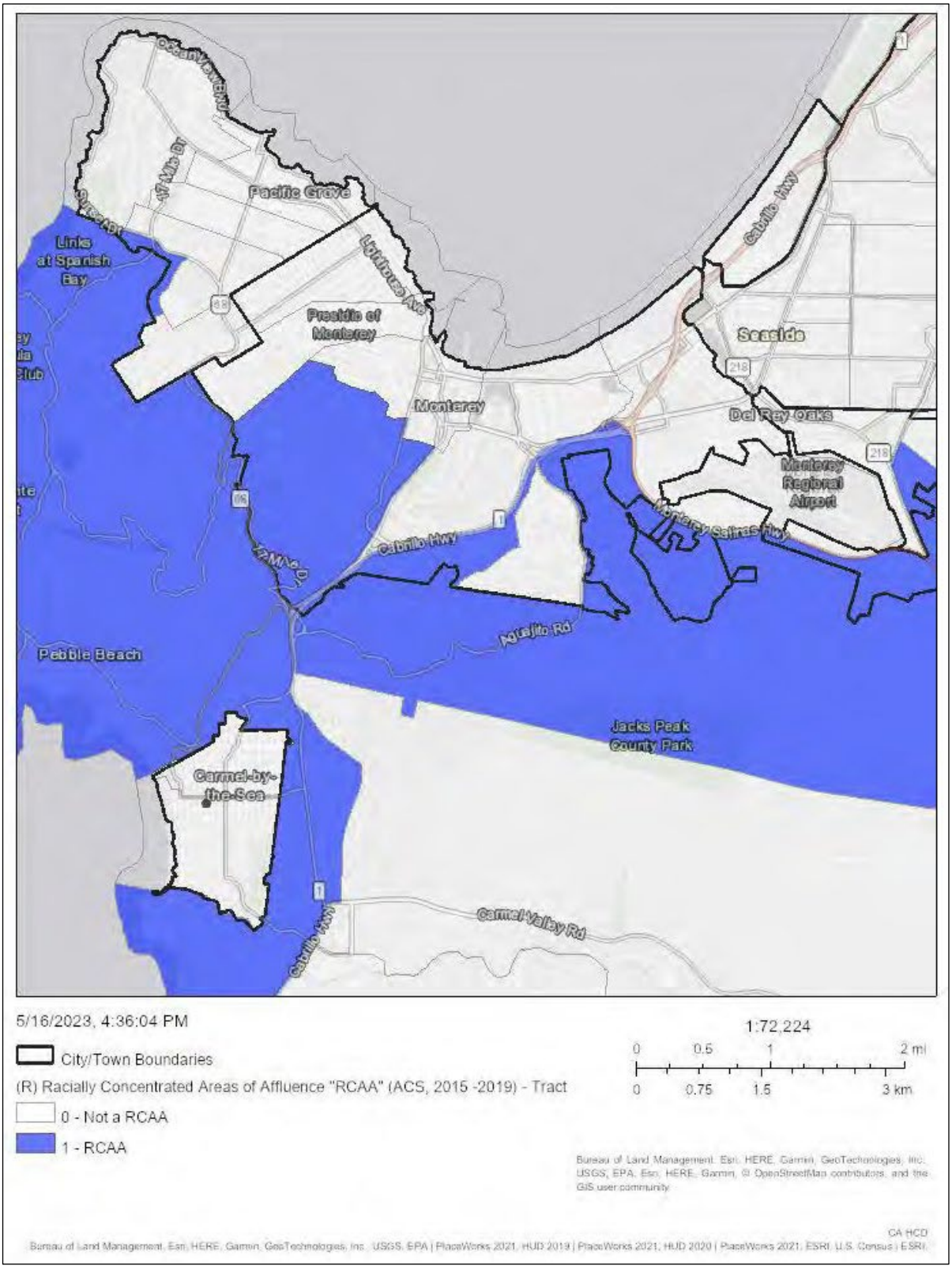
17 To be considered an RCAA, census tracts must have a Location Quotient (LQ) of more than 1.25 and a median income 1.5 times higher than the COG AMI or 1.5 times higher than the State AMI, whichever is lower. In this case, Carmel's median income would need to be 1.5 times greater than the State AMI of $69,021.

Figure A-8 R/ECAP by Census Tract, Carmel-by-the-Sea, 2009-2013



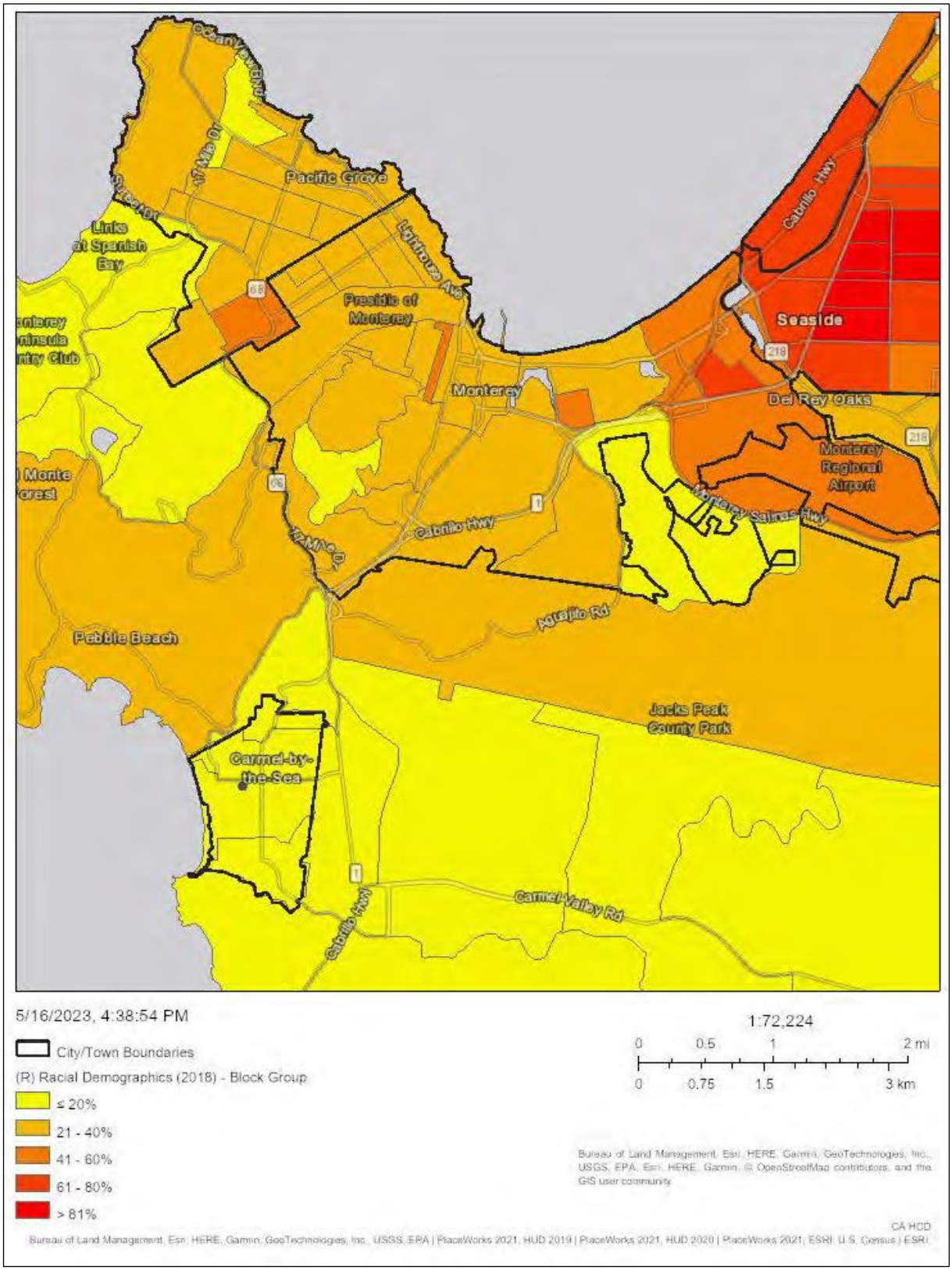
Source: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-9 RCAAs by Census Tract, Carmel-by-the-Sea, 2015-2019



Source: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-10 Percent Non-White by Block Group, Carmel-by-the-Sea, 2018



Source: California Department of Housing and Community Development, AFFH Data Viewer

Employment

Employment characteristics can significantly impact the housing needs and trends of a community from income and wage scale to job location and industry. Employment and income are determinates of a population's ability to purchase housing including the type of housing and size, both of which can induce negative effects such as overpayment and overcrowding. Table A-4 summarizes projected employment growth for Carmel-by-the-Sea, the County, and nearby cities from 2015-2045.

Table A-4 Employment Growth Forecast by Jurisdiction, 2015-2045

Jurisdictions	Population							Change 2015-2045	
	2015	2020	2025*	2030	2035*	2040*	2045*	Numeric	Percent
Monterey County	225,268	243,015	245,054	249,613	253,918	258,553	263,437	38,169	17%
Carmel-by-the-Sea	**3,353**	**3,566**	**3,593**	**3,674**	**3,752**	**3,833**	**3,915**	**562**	**17%**
Del Rey Oaks	705	748	753	774	794	815	834	129	18%
Pacific Grove	7,470	8,016	8,061	8,152	8,244	8,343	8,445	975	13%

Source: AMBAG Regional Growth Forecast, 2022
Note: *Projected growth values

According to the AMBAG 2022 Regional Growth Forecast, Carmel-by-the-Sea was projected to experience an employment growth of 17 percent (562 new jobs) between 2015-2045. This projected employment growth mirrors the County (17 percent) and is 4 percent higher than Pacific Grove (13 percent), but reflects 1 percent lower than Del Rey Oaks (18 percent). This projected increase in job growth presents an opportunity for cities to construct additional housing options for the existing and future workforce.

Table A-5 shows 2010 and 2019 employment data for Carmel-by-the-Sea by sector. Key findings in employment data include the following:

- Education services, healthcare, and social assistance industries were the largest employers of Carmel-by-the-Sea (28 percent) in both 2010 and 2019, followed by arts, entertainment, recreation, accommodation, and food services (19 percent and 15 percent, respectively);
- Information industries experienced the greatest increase between 2010 and 2019 (585 percent), followed by construction (276 percent);
- Five sectors experienced drastic declines in employment between 2010 and 2019 including finance and insurance, real estate, and rental leasing (137 percent), professional, scientific, management, and administrative services (61 percent), public administration (54 percent), arts, entertainment, recreation, accommodation and food services (35 percent), and education services, healthcare, and social assistance (20 percent);
- Wholesale trade (2 percent) and agriculture, forestry, fishing and hunting, and mining (0 percent) industries experienced the least amount of growth; and
- Overall, there was a 19 percent decrease in employment for Carmel-by-the-Sea residents between 2010 and 2019.

Table A-5 Employment by Sector, Carmel-by-the-Sea, 2010 and 2019

Industry Sector	2010		2019		Percent Change 2010-2019
	People Employed	Percent of City Employment	People Employed	Percent of City Employed	
Agriculture, forestry, fishing and hunting, and mining	0	0%	0	0%	0%
Construction	25	1%	94	7%	276%
Manufacturing	40	2%	67	5%	68%
Wholesale Trade	0	0%	26	2%	2%
Retail Trade	247	14%	213	15%	14%
Transportation and warehousing, and utilities	63	4%	95	7%	51%
Information	14	1%	96	7%	585%
Finance and insurance, real estate, and rental leasing	172	10%	73	5%	-137%
Professional, scientific, management, and administrative services	273	15%	106	7%	-61%
Education services, healthcare, and social assistance	493	28%	394	28%	-20%
Arts, entertainment, recreation, accommodation, and food services	330	19%	216	15%	-35%
Public Administration	112	6%	52	4%	-54%
Total Employment	**1,769**	**100%**	**1,432**	**100%**	**-19%**

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2019

Balance of Jobs to Workers

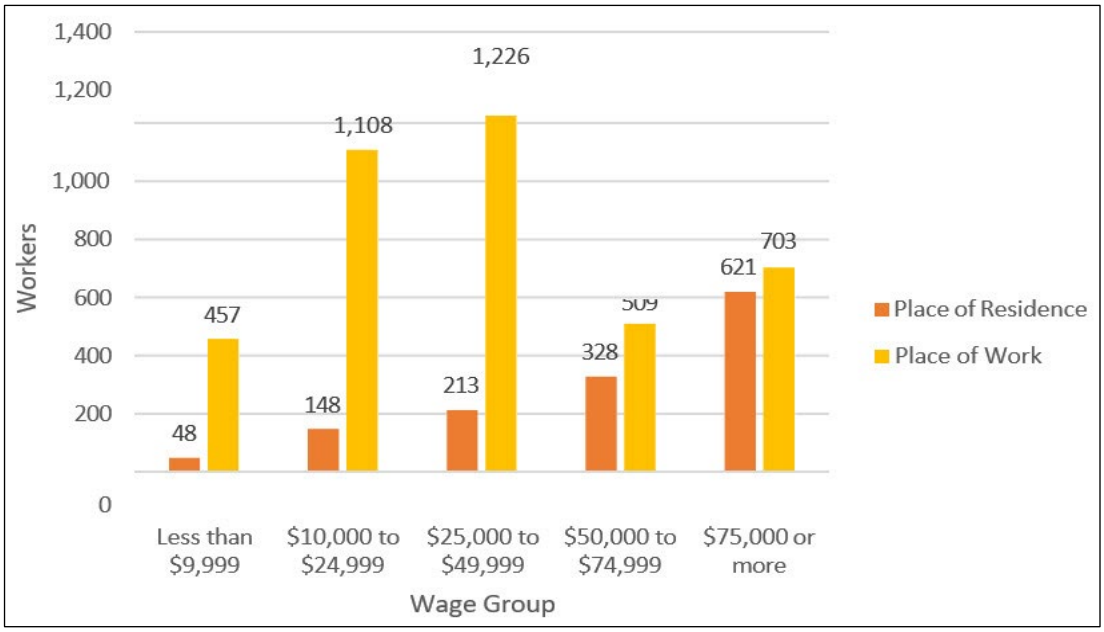
A city houses employed residents who either work in the community where they live, or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city but more often employ workers commuting from outside of it. One measure of local imbalance is the relationship between workers and jobs. A city with a surplus of workers, "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them.

Smaller cities will typically have more employed residents than jobs and will export workers as a result, while larger cities tend to have a surplus of jobs and will import workers. To some extent, the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

A community may offer employment for relatively low-income workers but have relatively few housing options for those workers. Conversely, it may house residents who are low-wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers mean the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

Figure A-11 illustrates earnings of workers in comparison to worker place of residence and place of work in Carmel-by-the-Sea. In 2019, Carmel-by-the-Sea had more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than $25,000). At the high end of the wage spectrum (i.e., wages over $75,000 per year), the City had more high-wage jobs than high-wage residents.[18] This indicates the City is a net-importer of workers for both low- and high-wage jobs. It should be noted that the minimum wage has increased since 2019, from $12 to $15.50, thus increasing the annual incomes of full-time workers as well.

Figure A-11 Worker Earnings by Place of Residence and Place of Work, Carmel-by-the-Sea, 2019



Source: U.S. Census Bureau, ACS 5-Year Estimates, 2019

According to U.S. Census Bureau data reported in a Housing Feasibility Study for the City of Carmel-by-the-Sea by ECONorthwest,[19] a mere 2.6 percent of workers live and work in Carmel-by-the-Sea, while approximately half of all workers live within 10 miles of the City and 26 percent commute from more than 25 miles away.[20] Concentrations in hospitality and leisure services may create obstacles for local workers that earn lower-incomes and cannot afford to live in the community. Such imbalances of jobs to housing impacts an individual's ability to integrate into the community due to long distance travel, excessive costs of travel, and reduced personal time.

Unemployment rates[21] are essential to understanding the affordability needs of a community when determining housing options. Table A-6 provides a breakdown of unemployment rates for Carmel-by-the-Sea, the County, and nearby cities. Compared to the County and nearby cities, Carmel-by-the-Sea

18 The source table is top-coded at $75,000, precluding more fine-grained analysis at the higher end of the wage spectrum.
19 From ECONorthwest, Housing Feasibility Study, 2023
20 From U.S. Census Bureau Longitudinal Employer-Household Dynamics Data
21 The term unemployment refers to a person who is actively searching for employment but is not able to find work.

has the lowest unemployment rate with less than 1 percent of unemployed residents. This indicates an approximate 4.8 percent less than the County, 5 percent less than the Del Rey Oaks, and 3.8 percent less than Pacific Grove.

Table A-6 Unemployment Rate, Carmel-by-the-Sea, 2019

Jurisdictions	Unemployment Rate
Monterey County	4.9%
Carmel-by-the-Sea	**0.1%**
Del Rey Oaks	5.1%
Pacific Grove	3.9%

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2019

The Monterey Bay Area approved Regional Housing Needs Assessment (RHNA) Methodology is broken down into four income levels:

- Very Low Income (50 percent or less of the County's median income);
- Low Income (50-80 percent of the County's median income);
- Moderate Income (80-120 percent of the County's median income); and
- Above moderate Income (120 and above the County's median income).

Carmel-by-the-Sea's RHNA allocation is presented below in Table A-7.

Table A-7 Regional Housing Needs Allocation

Income Group	Percentage of AMI	Share
Extremely Low-Income*	<30	57
Very Low-Income	<50	56
Low-Income	50-80	74
Moderate-Income	80-120	44
Above Moderate-Income	120+	118
Total		**349**

Source: City of Carmel-by-the-Sea, 2023
* Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document.

In Monterey County, the median household income in 2019 was an estimated $71,015 compared to Carmel-by-the-Sea at $98,188. Table A-8 lists occupations by mean salary in Monterey County.

According to Table A-8, the occupations that fall below 50 percent of the median income are Food Preparation and Serving-Related Occupations; Personal Care and Services Occupations; and Farming, Fishing, and Forestry Occupations. The majority of occupations in Monterey County have an average income that is low (50-80 percent AMI) or very low (<50 percent AMI). If applied to Carmel-by-the-Sea, it should be anticipated that affordable housing is needed to accommodate potential low- and very low-income households.

Table A-8 Occupations by Mean Salary, Monterey County, 2019

Occupation	Salary
Management Occupations	$117,738
Business and Financial Operations Occupations	$78,900
Computer and Mathematical Occupations	$96,980
Architecture and Engineering Occupations	$92,554
Life, Physical, and Social Science Occupations	$84,516
Community and Social Services Occupations	$59,549
Legal Occupations	$103,094
Education, Training, and Library Occupations	$69,296
Arts, Design, Entertainment, Sports, and Media Occupations	$56,599
Healthcare Practitioners and Technical Occupations	$115,486
Healthcare Support Occupations	$42,625
Protective Service Occupations	$70,161
Food Preparation and Serving-Related Occupations	$30,127
Building and Grounds Cleaning and Maintenance Occupations	$36,330
Personal Care and Service Occupations	$31,984
Sales and Related Occupations	$42,099
Office and Administrative Support Occupations	$44,239
Farming, Fishing, and Forestry Occupations	$29,901
Construction and Extraction Occupations	$60,870
Installation, Maintenance, and Repair Occupations	$54,180
Production Occupations	$41,905
Transportation and Material Moving Occupations	$37,144

Source: California Employment Development Division, Occupational Wage data, 2019

Household Characteristics

Characteristics of a household include household type and size, income, affordability, and special needs groups. According to HCD, a household is defined as "All persons who occupy a housing unit. The occupants may be a single family, on person living alone, two or more families living together, or any groups of related or unrelated persons who share living arrangements." Large families, single parent households, female-headed households, or extremely low- and low-income households may be classified as Special Needs groups. Special Needs groups are identified due to the unique nature of household characteristics and potential housing challenges faced. The following section examines household characteristics trends in Carmel-by-the-Sea and the region.

Table A-9 provides an overview of the projected housing units needed in Monterey County, Carmel-by-the-Sea, and nearby cities, Del Rey Oaks and Pacific Grove.[22] Carmel-by-the-Sea is forecast to have a household growth of approximately 1 percent by 2045 – an increase of 42 housing units.

22 From AMBAG Regional Growth Forecast, 2022

Compared to the County, this reflects 18 percent less projected growth and 2 percent less growth than Pacific Grove. Of the nearby cities, the City of Del Rey Oaks has the highest projected increase in housing unit growth at 61 percent.

Table A-9 Housing Forecast by Jurisdiction, 2015-2045

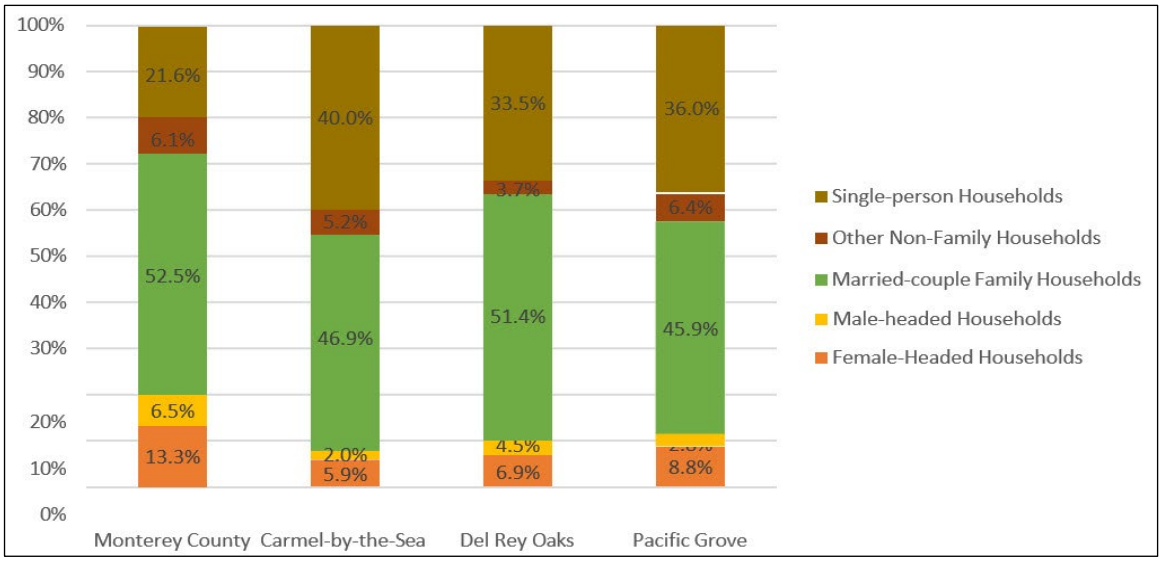
Jurisdictions	Population							Change 2015 - 2045	
	2015	2020	2025*	2030*	2035*	2040*	2045*	Numeric	Percent
Monterey County	139,177	141,764	146,716	153,852	159,100	162,612	165,328	26,151	19%
Carmel-by-the-Sea	**3,417**	**3,437**	**3,437**	**3,442**	**3,450**	**3,453**	**3,459**	**42**	**1%**
Del Rey Oaks	741	741	762	809	848	1,052	1,195	454	61%
Pacific Grove	8,184	8,201	8,214	8,267	8,336	8,400	8,463	279	3%

Source: AMBAG Regional Growth Forecast, 2022 NOTE: *Projected growth values

Household Type and Size

Figure A-12 illustrates household characteristics by type in 2019 for Carmel-by-the-Sea, the County, and nearby cities, Del Rey Oaks and Pacific Grove. In Carmel-by-the-Sea, the largest household type was married-couple family households (47 percent) followed by single-person households (40 percent). This is consistent with the County and nearby cities. Carmel-by-the-Sea has the lowest percentage of female-headed households (6 percent) compared to the County (13 percent), Del Rey Oaks (7 percent), and Pacific Grove (9 percent).

Figure A-12 Household by Type by Jurisdiction, 2019



Source: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-13 illustrates household changes between 2010-2019 in Carmel-by-the-Sea. Over the last decade, married-couple family households have remained the largest household type in the City followed by single-person households. Since 2015, married-couple family households have begun declining, while single-person households have increased. Female-headed households experienced the

most fluctuation between 2010-2019, showing a steady increase between 2010-2013, then slowly decreasing through 2019 to 6 percent (7 percent decrease between 2013-2019). Male-headed households have slightly increased since 2010 from zero to 2 percent in 2019. These changes in household type over time indicate a need for housing options that appeal to both family-sized and smaller-sized households (keeping affordability in mind).

Figure A-14 illustrates households by household size for Carmel-by-the-Sea, the County, and nearby cities. Carmel-by-the-Sea's largest household type according to size is 2-person households (42 percent) followed by 1-person households (40 percent). This is consistent with findings in Figure A-13, with married-couple family households remaining the largest household type since 2010 followed by single-person households. This reflects a demand for affordable housing units appealing to married-couple and single-person households.

Figure A-13 Changes in Household Type, Carmel-by-the-Sea, 2010-2019

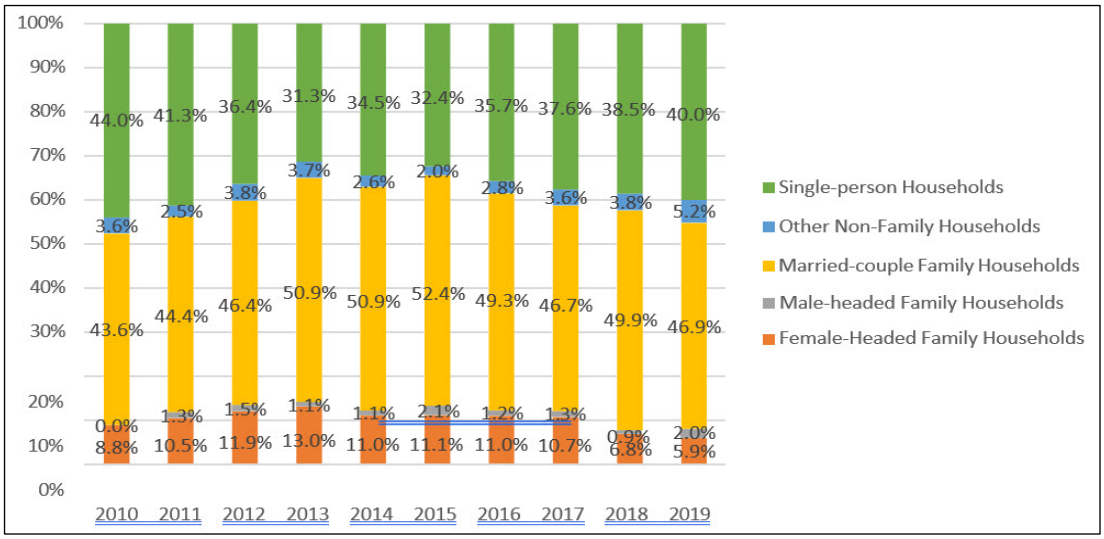
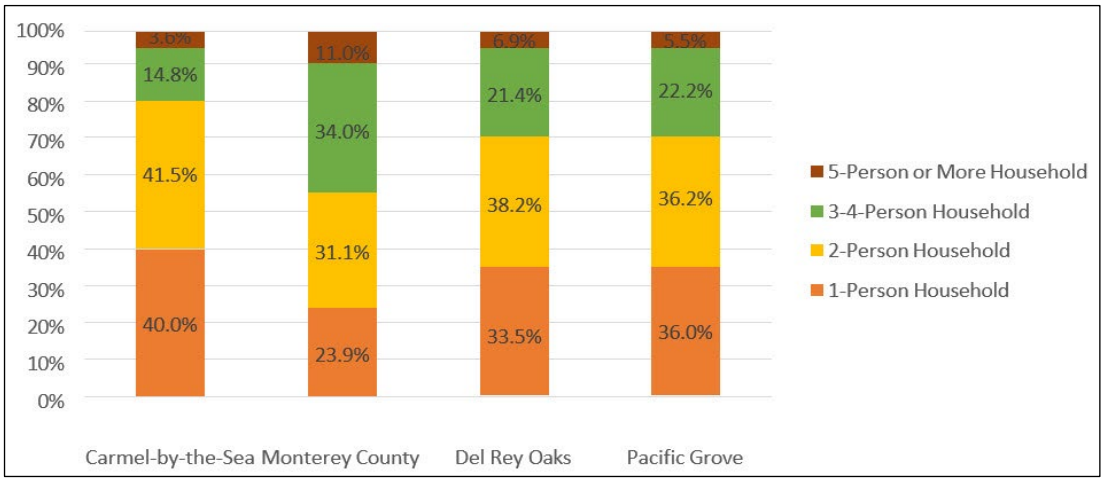


Figure A-14 Households by Household Size by Jurisdiction, 2019



Source: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Household Income

Affordability is a key component in determining the housing needs of a community. Household income determines the ability of a household to purchase or rent a housing unit. However, fluctuating household incomes may result in the need to spend disproportionate amounts of income on housing costs, referred to as overpayment or cost burden. As a result, this may also lead to overcrowding and/or substandard living conditions.

The following are income categories based on area median income (AMI) according to HCD:

- Extremely low-income: households earning 0-30 percent of AMI;
- Very low-income: households earning 30-50 percent of AMI;
- Low-income: households earning 50-80 percent of AMI;
- Moderate-income: households earning 80-100 percent of AMI; and
- Above-moderate income: households earning 100-120 percent of AMI.

Government Code §65583(a) defines extremely low-income households as earning 30 percent or below area median income, and considers them as a subset of the very low-income category. The extremely low-, very low-, and low-income groups are referred to as lower-income. In Carmel-by-the-Sea 28 percent of households are considered lower-income.

Table A-10 summarizes households by income category in Carmel-by-the-Sea in 2019. Above moderate-income households make up the majority of households in the City (62 percent) followed by lower-income households (28 percent). Approximately 7 percent of households in Carmel-by-the-Sea identify as extremely low-income. This reflects a need for more affordable housing in the City, and in tandem with Figure A-13 and Figure A-14 findings, it is likely the demand for single-person households is accompanied by a need for affordable options.

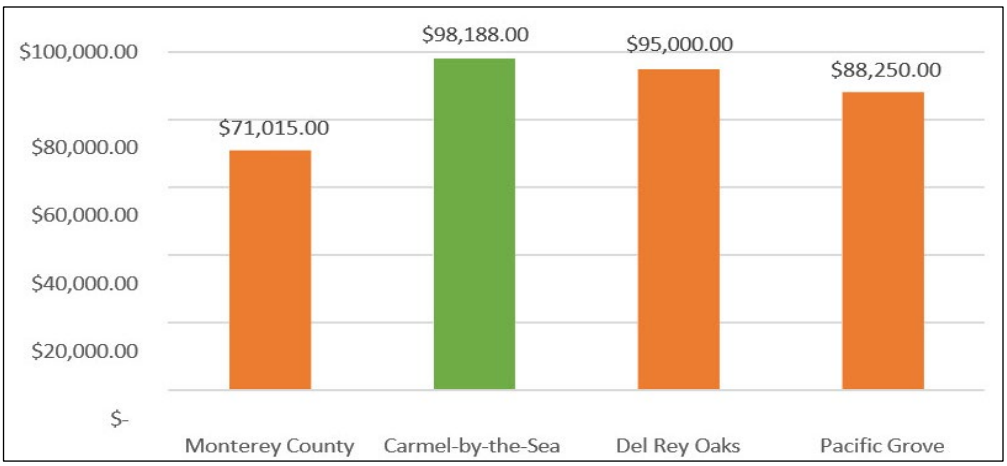
Table A-10 Households by Income Category, Carmel-by-the-Sea, 2019

Income Category (% of County MFI)	Households	Percent
Extremely Low-Income (30% MFI or less)	140	7%
Very Low-Income (30-50% MFI)	170	9%
Low-Income (50-80% MFI)	235	12%
Moderate-Income (80-100% MFI)	185	10%
Above Moderate-Income (>100% MFI)	1,200	62%
Total	**1,930**	**100%**

Source: Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS), 2015-2019

Figure A-15 illustrates the median household income in Carmel-by-the-Sea, the County, and nearby cities in 2019. Carmel-by-the-Sea's median household income was $98,188 – approximately $27,173 higher than the County ($71,015). The City of Del Rey Oaks had the second highest median household income at $95,000 followed by Pacific Grove at $88,250. Understanding Carmel-by-the-Sea's median household income determines what income category households identify with and what affordability levels look like for the community.

Figure A-15 Median Household Income by Jurisdiction, 2019

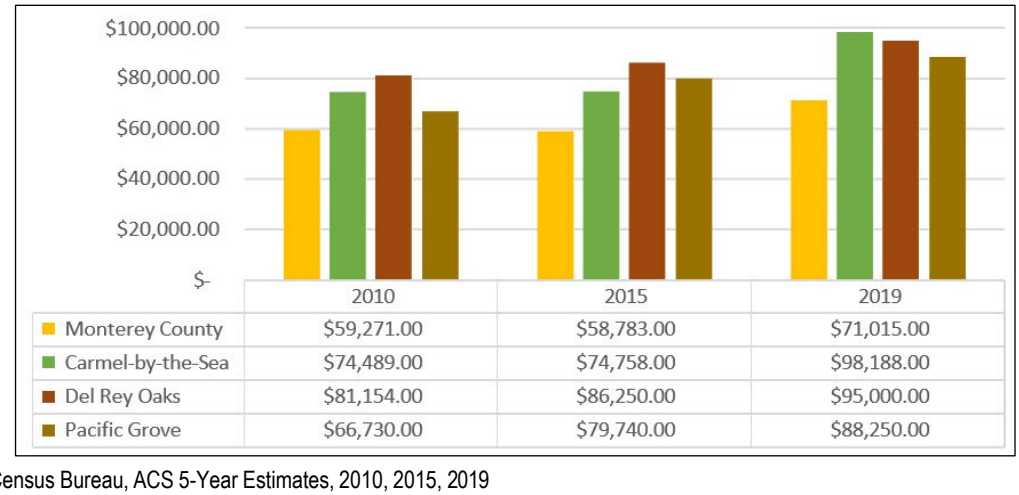


Source: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-16 highlights the median household income from 2010 to 2019, throughout the region. Between 2010 and 2015, Carmel-by-the-Sea's median household income remained relatively stable, and saw a 31.3 percent increase between the years of 2015 and 2019. Compared to other regional jurisdictions, Monterey County has maintained the lowest median household income, showing a slight decrease from 2010 to 2015, and a 20.8 percent increase from 2015 to 2019. The Cities of Del Rey Oaks and Pacific Grove followed similar trends to Carmel-by-the-Sea in that they increased slightly between the years of 2010 and 2015, and then increased significantly between 2015 and 2019.

Figure A-17 provides a breakdown of 2019 incomes by category in Carmel-by-the-Sea. Approximately 43 percent of households are earning $100,000 or more (more than the City's annual median income). Conversely, 26 percent households earn an annual income less than $50,000 ($48,188 less than the City's annual median income). Approximately 41 percent of households are earning below the City's annual median income, of which 10 percent earn less than $25,000.

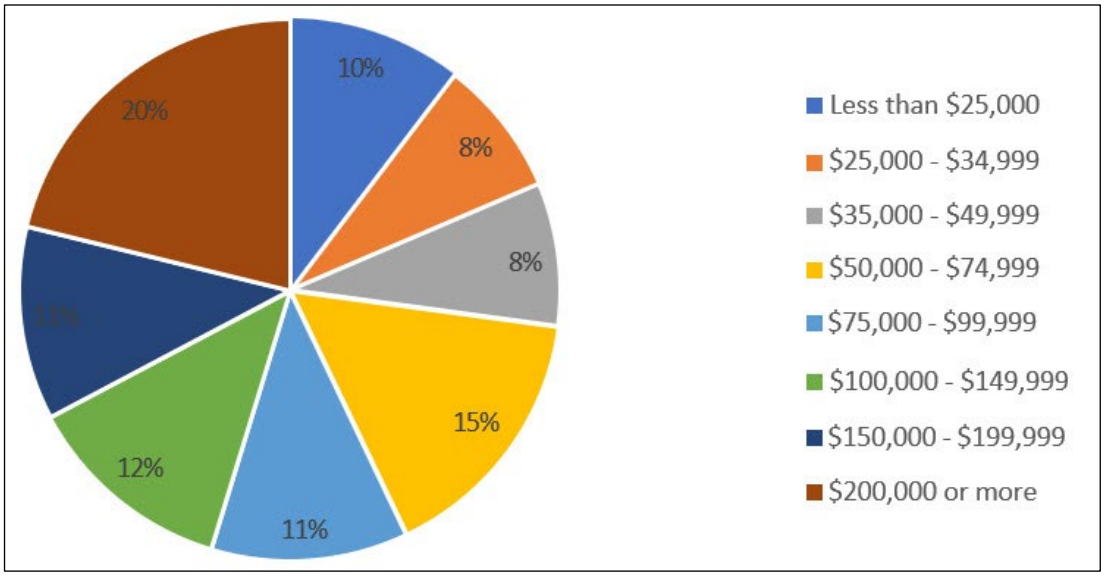
Figure A-16 Regional Median Household Income, 2010-2019



	2010	2015	2019
Monterey County	$59,271.00	$58,783.00	$71,015.00
Carmel-by-the-Sea	$74,489.00	$74,758.00	$98,188.00
Del Rey Oaks	$81,154.00	$86,250.00	$95,000.00
Pacific Grove	$66,730.00	$79,740.00	$88,250.00

Source: U.S. Census Bureau, ACS 5-Year Estimates, 2010, 2015, 2019

Figure A-17 Income by Category, Carmel-by-the-Sea, 2019

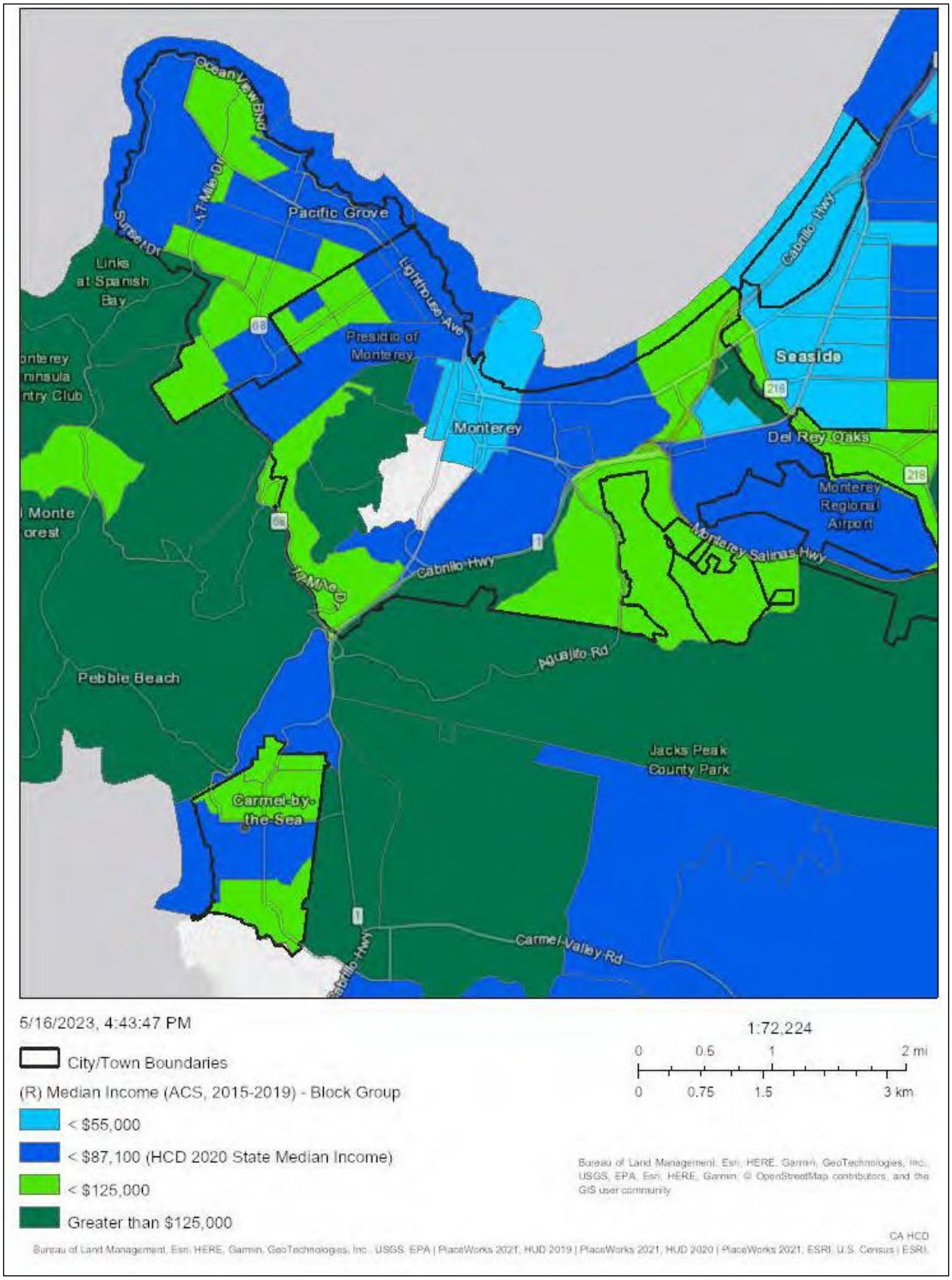


Source: U.S. Census Bureau, ACS 5-Year Estimates, 2019

Figure A-18 illustrates median household income across Carmel-by-the-Sea. According to the HCD AFFH Data Viewer, Carmel-by-the-Sea households experience variation in median household income based on location. Households located in the center of the City reportedly earn less than the City's annual median income ($98,188) and households located in the north and south earn more (>$87,100 - <125,000).

The household income characteristics in Carmel-by-the-Sea reveal a demand for the development of more affordable housing options that appeal to both lower-income and above-moderate households. Carmel-by-the-Sea is comprised primarily of above moderate-income households (62 percent), most of which identify as married-couple families (47 percent). Nonetheless, 28 percent of households are lower-income and 40 percent of households identify as single-persons. Affordable housing in Carmel-by-the-Sea must accommodate these households as well despite their non-majority makeup.

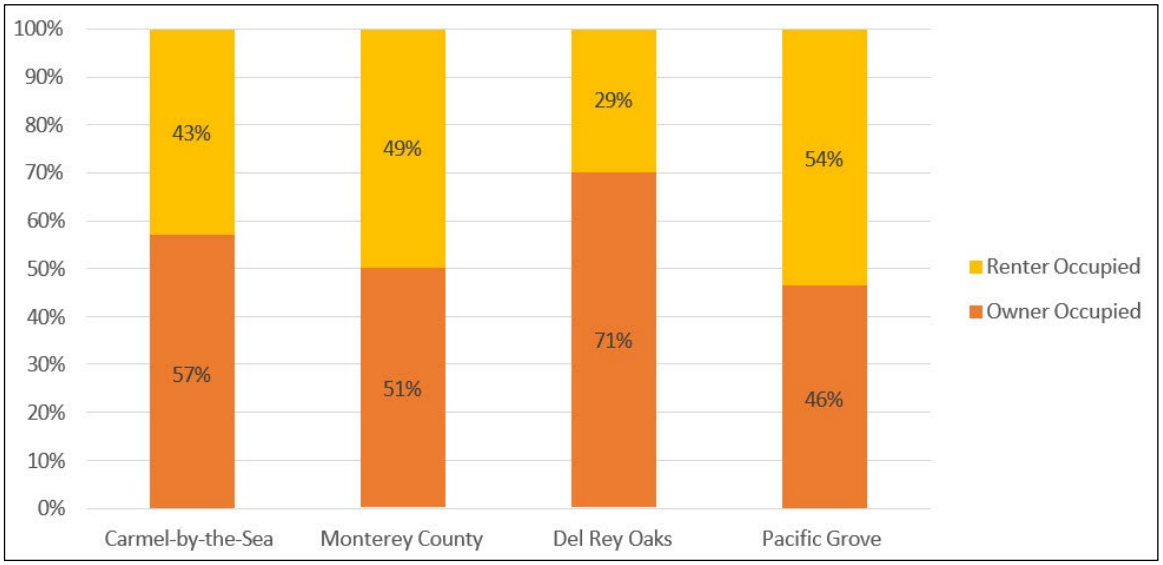
Figure A-18 Median Income by Block Group, Carmel-by-the-Sea, 2015-2019



Source: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-19 illustrates housing by tenure in Carmel-by-the-Sea, the County, and nearby cities. Fifty-seven (57) percent of households in Carmel-by-the-Sea are owners and 43 percent are renters. This reflects an approximate 6 percent higher owner household population than the County (51 percent), 11 percent higher than Pacific Grove (46 percent), and 14 percent lower than Del Rey Oaks (71 percent).

Figure A-19 Housing Tenure by Jurisdiction, 2019



Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019

A.3 Disproportionate Housing Needs

Housing Problems and Severe Housing Problems

The following section details housing problems and severe housing problems in Carmel-by-the-Sea according to the Census Bureau Comprehensive Housing Affordability Strategy (CHAS).

Disproportionate Housing Needs

"Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions."

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

The CHAS data set provides in-depth analysis on housing needs by income level according to types of households. According to CHAS, housing problems are defined as having one or more of the following variables:

- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than one person per room; and
- Cost burden greater than 30 percent.

Severe housing problems are defined as having one or more of the following variables:

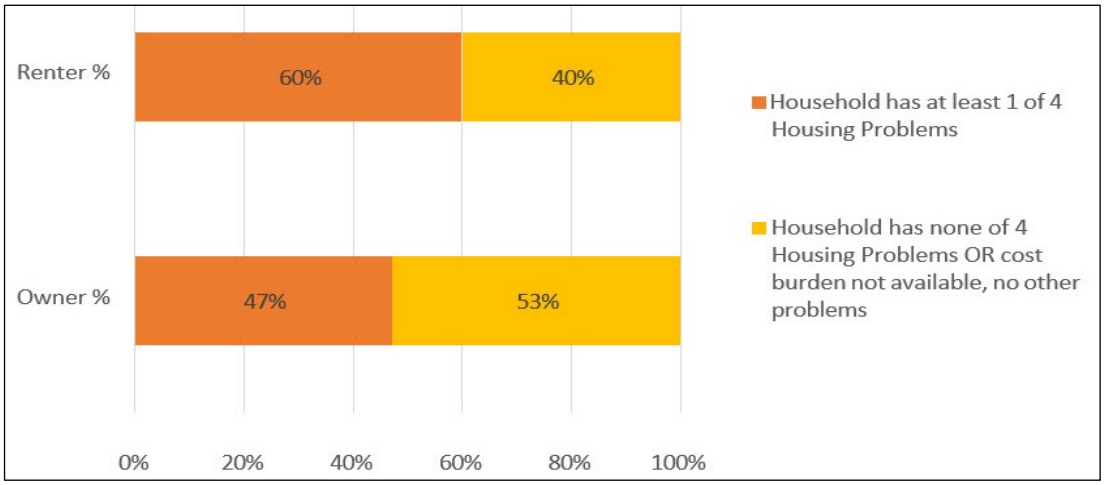
- Incomplete kitchen facilities;
- Incomplete plumbing facilities;
- More than 1.5 persons per room; and
- Cost burden greater than 50 percent.

Additionally, CHAS defines cost burden as the ratio of housing costs to household income. The following defines cost burden by renter and owner:

- Renter Cost Burden: gross rent (contract rent plus utilities); and
- Owner Cost Burden: select monthly owner costs including mortgage payment, utilities, association fees, insurance, and real estate taxes.

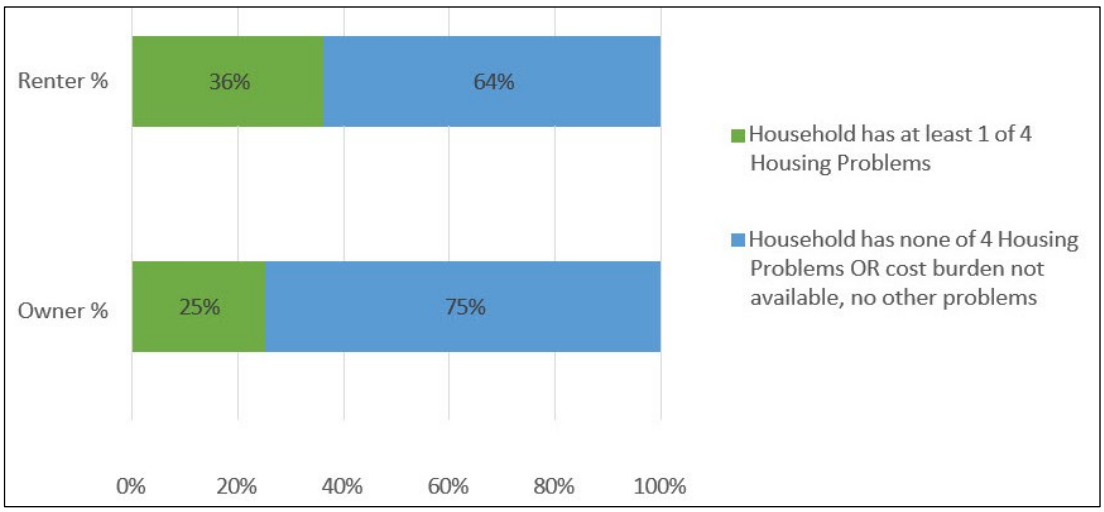
Figure A-20 and Figure A-21 illustrate housing problems by tenure and severe housing problems by tenure in Carmel-by-the-Sea during 2019. Approximately 60 percent of renter households have at least one of four housing problems and 36 percent have at least one of four severe housing problems. In contrast, 47 percent of owner households experience at least one housing problem and 25 percent have at least one severe housing problem.

Figure A-20 Housing Problems by Tenure, Carmel-by-the-Sea, 2015-2019



Source: U.S. Census Bureau, CHAS Data, 2015-2019
Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.

Figure A-21 Severe Housing Problems by Tenure, Carmel-by-the-Sea, 2015-2019



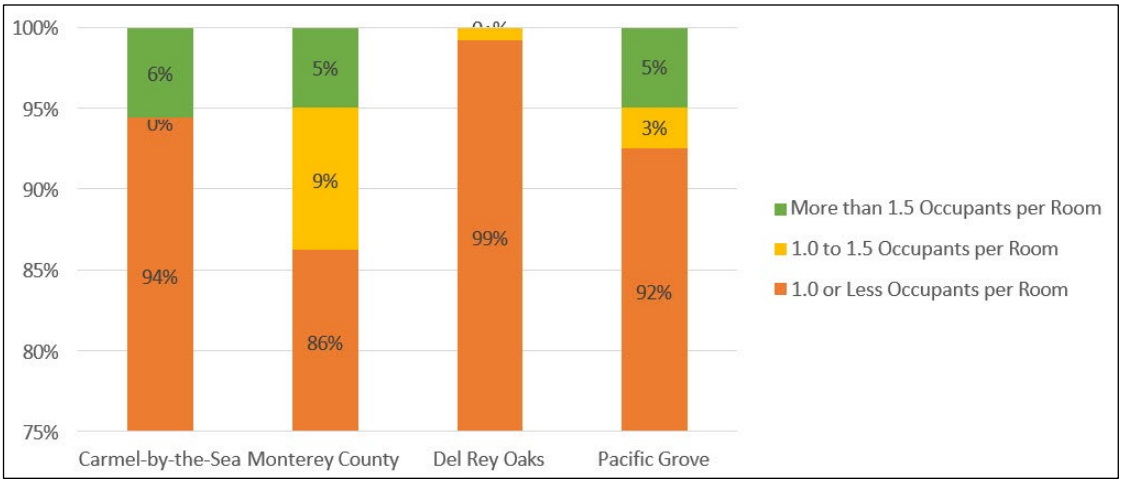
Source: U.S. Census Bureau, CHAS Data, 2015-2019
Note: The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1.5 person per room, and cost burden greater than 50%.

Overcrowding

Understanding the prevalence of overcrowded households within a community helps determine the need for affordable and adequately sized housing units for the community. Overcrowding is defined as a household with more than one occupant per room excluding bathrooms and kitchens. Units with more than 1.5 persons per room are considered severely overcrowded. Overcrowding may occur due to a lack of available affordable and/or adequately sized housing units. Cultural norms and customs combined with low-income or lack of adequately size housing units can result in overcrowding too. For example, in Asian culture, households are often comprised of multi-generations. If this custom is also compounded by low-income or lack of adequately sized housing units overcrowding may occur.

Figure A-22 illustrates overcrowding by severity in Carmel-by-the-Sea, the County, and nearby cities in 2019. The City of Del Rey Oaks households experience the least amount of overcrowding (0.8 percent) and no severe overcrowding, compared to Carmel-by-the-Sea households that experience zero percent moderate overcrowding, but 6 percent severe overcrowding. Monterey County has a higher overall percentage of households that experience overcrowding (9 percent) and severe overcrowding (5 percent) compared to Carmel-by-the-Sea.

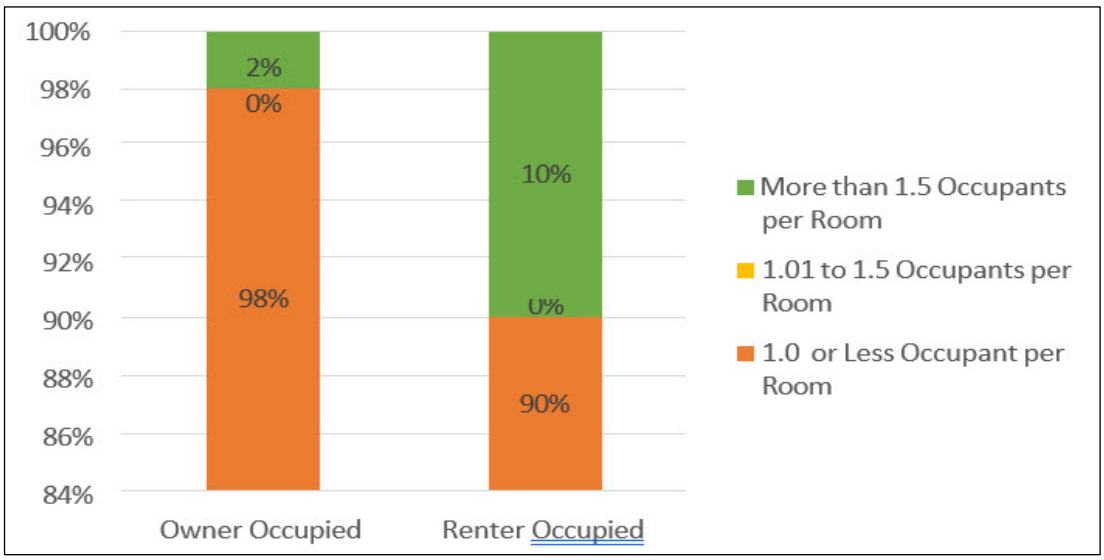
Figure A-22 Overcrowding by Severity by Jurisdiction, 2019



Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-23 illustrates overcrowding by tenure and severity in Carmel-by-the-Sea during 2019. Renter households in Carmel-by-the-Sea experience 8 percent more overcrowding than owner households. While renter households do not experience overcrowding (more than 1-person per room), 10 percent experience severe overcrowding (more 1.5-persons per room). Similarly, owner households in Carmel-by-the-Sea do not experience overcrowding, but 2 percent do experience severe overcrowding.

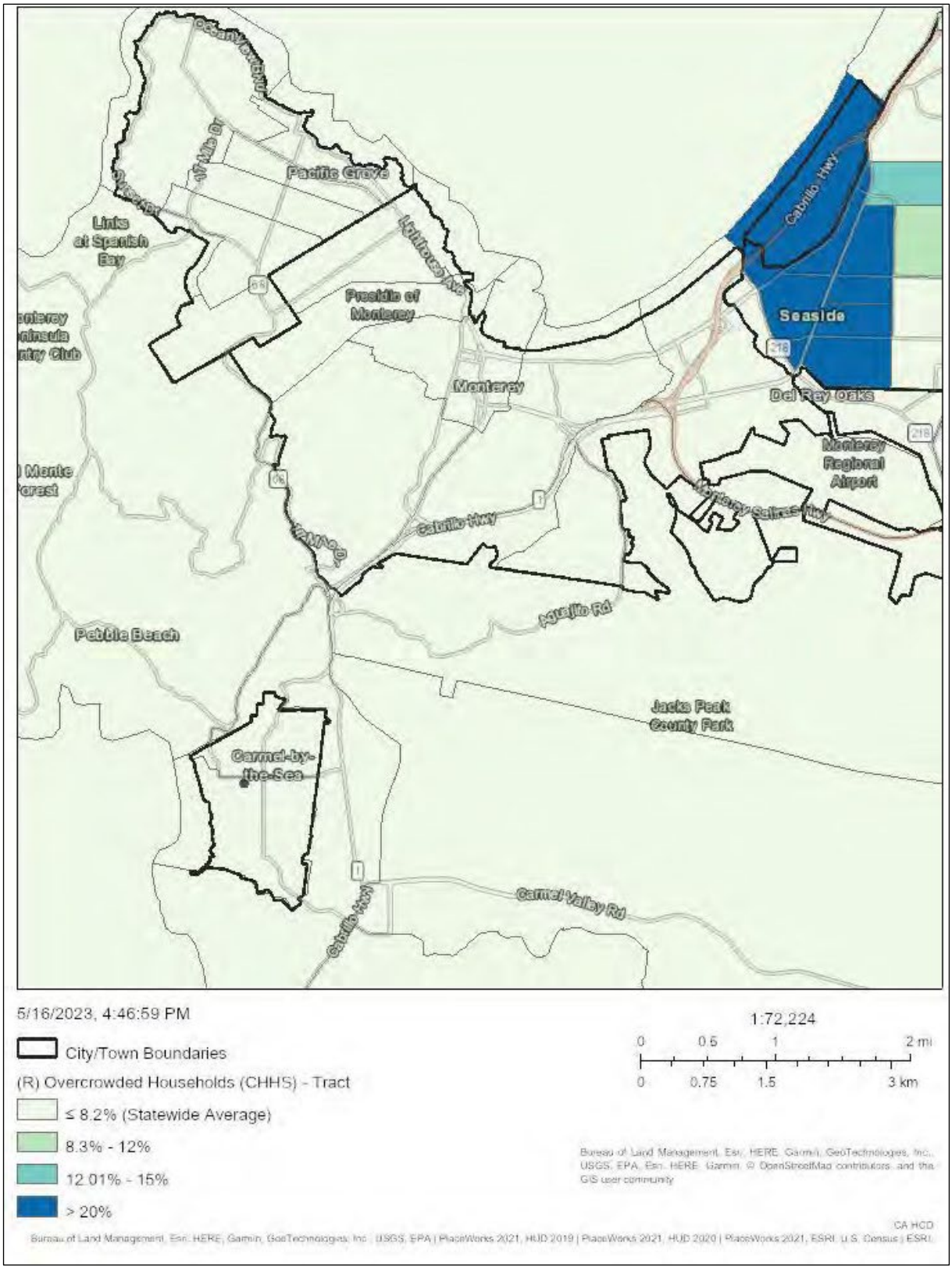
Figure A-23 Overcrowding by Tenure and Severity, Carmel-by-the-Sea, 2019



Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-24 illustrates overcrowded households in Carmel-by-the-Sea. According to the HCD AFFH Data Viewer, Carmel-by-the-Sea households experience no variation in overcrowding based on location. In the City, overcrowding rates are less than 8.2 percent.

Figure A-24 Overcrowded Households, Carmel-by-the-Sea



Source: California Department of Housing and Community Development, AFFH Data Viewer

Cost Burden

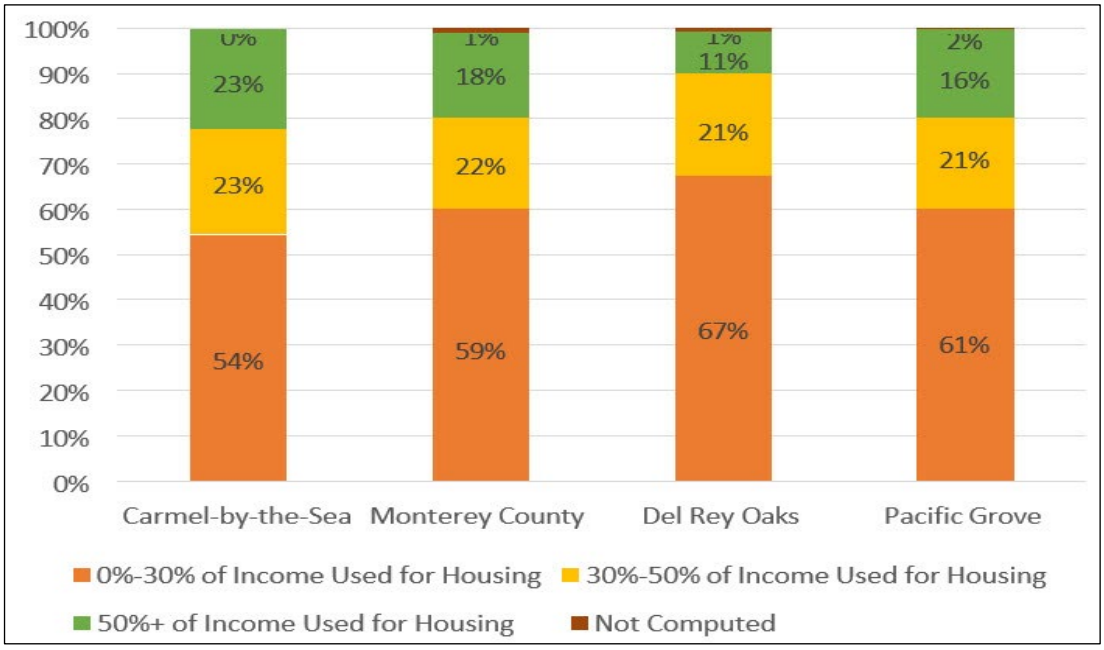
According to HCD, overpayment or cost burden is measured as households spending more than 30 percent of their gross income including utilities for housing; severe overpayment or severe cost burden is measured as households spending 50 percent or more of their gross income for housing. For the duration of this report, overpayment will be referred to as cost burden.

The cost burden rates of owners and renters in a community provide insight to housing needs such as, the affordability of the local housing market and the availability of housing units that accommodate household needs like size and housing type. Additionally, federal and state agencies examine cost burden to determine a community's need for housing assistance.

Figure A-25 illustrates cost burden severity in Carmel-by-the-Sea, the County, and nearby cities. Carmel-by-the-Sea household cost burden rates are similar to the County. In Carmel-by-the-Sea, 46 percent of households experience some level of cost burdened, of which 23 percent are severely cost burdened, while the County has a cost burden rate of 22 percent and a severe cost burden rate of 18 percent. The cities of Del Rey Oaks and Pacific Grove have slightly lower rates of cost burden overall with 67 percent and 61 percent of households experiencing no cost burden, respectively.

Overall, the City of Del Rey Oaks has the lowest percent of households experiencing any type of cost burden. It is important to relate Carmel-by-the-Sea's approximate 46 percent cost burden with its 10 percent population of overcrowded renter households, as these may be indicators of an unaffordable and homogenous local housing market.

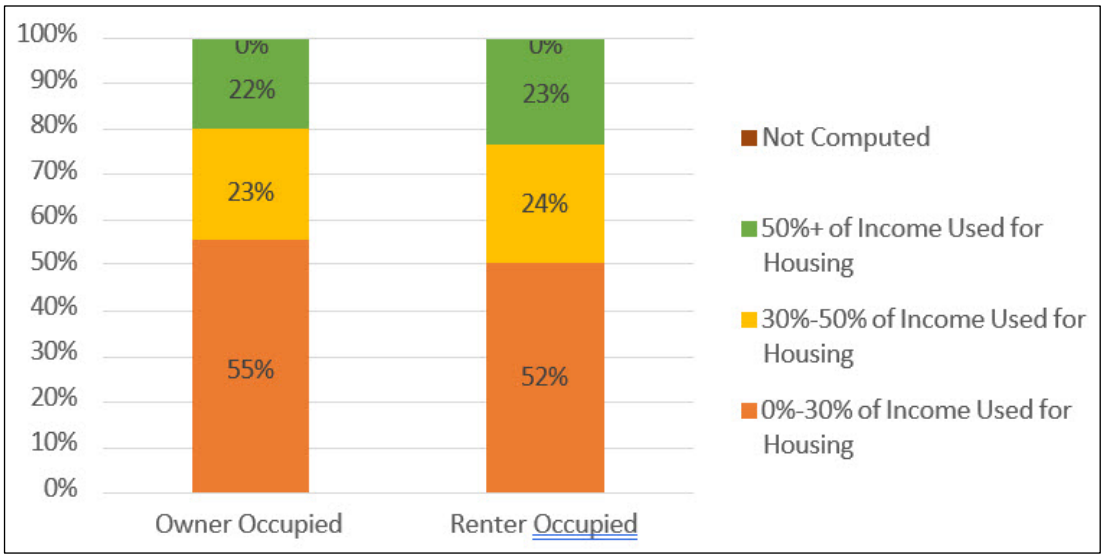
Figure A-25 Cost Burden Severity by Jurisdiction, 2015-2019



Source: U.S. Census Bureau, CHAS Data, 2015-2019

Figure A-26 illustrates cost burden by tenure in Carmel-by-the-Sea. Renter and owner households experience similar levels of cost burden. Renter households experience 24 percent cost burden and 23 percent severe cost burden (47 percent total), whereas owner households experience 23 percent cost burden and 22 percent severe cost burden (45 percent total). This reflects a 1 percent difference between cost burden and severe cost burden for renter and owner households, respectively.

Figure A-26 Cost Burden by Tenure, Carmel-by-the-Sea, 2015-2019

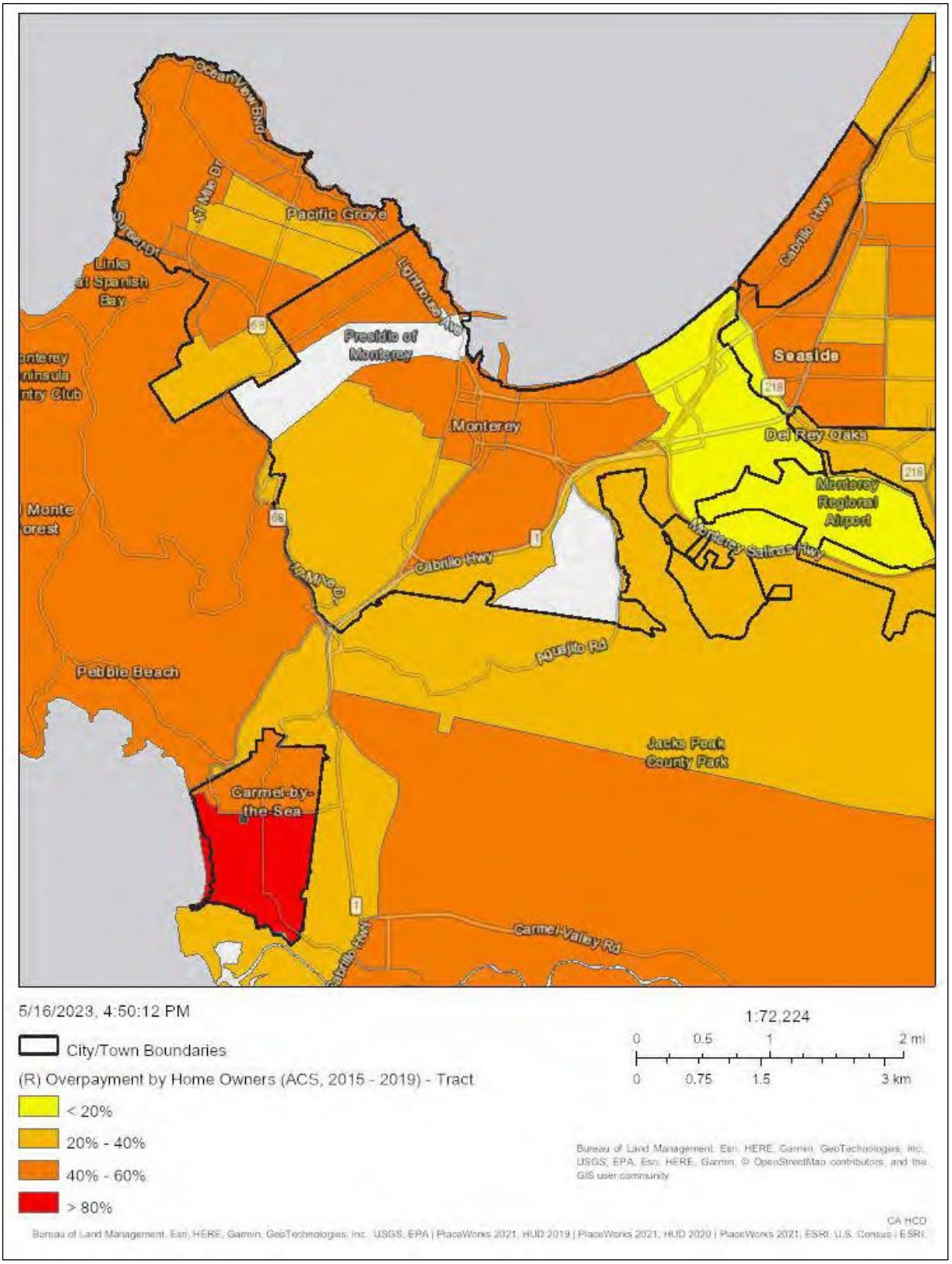


Source: U.S. Census Bureau, CHAS Data, 2015-2019

Figure A-27 illustrates cost burden of home owners in Carmel-by-the-Sea. According to the HCD AFFH Data Viewer, the highest rates of cost burden among homeowners in Carmel-by-the-Sea are concentrated in the central and southern regions of the City. In these regions, 80 percent of owner households experience cost burden. In the northern region of the City, 40-60 percent of owner households experience cost burden.

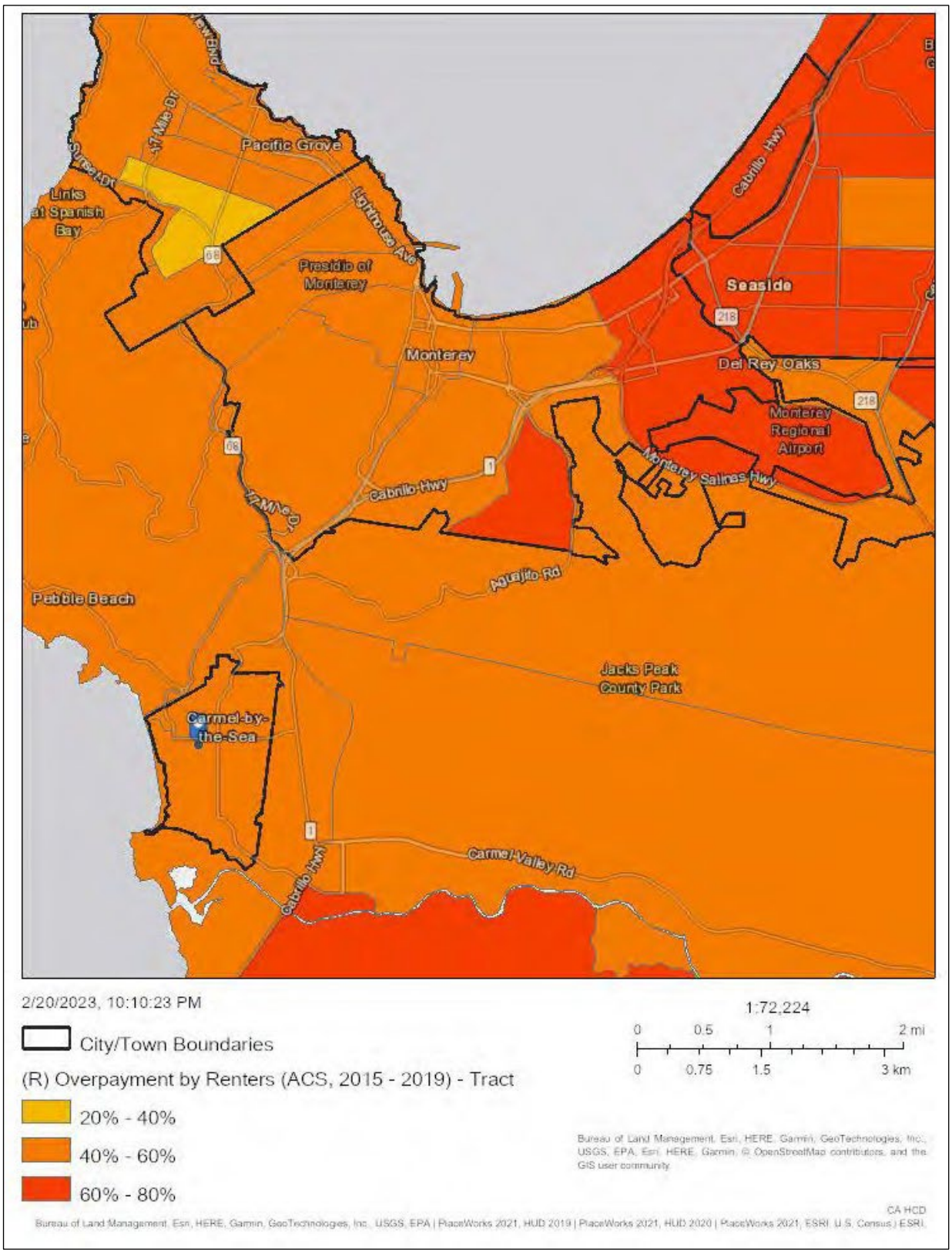
Figure A-28 illustrates cost burden of renters in Carmel-by-the-Sea. When analyzing concentrations of cost burden among renter-occupied households in Carmel-by-the-Sea, there is no variation based on location. Between 40-60 percent of renter-households experience cost burden across the City.

Figure A-27 Cost Burden by Home Owners, Carmel-by-the-Sea, 2015-2019



Source: California Department of Housing and Community Development, AFFH Data Viewer

Figure A-28 Cost Burden by Renter Households, Carmel-by-the-Sea, 2015-2019



Source: California Department of Housing and Community Development, AFFH Data Viewer

A.4 Special Needs Groups

Special needs groups are those that may face particular challenges in obtaining adequate housing due to inherent circumstances such as age, disabilities, household size, income level, age, and occupation. Large families, single parent households, female-headed households, or extremely low- and low-income households, and homeless persons may be classified as Special Needs groups. Special Needs groups are identified due to the unique nature of household characteristics and potential housing challenges faced. Table A-11 provides a summary of special needs groups in Carmel-by-the-Sea.

Table A-11 Overview of Special Needs Groups

Special Needs Groups	Count	Percent of Total Households	Percent of Total Population
Total population	3,830	--	100%
Total occupied units (households)	1,925	100%	--
Extremely Low-income (0-30% of HAMFI) households	140 households	7%	--
Total Senior Population	1,657 persons	--	43%
Senior Owner-Households	763 households	40%	--
Senior Renter-Households	283 households	15%	--
Persons with Disabilities[1]	406 persons	--	12%
Persons with Developmental Disabilities[2]	<70 persons	--	--
Large Households	70 households	4%	--
Single-Parent Households	153 households	8%	--
Single-Parent, Female Headed Households with Children (under 18) below poverty line	0 households	--	--
People Living in Poverty	111 persons	--	3%
Farmworkers[3]	26,929 persons	--	--
Migrant Farmworkers	4,972 persons	--	--
Seasonal Farmworkers	12,123 persons	--	--
Permanent Farmworkers	14,806 persons	--	--
Persons Experiencing Homelessness[4]	1 person	--	--

Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019; U.S. Census Bureau CHAS 2015-2019 Data; USDA Statistics Services; California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2021).

Notes:

1. This estimate uses U.S. Census Bureau ACS 5-Year Estimates for 2021.
2. Data provided by California Department of Developmental Services and taken at the ZIP code level.
3. Agriculture, forestry, fishing and hunting and mining industry. Farmworker data is taken of the population 16 years and older. Data provided by USDA Statistics Services and taken at the County level for 2017; includes permanent and seasonal farmworkers.
4. Total results from 2022 Monterey County Homeless County and Survey Comprehensive Report.

Extremely Low-Income Households and Poverty Status

Extremely low-income (ELI) households are those that earn less than 30 percent of the median family income (MFI).

Very low-income households are those that earn 50 percent of less of the MFI. Extremely low-income households typically face a combination of housing challenges related to income status, family size/type, disability status, access to housing opportunities, and other household characteristics. Additionally, ELI households are more likely to experience overcrowding, cost burden, and

substandard housing conditions. Extremely low-income households are typically minimum-wage workers, disabled persons, farmworkers, and seniors on fixed incomes.

Table A-12 provides a breakdown of extremely low-income households in Carmel-by-the-Sea. The 2015-2019 Comprehensive Housing Affordability Strategy (CHAS) data indicates there were approximately 140 ELI households (7 percent of total households) in Carmel-by-the-Sea. Of the extremely low-income households in Carmel-by-the-Sea, 29 percent are renter-occupied households and 71 percent are owner-occupied households, or 2 percent and 5 percent of all households, respectively.

When analyzing cost burden of ELI households, approximately 120 ELI households experience severe cost burden (paying more than 50 percent of median gross income on housing) and 140 experience moderate cost burden (paying more than 30 percent of median gross income on housing). Of the ELI households experiencing some form of cost burden, the majority are owner-occupied households.

Data for overcrowding by income level is not available for Carmel-by-the-Sea. However, because owner-occupied households represent the majority of ELI households and experience higher rates of cost burden, overcrowding, substandard housing issues it may be assumed that ELI households experience overcrowding.

The projected RHNA for ELI households was based on the assumption that 50 percent of very low-income households qualify as extremely low-income households. The very low-income housing need is 113 housing units, of which the City estimates 57 housing units will accommodate the extremely low-income housing need.

Table A-12 Extremely Low-Income Households, Carmel-by-the-Sea, 2015-2019

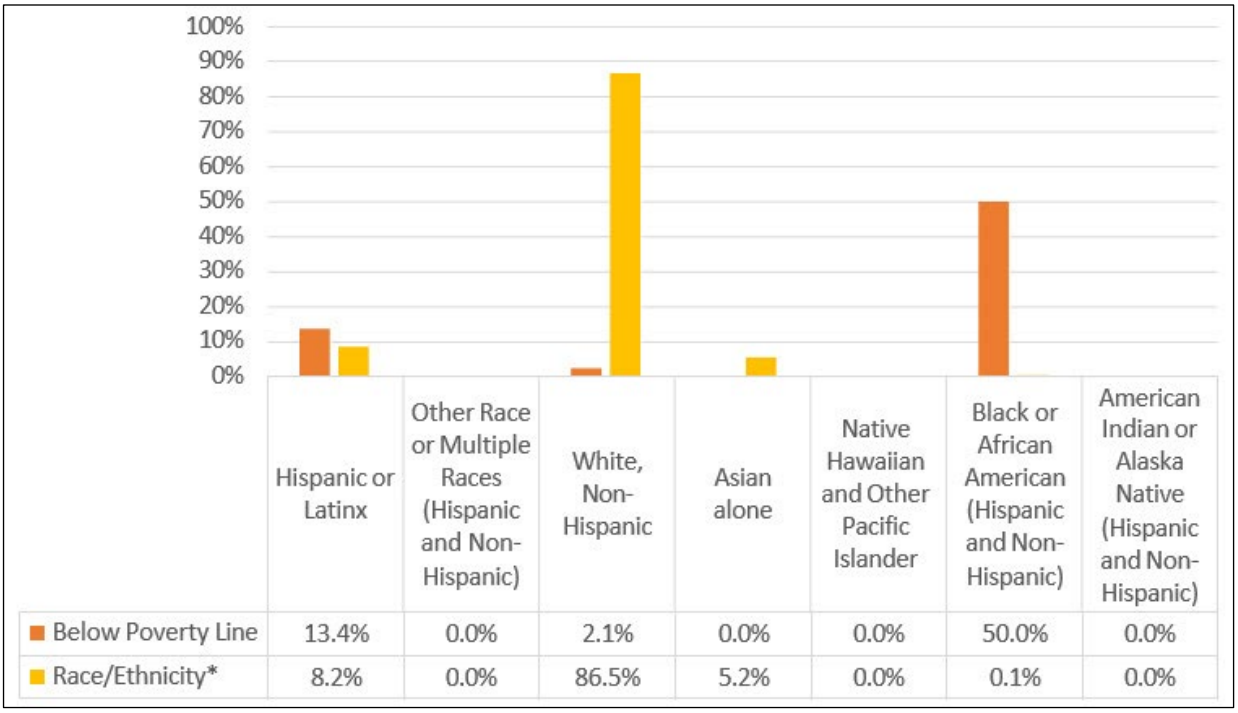
Households	Number	Percentage of Total Households
Total occupied units (households)	1,925	100%
Total Lower-income (0-80% of HAMFI) households	545	28%
Extremely Low-income (0-30% of HAMFI) households	140	7%
Extremely Low-income renters	40	2%
Extremely Low-income owners	100	5%
Lower-income households paying more than 50%	270	14%
Extremely Low-income paying more than 50%	120	6%
ELI Renter HH severely cost burdened	20	1%
ELI Owner HH severely cost burdened	100	5%
Lower-income households paying more than 30%	430	22%
Extremely Low-income paying more than 30%	140	7%
ELI Renter HH moderately cost burdened	40	2%
ELI Owner HH moderately cost burdened	100	5%
Lower-income households experiencing 1 of 4 Housing Problems	450	23%
Extremely Low-income households experiencing 1 of 4 Housing Problems	140	7%
ELI Renter HH experiencing 1 of 4 Housing Problems	40	2%
ELI Owner HH experiencing 1 of 4 Housing Problems	100	5%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) 2015-2019.
Note: MFI = HUD Median Family Income, this is the median family income calculated by HUD for each jurisdiction, to determine Fair Market Rents (FMRs) and income limits for HUD programs. MFI will not necessarily be the same as other calculations of median incomes (such as Census number), due to a series of adjustments that are made.
The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

In 2019, approximately 111 persons were identified as living below the poverty line.[23] Figure A-29 illustrates the percent of the population in Carmel-by-the-Sea living below the poverty line in 2019 by race and ethnicity. Despite being the smallest population in the City (comprising .1 percent of the population), the Black or African American population is estimated to have the highest rate of poverty (50 percent); however, the low sample size makes it difficult to draw conclusions about this population. In contrast, the non-Hispanic White population represents 87 percent of the total population and only 2 percent is living below the poverty line. The Hispanic or Latinx population experiences the second highest rate of poverty with 13 percent living below the poverty line.

23 From U.S. Census Bureau ACS 5-Year Estimate, 2019, Table S1701

Figure A-29 Percent Living Below the Poverty Line by Race and Ethnicity, Carmel-by-the-Sea, 2019



	Hispanic or Latinx	Other Race or Multiple Races (Hispanic and Non-Hispanic)	White, Non-Hispanic	Asian alone	Native Hawaiian and Other Pacific Islander	Black or African American (Hispanic and Non-Hispanic)	American Indian or Alaska Native (Hispanic and Non-Hispanic)
Below Poverty Line	13.4%	0.0%	2.1%	0.0%	0.0%	50.0%	0.0%
Race/Ethnicity*	8.2%	0.0%	86.5%	5.2%	0.0%	0.1%	0.0%

Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019
Note: Race/Ethnicity represents percentage of the total population*

In Carmel-by-the-Sea, housing costs may pose a challenge to residents that are from Extremely Low-Income households. With a median home value of $2,070,835 (compared to a median home value of $561,490 in Monterey County), ELI residents may find it difficult to achieve homeownership. Additionally, ELI residents typically experience limited accessibility to suitable transportation services to commute from home to work.

To address the needs of ELI households, the City will adopt housing programs to facilitate the construction of affordable and supportive housing for ELI households. Policies that will directly impact ELI households in Carmel-by-the-Sea include:

- Policy 3.1: Incentivize affordable housing development, with an emphasis on affordable housing built to accommodate Extremely Low-Income residents. Encourage the private sector to produce affordable housing;
- Policy 4.1: Support energy and water conservation programs to reduce the consumption of these resources in housing and to reduce housing costs; and
- Policy 5.1: Support and enforce fair housing laws. Expand fair housing choice by promoting housing opportunities and removing impediments to fair housing.

The City is committed to implementing a suite of programs which emphasize the provision of multi-family housing and non-traditional housing types to provide a variety of housing types to meet the needs of ELI households, including Program 1.1.H, 3.1.B, 3.3.A, 3.3.B, and 3.3.D (see Chapter 2).

Additionally, the City has identified the following service providers and programs to assist residents that are from an Extremely Low-Income household:

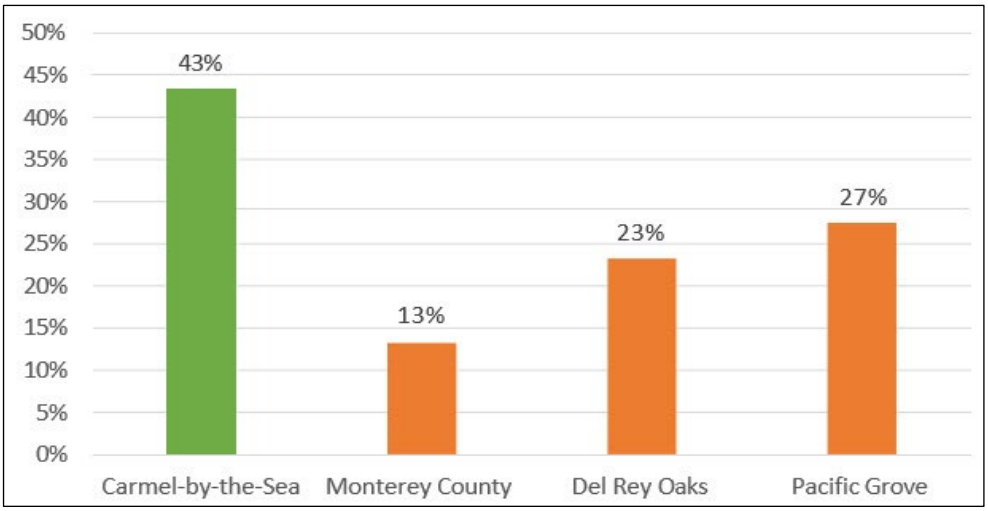
- Fair Housing Education;
- Housing Choice Voucher Program;
- 211 Monterey/United Way;
- Community Housing Improvement Systems and Planning Association, Inc. (CHISPA) Housing;
- Monterey-Salinas Transit; and
- Independent Transportation Network of Monterey (ITN Monterey).

Seniors

Seniors are identified as individuals 65 years and older. Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions, and/or reduced mobility. Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups.

Figure A-30 illustrates the senior population in Carmel-by-the-Sea, the County, and nearby cities. Compared to the County and nearby cities, Carmel-by-the-Sea has the highest senior population (43 percent), approximately 30 percent more than the County and 16 percent more than Pacific Grove.

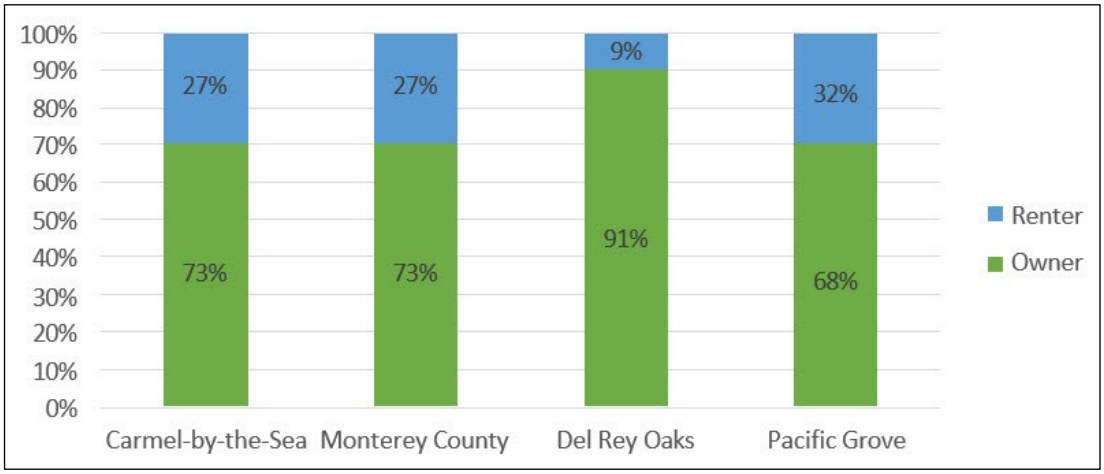
Figure A-30 Senior Population by Jurisdiction, 2019



Source: U.S. Census Bureau, 2019
Note: Senior population is defined as persons 65 years and older.

Figure A-31 illustrates senior housing by tenure in Carmel-by-the-Sea during 2019. Senior households in Carmel-by-the-Sea are primarily owners (73 percent). Similarly, the senior households of the County (73 percent) and nearby cities of Del Rey Oaks (91 percent) and Pacific Grove (68 percent) are majority owners.

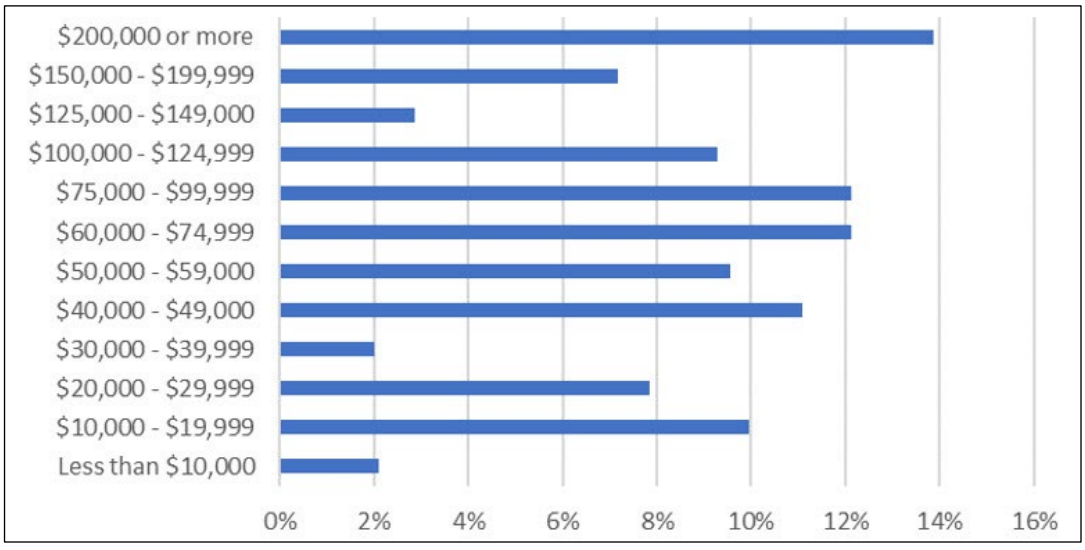
Figure A-31 Senior Housing by Tenure, Carmel-by-the-Sea, 2019



Source: U.S. Census Bureau, 2019
Note: Senior population is identified as persons 65 years and older.

Figure A-32 illustrates senior households by their income. 14 percent of Carmel-by-the-Sea's senior households earn a yearly income of $200,000 or more). However, an estimated 61 percent of senior households earn less than the City's median household income ($98,188).

Figure A-32 Senior Households by Income, Carmel-by-the-Sea, 2019



Source: U.S. Census Bureau, 2019
Note: Senior population is identified as persons 65 years and older.

In Carmel-by-the-Sea, housing costs does not necessarily pose a challenge to the City's senior residents, as over 70 percent of the City's senior population owns a home (see Figure A-31). However, elderly residents may be more likely experience limited accessibility to suitable transportation services, and limited mobility.

The Carmel Foundation offers a variety of recreational opportunities for the seniors of Carmel-by-the-Sea, including affordable lunches; activities and classes; free medical equipment loans; day excursions outside of the Monterey-Carmel area to museums, plays and shopping; free blood pressure checks; and caregiver support groups. The Foundation also provides 50 affordable apartments for low-income seniors and partners with senior-serving agencies to provide additional services including the following:

- Legal Services for Seniors, providing free legal consultations;
- Alliance on Aging, providing assistance with Medicare or supplemental insurance;
- Visiting Nurse Association & Hospice (VNA), providing a grief support group; and
- Independent Transportation Network (ITN) Monterey County, offers rides to seniors in Monterey County.

In addition to The Carmel Foundation, the City has identified the following service providers and programs to assist seniors:

- The Salvation Army Good Samaritan Center;
- Meals on Wheels of the Monterey Peninsula;
- Seniors Helping Seniors;
- Seaside Recreation Services – Senior Center Programs;
- Habitat for Humanity Monterey;
- Monterey County Aging and Disability Resource Connection (ADRC); and
- Monterey-Salinas Transit Courtesy Card Rides.

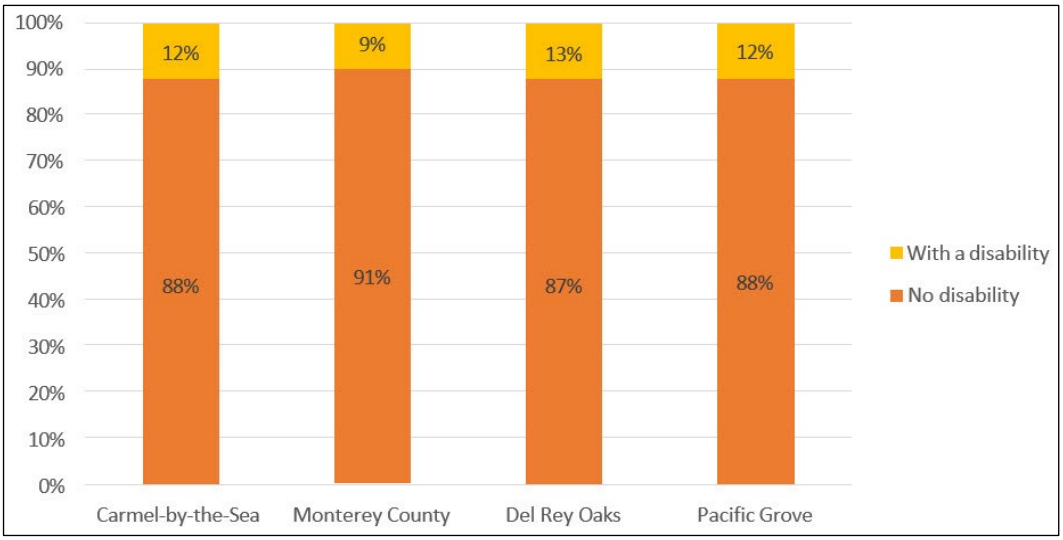
People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers.

Figure A-33 illustrates population by disability status in Carmel-by-the-Sea, the County, and nearby cities in 2021. Twelve percent of the population in Carmel-by-the-Sea has some form of disability, which is on par with nearby cities. The cities of Del Rey Oaks and Pacific Grove each have a

population of 13 percent and 12 percent, respectively, with a disability. The County has the lowest percentage of persons with a disability at 9 percent.

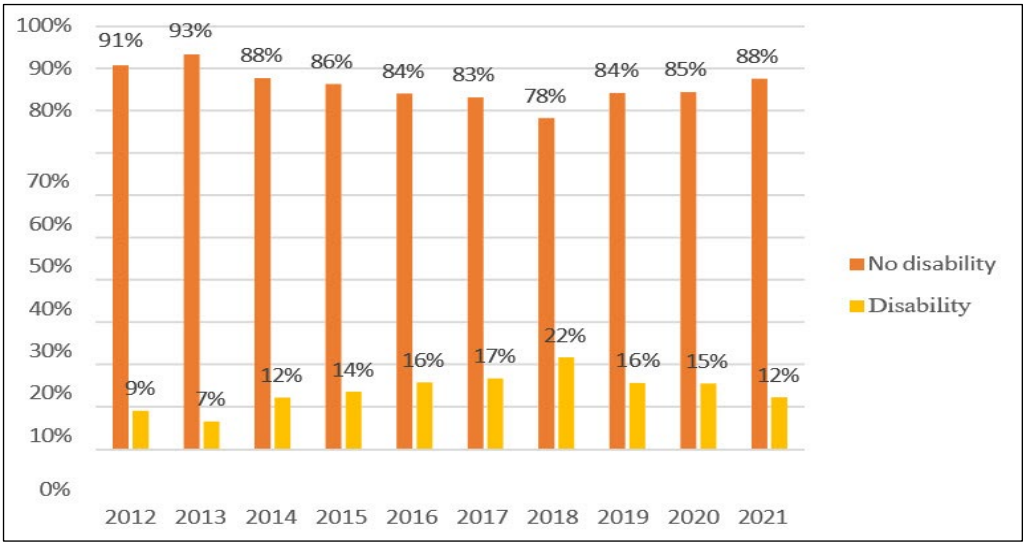
Figure A-33 Population by Disability Status by Jurisdiction, 2021



Source: U.S. Census Bureau, 2021

Over the last decade, the population of persons with disabilities has increased in Carmel-by-the-Sea. Figure A-34 illustrates trends in persons with disabilities in Carmel-by-the-Sea between 2012-2021. In 2014, the population of persons with disabilities began to steadily increase from 12 percent to its highest point at 22 percent in 2018. In 2019, the upward trend in persons with disabilities began to decline reaching 16 percent, and eventually hitting 12 percent in 2021. Overall, the population of persons with disabilities has increased 3 percent since 2012.

Figure A-34 Trends in Persons with Disabilities, Carmel-by-the-Sea, 2012-2021



Source: U.S. Census Bureau, 2012-2021

Table A-13 provides an overview of disability by type and age in Carmel-by-the-Sea during 2021. Hearing difficulty is the most widespread disability in Carmel-by-the-Sea (41 percent) with the highest concentration in persons 65 years of age and older. Self-care difficulty is the least common disability with 7 percent experiencing this in Carmel-by-the-Sea. Overall, seniors (persons aged 65+) makeup the largest demographic with a disability (50 percent).

Table A-13 Disability Status by Age, Carmel-by-the-Sea, 2021

Disability Type	Under 18	18-64	65 and Over	Total	Percent of Population with a Disability
Hearing Difficulty	20	0	305	325	41%
Vision Difficulty	20	0	50	70	9%
Cognitive Difficulty	0	29	46	75	9%
Ambulatory Difficulty	0	0	142	142	18%
Self-care Difficulty	0	0	56	56	7%
Independent Living Difficulty	0	0	130	130	16%
Total	**40**	**29**	**729**	**798**	**100%**

Source: U.S. Census Bureau, ACS 5-Year Estimate, 2021
Note: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.

Table A-14 shows the population with developmental disabilities by age in Carmel-by-the-Sea. In Carmel-by-the-Sea, of the 798 persons with a disability, approximately less than 70 have a developmental disability. Of these, less than 31 are children/young adults (i.e., under the age of 18) and less than 36 are adults.

Table A-15 shows the population with developmental disabilities by residence in Carmel-by-the-Sea. The most common living arrangement for individuals with developmental disabilities in Carmel-by-the-Sea is the home of parent/family/guardian.

Table A-14 Population with Developmental Disabilities by Age, Carmel-by-the-Sea, 2021

Age Group	Number
Age Under 18	<31
Age 18+	<36

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2021).
Note: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Table A-15 Population with Developmental Disabilities by Residence, Carmel-by-the-Sea, 2021

Residence Type	Number
Home of Parent/Family/Guardian	<38
Foster/Family Home	0
Independent/Supported Living	<11
Other	0
Community Care Facility	<11
Intermediate Care Facility	0

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2021).
Note: Universe: Population with developmental disabilities. Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

In Carmel-by-the-Sea, the majority of the residents that have disabilities are also age 65 and over. The service organizations listed in the "Seniors" section above includes several resources that accommodate seniors with disabilities, including the Carmel Foundation, which provides meal delivery, assists seniors in finding in-home care resources, and more.

The City's Municipal Code establishes procedures for persons with disabilities seeking equal access to housing including reasonable accommodation for person with disabilities. Additionally, the City follows the requirements of California Building Code Title 24 which establishes provisions for accessible building design. Currently, the City is implementing their Capital Improvement Plan (CIP), which includes sidewalk improvements, grading streets to correct slope, and installation of ADA ramps. The City's Police Department and Carmel Youth Center are also undergoing building improvements, which include ADA accessibility features for public use.

In addition to the City's efforts to provide an accessible community environment, the following service providers and programs are available in Monterey County to assist residents that are living with disabilities:

- Monterey County Aging and Adult Services;
- Monterey County Aging and Disability Resource Connection (ADRC);
- Paradigm Adult Services;
- Special Kids Connect;
- Monterey-Salinas Transit Courtesy Card Rides;
- Independent Transportation Network of Monterey (ITN Monterey); and
- MST Rides ADA Paratransit Agency.

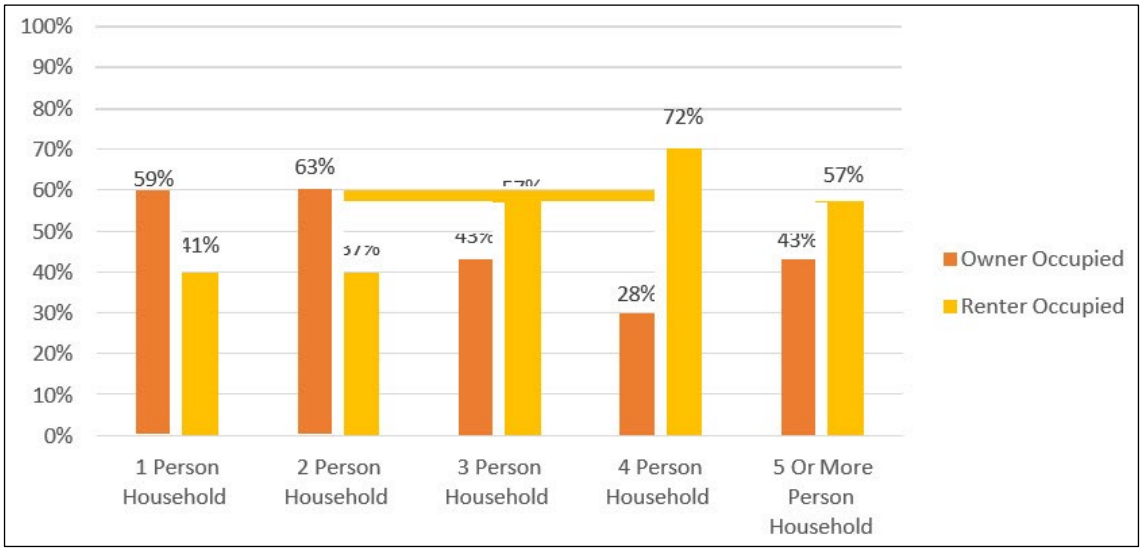
Large Households

Large households are defined as households of five or more individuals. Large households often have different housing needs than smaller households. Household income and local housing markets can greatly impact a household's ability to afford adequately sized housing. If a city's rental housing stock

does not include larger apartments, large households who rent could end up living in overcrowded conditions. Similarly, large households may experience overpayment as a result of a high housing market and limited availability.

Figure A-35 illustrates 2019 households by size and tenure in Carmel-by-the-Sea. The City has 70 large households, of which 57 percent are renter-occupied households. Owner-occupied households makeup the majority of 1-person and 2-person households, whereas renter-occupied households makeup the majority of all 3-5 person households. This combined with a total cost burden rate of 46 percent for renter households (Figure A-25), suggests it is likely that large households in Carmel-by-the-Sea may experience overcrowding and/or overpayment.

Figure A-35 Households by Size and Tenure, Carmel-by-the-Sea, 2019



Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019

In Carmel-by-the-Sea, housing costs may pose a challenge to large households, as they are more likely to rent as opposed to purchasing a home, and experience higher cost-burden and overcrowding. With a median home value of $2,070,835 (compared to a median home value of $561,490 in Monterey County), large households may find it difficult to achieve homeownership. Furthermore, finding suitable transportation may be a challenge as well.

Generally, large households in Carmel-by-the-Sea can benefit from general programs and services for lower and moderate-income persons, including the Housing Authority of the County of Monterey Housing Choice Voucher program, and various community and social services provided by non-profit organizations in the region. Program 3.2.C has been included in this Housing Element to encourage the development of family friendly affordable housing units (see Chapter 2).

The City also has the ability to leverage city-owned sites to incentivize the development of larger, family friendly units that accommodate a minimum of three bedrooms per unit. The City will work with non-profit affordable housing developers to encourage housing development that meets the needs of large

households. Further, the City's parking standards are based on a per unit requirement and will not pose a constraint to the development of larger units, which in some jurisdictions is determined by unit size.

In addition to the City's efforts to enable the development of family friendly residential units, the following service providers and programs are available in Monterey County to assist large households:

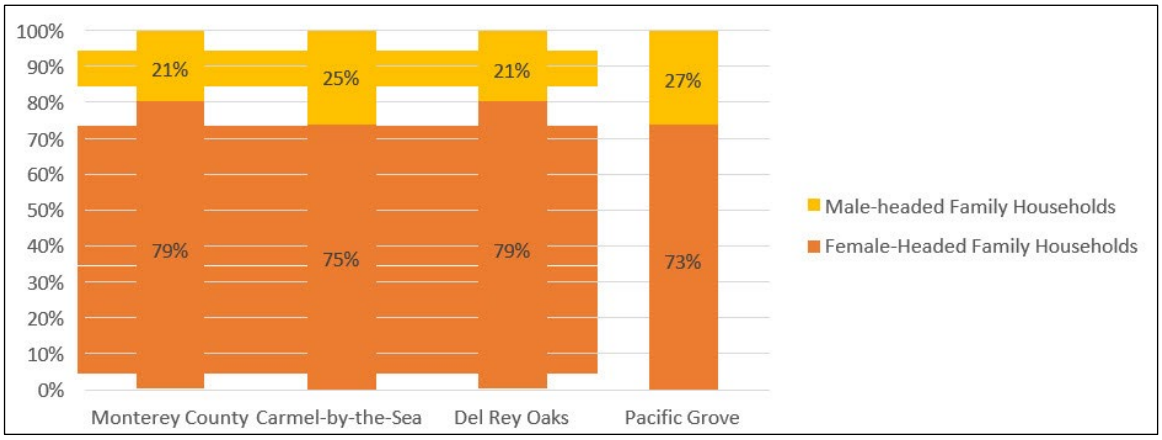
- Housing Choice Voucher Program;
- Fair Housing Education;
- Monterey County Down-payment Assistance Program;
- Monterey-Salinas Transit; and
- Monterey Dial-A-Ride Program.

Single-Parent Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income.

In Carmel-by-the-Sea, the largest proportion of households are married-couple family households at 47 percent, while female-headed households make up 6 percent, and male-headed households make up 2 percent of all households (Figure A-12). Figure A-36 shows single-parent households in Carmel-by-the-Sea, the County, and nearby cities. Compared to the County and nearby cities, Carmel-by-the-Sea's ratio of single-parent households is on par. Carmel-by-the-Sea's single-parent households are predominantly female-headed family households (75 percent). Male-headed family households makeup 25 percent.

Figure A-36 Single-Parent Households by Jurisdiction, 2019

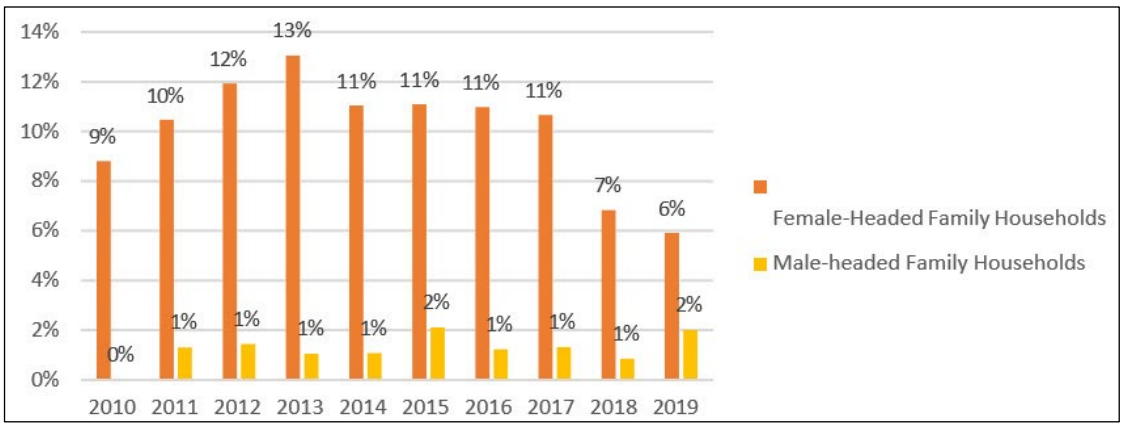


Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Over the last decade, male-headed family households have slightly increased in Carmel-by-the-Sea, while female-headed family households have decreased. Figure A-37 illustrates trends in single-parent households in Carmel-by-the-Sea between 2010-2019.[24]

[24] The data reports female- and male-headed family household as a percentage of total households in Carmel-by-the-Sea.

Figure A-37 Trends in Single-Parent Households, Carmel-by-the-Sea, 2010-2019



During this period, male-headed households increased from zero percent in 2010 up to 2 percent by 2015. From 2016-2018, the male-headed family households remained at 1 percent until increasing to 2 percent by 2019. Comparatively, female-headed family households decreased a total of 3 percent between 2010-2019. From 2010-2013, female-headed family households steadily increased reaching its highest point at 13 percent in 2013. By 2014, the group experienced a 2 percent decrease and remained constant until 2018 when it began to decline, reaching 6 percent in 2019.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In 2019, there were no single-parent households that fell in the Below Poverty Level category in Carmel-by-the-Sea.

Limited household income constrains the ability of single-parent households to afford adequate housing, childcare, health care, and other necessities. The Carmel Unified School District (CUSD) operates several programs that provide child care and early education services that may assist low income single-parent households, including the following:

- Universal Pre-Kindergarten at Carmelo School – Offers free enrollment early learning programs serving children aged four years old at several CUSD elementary sites and preschool sites.
- River Rec – Offers school age child care to assist working families in securing affordable quality child care, located at River Elementary School in Carmel. The program offers morning programs from 7:00 am to 8:40 am; afternoon programs from 2:00 pm to 6:00 pm; and full days from 7:00 am to 6:00 pm.
- Tular Rex – Offers school age child care to assist working families in securing affordable quality child care, located at Tularcitos Elementary School in Carmel Valley. The program offers morning programs from 7:00 am to 8:40 am; afternoon programs from 2:00 pm to 6:00 pm; and full days from 7:00 am to 6:00 pm.

The Carmel Youth Center, located at Torres Street and Fourth Avenue in Carmel-by-the-Sea, is a non-profit youth center that has historically provided youth services in the community, including after school care and summer programs. The Carmel Youth Center accepts scholarship funding for low-income households in need of affordable child care services. The Center is currently under review by the State to receive licensure and is expected to reopen by Summer 2024.

Due to the small geographical size of the city, childcare reflects the population size. Similar to many cities, demand is high for child care services in Carmel-by-the-Sea. Therefore, many lower-income residents rely on county resources, especially for subsidized child care. Monterey County Child Care provides resources for low-income households searching for subsidized child care and early learning programs. However, many resources are located outside of Carmel-by-the-Sea in the Salinas region, which may place transportation and access pressures on households in need of these services.

In an effort to relieve some of the housing and transportation issues that single-parent households may face, the City has identified the following service providers and programs to assist single-parent households:

- Housing Choice Voucher Program;
- Fair Housing Education;
- Monterey County Down-payment Assistance Program; and
- Monterey-Salinas Transit.

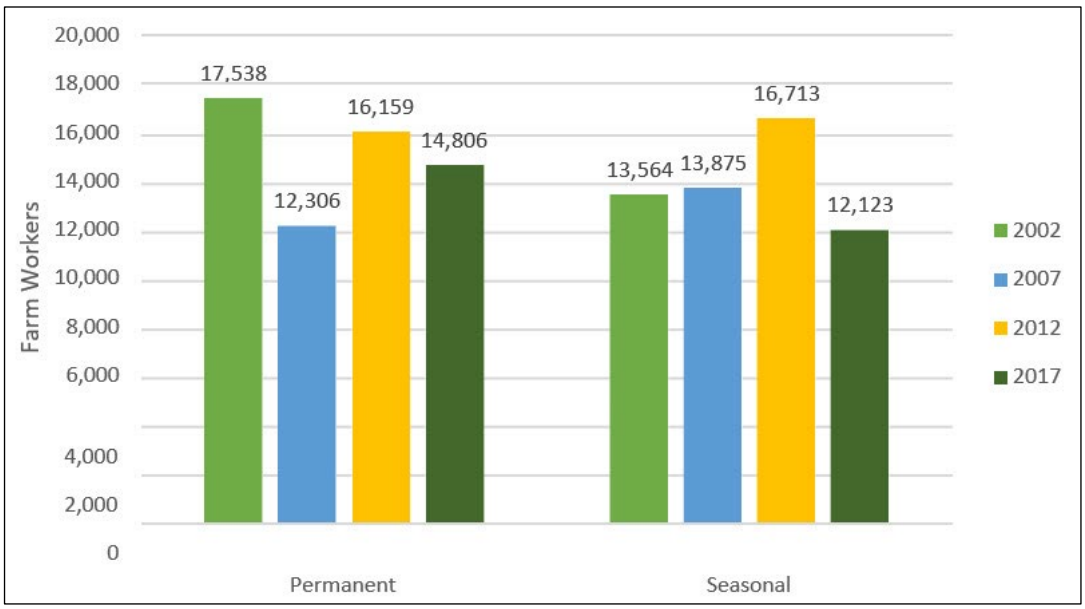
Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Monterey County has decreased since 2002, totaling 14,806 in 2017, and the number of seasonal farm workers has also decreased, totaling 12,123 in 2017. Figure A-38 shows hired farm labor in Monterey County between 2002-2017.

Agriculture consisting of crop farming and livestock grazing is the largest industry in Monterey County and contributes a significant amount of money to the County's economy. Out of approximately 1.3 million acres of County land dedicated to agriculture, most of this area (approximately 80 percent) is used for grazing. The most productive and lucrative farmlands in the County are located in the North County, Greater Salinas, and Central Salinas Valley Planning Areas.

Figure A-38 Hired Farm Labor, Monterey County, 2002-2017



Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.
Notes: Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors). Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

According to the 2021 American Census Survey (ACS) data, zero percent of individuals residing in Carmel-by-the-Sea households reported that they were employed in the Agriculture, Forestry, or Fishing and Hunting industry.[25] According to the Department of Conservation's Important Farmland Categories, the City of Carmel-by-the-Sea is entirely designated as "Urban and Built-up Land" and does not contain any important or prime farmlands.[26] There are no agricultural lands or agriculturally zoned properties within the City limits. There are no farm labor housing developments in the City nor are there projects assisted with Rural Housing Administration financing; however, the City shares the responsibility for farmworker housing as farmworkers may work within 75 miles of agricultural land uses (including dairy, vineyards, and produce) and the City is within 75 miles of these uses. While HCD has no established metrics, the United States Department of Agriculture, (USDA) considers farmworkers that work at a specific location within 75 miles of their home to be "settled" and thus permanent members of their home community.

The California Institute for Rural Studies released a Farmworker Housing Study and Action Plan for Salinas Valley and Pajaro Valley in April 2018. Key findings of the Study included:

- A survey of 420 farmworkers in the laborshed as well as interviews with employers and other stakeholders was conducted to gather primary data. Among the farmworkers surveyed, men and women were relatively evenly distributed across age groups with 75 percent of the

25 Source: U.S. Census Bureau ACT 5-year Estimate, 2021, Table C24070
26 Source: California Department of Conservation Important Farmland Categories https://www.conservation.ca.gov/dlrp/fmmp/Pages/Important-Farmland-Categories.aspx

interviewees married. The clear majority of the immigrant farmworker interviewees had very few years of schooling. They were 92 percent immigrants (not born in the U.S.). About one fifth were follow-the-crop migrants (FTC) who had traveled outside the two-County (Monterey and Santa Cruz counties) area for agricultural employment;

- Most households of farmworkers interviewed included non-family members who were for the most part other farmworkers. There are consistently stunningly high rates of residences that are above the severely crowded condition of 2.0 people per room. This is true of almost all the subgroups of the population. Often more than 5 people per bathroom;
- About 40 percent of respondents live in houses, 30 percent in apartments. Another 19 percent live in rented rooms without kitchens – either in houses or apartments. Another 12 percent live in "other" types of dwellings. Eighty-nine percent of farmworkers were renters and 11 percent owners. Of those who reported as owners, a quarter owns mobile homes; and

Other characteristics of those interviewed included:

- Most have only completed primary school;
- Wages ranged from a median of $12.79 per hour, mean of $13.64, with median annual income of $25,000;
- The majority do not work all year in agriculture – 7.5 months is the median;
- 44 percent of migrants work all year, 20 percent of non-migrants work year-round;
- Average age at arrival is about 20;
- Median number of years in the U.S. is 15 years;
- Median age was 37;
- Median number of years with current employer is 4 years; a quarter worked for their employer for 8 years or more;
- Two-thirds are from four states in Mexico:
  - Oaxaca 21 percent;
  - Michoacan 19 percent;
  - Jalisco 14 percent;
  - Guanajuato 10 percent;
- 13 percent self-identified as indigenous Mixtec, Triqui, Zapotec;
- They work in a range of crops throughout the region;
  - 46 percent participate in harvest;
  - 16 percent are packers;

- 38 percent participate in all other farm-related tasks such as:
  - Weeding;
  - Irrigating;
  - Thinning;
  - Pruning;
  - Loading;
  - Driving; and
  - Operating machines.

The farmworker housing demand model developed as part of the study calculates the total housing units needed of all types, based on target People Per Dwelling (PPD), and total permanent affordable farmworker housing based on the current rate that farmworkers access subsidized housing.

Key findings of the demand model were:

- An additional 33,159 units of farmworker housing are needed to alleviate critical overcrowding in farmworker households that are occupied at 7.00 PPD to the average PPD of 3.23 in Monterey County and the average PPD 2.60 in Santa Cruz County;
- A total of 4,393 units of permanent affordable farmworker housing are needed to maintain the present "access rate" of 7.6 percent of farmworkers to subsidized housing; and
- The data from this study indicate an overwhelming need for affordable permanent year-round family housing.

The housing needs of farmworkers are addressed under Carmel-by-the-Sea's overall programs for affordability consistent with the California Institute for Rural Studies 2018 report. Although the City does not have agricultural uses, and therefore, no housing designated specifically for farmworkers – the City supports the County of Monterey's efforts to educate the public on resources that are available for agricultural workers. The City has included Program 5.1.D to identify and publicize resources that are available throughout the region for agricultural employees. Additionally, Program 1.3.B establishes an amendment to the zoning code to define and permit employee housing, including agricultural employees, consistent with state law.

The City has identified the following regional service providers and programs to assist farm-worker households within the greater Monterey County region:

- Spanish Farmworkers Resource Line;
- The Center for Community Advocacy; and
- Farm and Food Worker Relief Program.

Persons Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Addressing the specific housing needs for the unhoused

population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances.

Table A-16 show changes in the homeless population between 2017-2022 in Carmel-by-the-Sea, the County and neighboring jurisdictions. According to the 2022 Monterey Homeless Count and Survey Comprehensive Report, Carmel-by-the-Sea has seen a decrease in homeless persons since 2017, totaling one person in 2022. Similarly, the Monterey Bay Area overall has seen a decrease in homeless populations with the exception of Seaside.

Table A-16 Homeless Population by Jurisdiction, 2017-2022

Jurisdiction	Unsheltered			Sheltered			Total			2019-2022 % Change
	2017	2019	2022	2017	2019	2022	2017	2019	2022	
Monterey (City)	292	167	74	46	37	27	338	204	101	-50%
Carmel-by-the-Sea	**16**	**6**	**1**	**0**	**0**	**0**	**16**	**6**	**1**	*
Del Rey Oaks	111	0	2	0	0	0	111	0	2	*
Seaside	40	126	90	58	56	62	98	182	152	-16%
Pacific Grove	35	14	29	0	0	0	35	14	29	*
Total	**509**	**315**	**198**	**104**	**93**	**89**	**613**	**408**	**287**	**-66%**

Source: 2022 Monterey Homeless Count and Survey Comprehensive Report NOTE: % change was not calculated when jurisdiction was below 25 individuals.

Table A-17 shows household type and shelter status in Monterey County in 2019. In Monterey County, the most common type of household experiencing homelessness are those without children in their care. Among households experiencing homelessness that do not have children, 83 percent are unsheltered. Similarly, the majority of homeless households with children are unsheltered (45 percent).

Table A-17 Homelessness by Household Type and Shelter Status, Monterey County, 2019

Jurisdiction	People in Households Composed Solely of Children Under 18		People in Households with Adults and Children		People in Households without Children Under 18		Total
	Count	Percent	Count	Percent	Count	Percent	
Sheltered – Emergency Shelter	0	0%	146	22%	218	11%	364
Sheltered – Transitional Housing	0	0%	218	33%	124	6%	342
Unsheltered	10	100%	303	45%	1,685	83%	2,340
Total	**10**	**100%**	**667**	**100%**	**2,027**	**100%**	**2,704**

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019). For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.
Notes: Universe: Population experiencing homelessness. This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT provides a count of sheltered and unsheltered homeless persons on a single night during the last 10 days in January. Each Bay Area County is its own CoC, and so data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Housing and transportation costs can be barriers to residents that are experiencing homelessness. With a median home value of $2,070,835 (compared to a median home value of $561,490 in Monterey County), those experiencing homelessness would need wrap-around support, access to community services, and State/Federal assistance to end the cycle of homelessness. Many individuals that are

homeless may experience difficulties with: finding emergency shelter, having access to food and job-training resources. Lack of adequate transportation to commute to job interviews and appointments with social service providers may also be an obstacle to individuals experiencing homelessness.

The following facilities offer supportive housing services in Monterey County and Carmel-by-the-Sea for homeless and special needs low-income persons:

- Habitat for Humanity Monterey;
- Peacock Acres;
- Interfaith Outreach of Monterey;
- Community for Human Services – Casa De Noche Buena: A 20-35-beds year-round shelter for homeless women and families. Capacity depends on the number of children in families. Provides case management, housing navigation, meals, laundry facilities, mail service, social recreation activities, and linkages to income, education, and employment. A partnership with Gathering for Women Monterey. Located at 1292 Olympia Ave., Seaside;
- Community Human Services – Safe Place Youth Shelter: A 12-bed year-round shelter for youth ages 18-21. Case management is available to all clients. Check-in is from 7:00-9:00 pm. Located at 590 Pearl Street, Monterey; and
- Interim, Inc. – MCHOME: Provides emergency shelter, outreach, housing, and intensive, integrated services to homeless adults with psychiatric disabilities. MCHOME's goal is to move individuals with psychiatric disabilities off the street and into housing. Located in Monterey.

The majority of resources for the homeless population are provided at the county level due to a lack of need in the City, as well as a lack of resources to provide services at the City level.

A.5 Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment. The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low-income residents – particularly children.

Access to Opportunity

"Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions)."

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource, and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Disparities in Access to Opportunity

As can be seen in Figure A-39, Carmel-by-the-Sea is considered a highest resource area as is much of western Monterey County. According to the HCD AFFH Data Viewer TCAC Opportunity Map, there are no areas of variation in access to opportunity across the City.

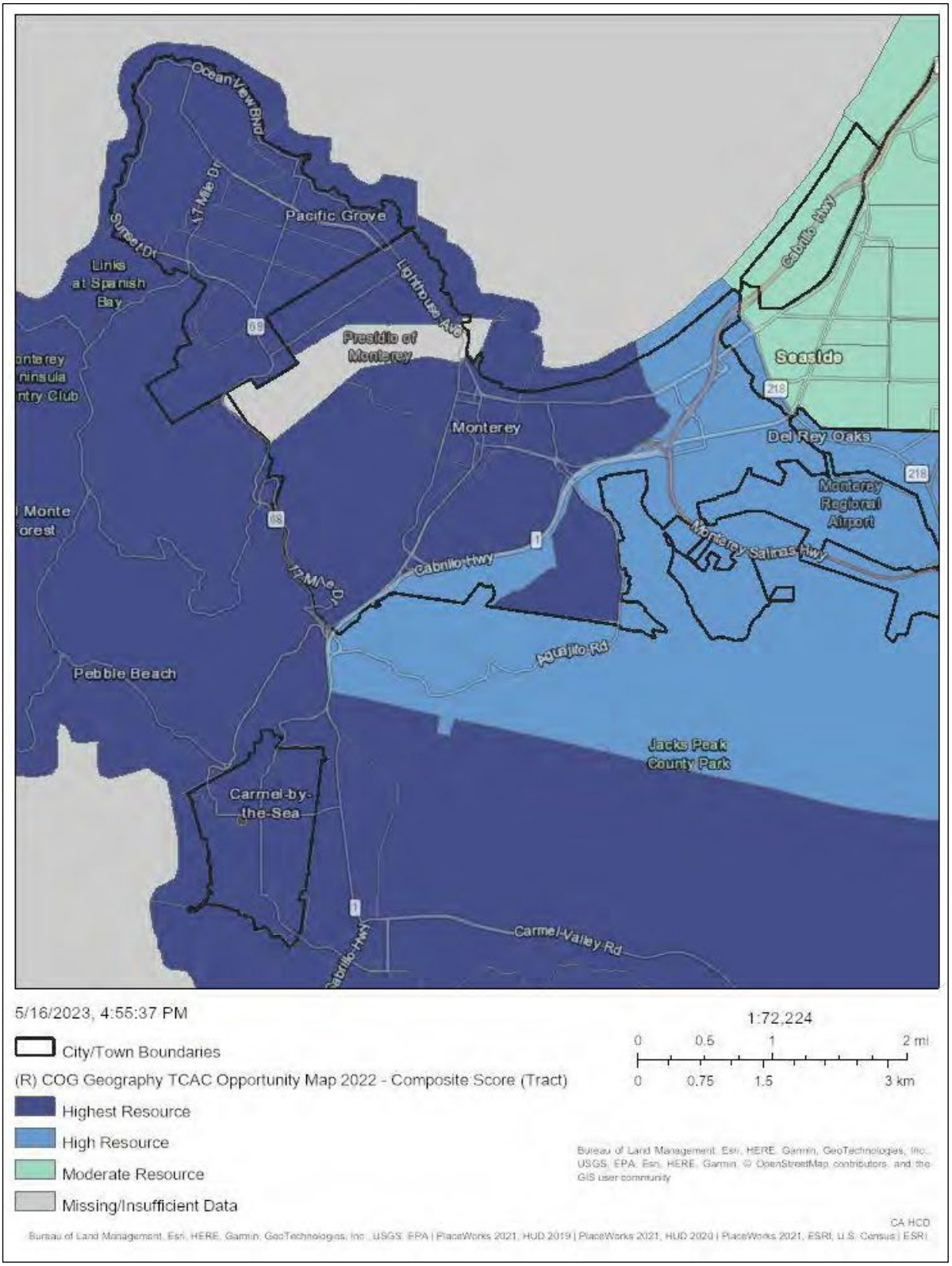
Economic

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. Figure A-40 shows concentrations of economic outcomes in Carmel-by-the-Sea. According the HCD AFFH Data Viewer TCAC Economic Opportunity Map, all areas of Carmel-by-the-Sea have a high economic opportunity score of 0.75-1.0. This reflects a high level of opportunity for economic advancement for residents in Carmel-by-the-Sea.

HUD'S Job Proximity index utilizes Longitudinal Employer-Household Dynamic estimates to examine the distance from a given neighborhood to all job locations within the Salinas-Monterey Area and measures the accessibility to job opportunities at the census block group level. Because the size of employment centers and the supply of labor differ across the region, the distance from any single job location is positively weighted by the size of employment (job opportunities) at that location and inversely weighted by the labor supply (competition) to that location.[27] The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

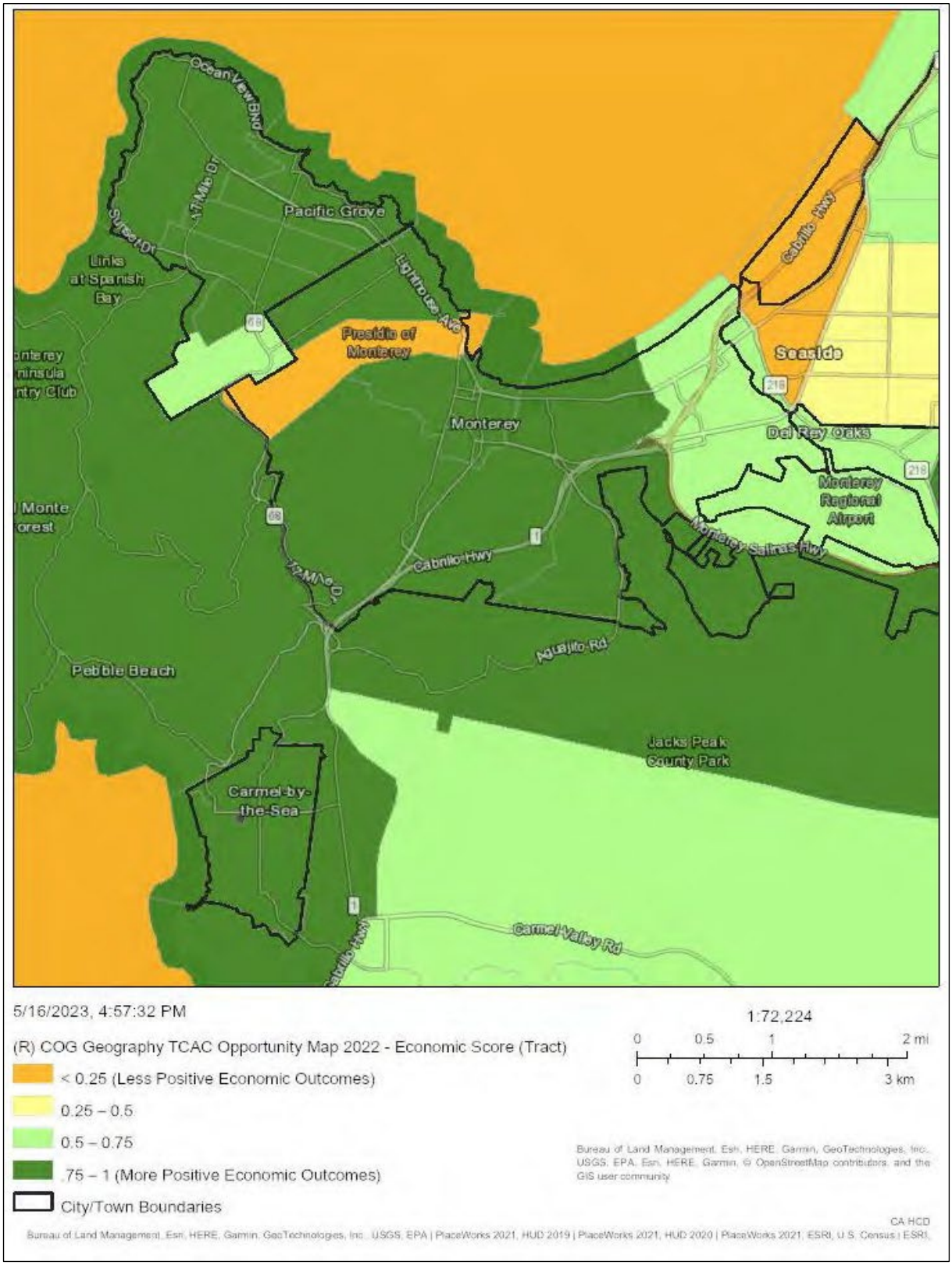
27 HUD. AFFH-T Data Documentation Data Version AFFHT0006 (2020).

Figure A-39 TCAC Opportunity Composite Score, Carmel-by-the-Sea, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure A-40 TCAC Opportunity Economic Score, Carmel-by-the-Sea, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer

As shown in Figure A-41, access to employment opportunities does not differ across Carmel-by-the-Sea. The entirety of the city has a jobs proximity index score of at least 80, indicating adequate access to employment opportunities for residents across the city.

According to data presented in Section A.2, Population, Employment, and Household Characteristics, the city is a net importer of workers (Figure A-11), which likely comes as a result of the small geographical size of the city and limited housing availability. Further, the city is a tourist destination, providing ample job opportunities to sustain the local economy. However, the combination of low housing stock and high job opportunity can perpetuate a jobs to housing imbalance. To encourage the development of a variety of new housing types affordable to a range of incomes, the City has developed a suite of programs, including Program 1.1.G, which encourages the development of on-site employee housing at overnight visitor accommodation centers in the city. See Chapter 2 for a full list of implementation programs.

It is intended that through the implementation of these housing programs, the City will enable local employees to obtain affordable housing in the city.

Education

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

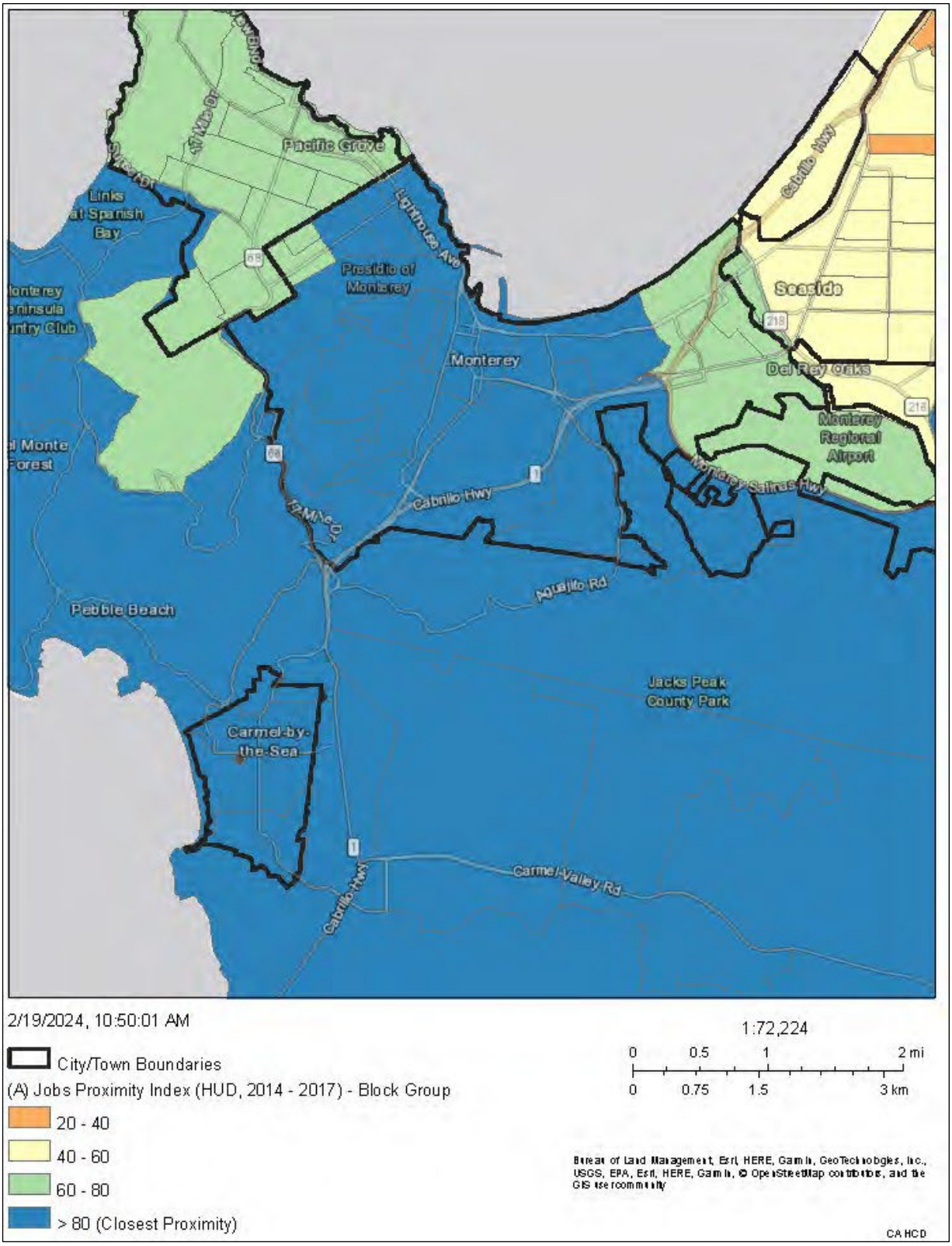
Figure A-42 shows the level of TCAC educational opportunity across Carmel-by-the-Sea. According to TCAC's Educational Opportunity Map, Carmel-by-the-Sea scores between 0.75-1.0 indicating a high level of positive educational outcomes for residents in Carmel-by-the-Sea.

Carmel-by-the-Sea is served by the Carmel Unified School District (CUSD), along with elementary, middle, and high schools within the City and school district. As of 2022, the State of California School Dashboard highlights a 97.9 percent graduation rate among all students enrolled in Carmel High School, which is higher than the statewide average (87.4 percent) and County average (88.5 percent).

When broken down by race/ethnicity, Hispanic and White students graduated at a high rate (97.4 percent for both groups). There is no performance data available for the graduation rates of African American, Asian, Filipino, and American Indian students at Carmel High.

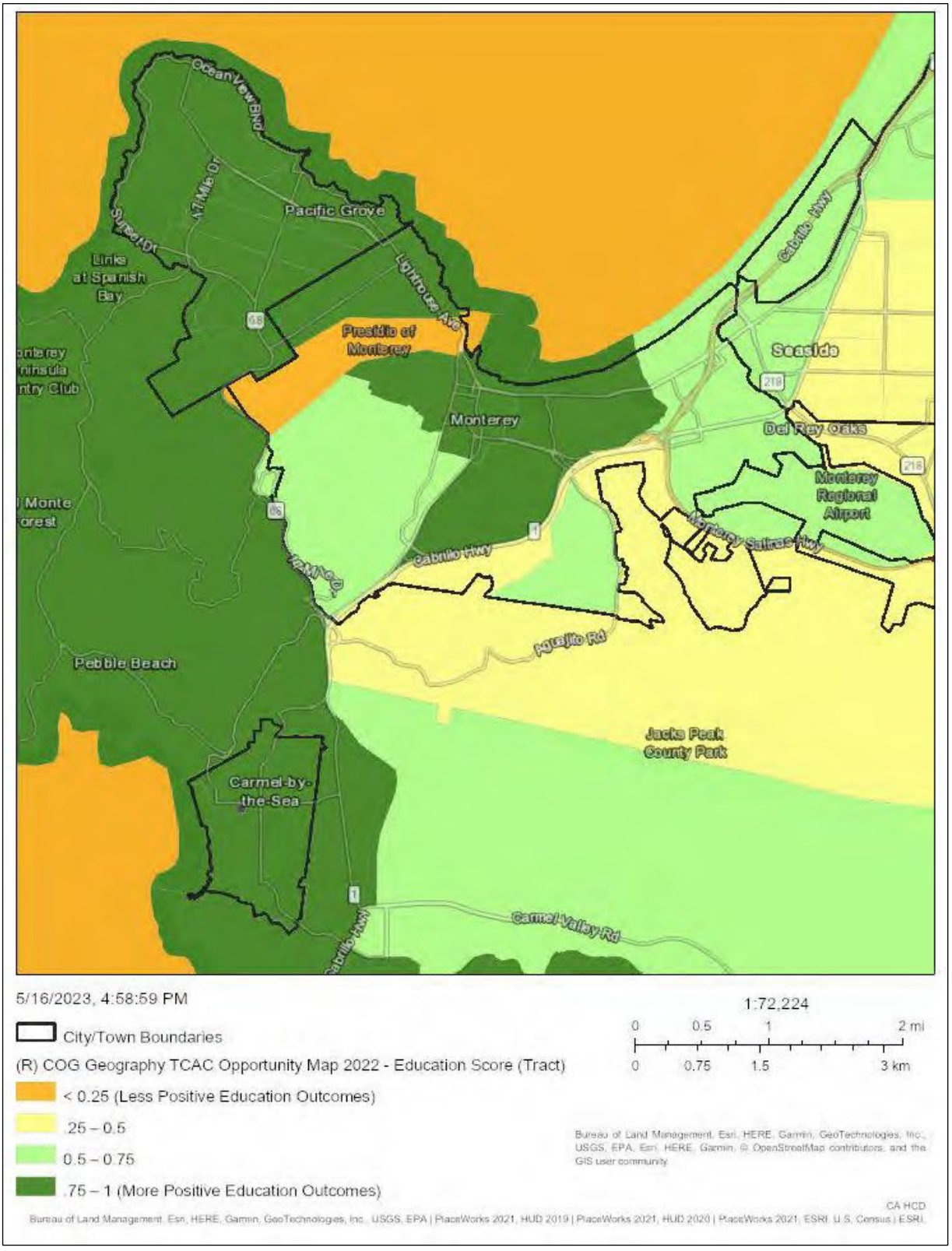
Additionally, there is no performance data available for the graduation rates of students with a disability within Carmel High.

Figure A-41 Jobs Proximity Index, Carmel-by-the-Sea



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure A-42 TCAC Opportunity Education Score, Carmel-by-the-Sea, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer

Environment

TCAC's opportunity areas environmental scores are based on the CalEnviroScreen 4.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

Figure A-43 shows TCAC environmental outcomes across Carmel-by-the-Sea. According to the HCD AFFH Data Viewer TCAC Environmental Opportunity Map, Carmel-by-the-Sea scores between 0.75-1.0 indicating a low level of environmental pollution burden and positive outcomes for residents in Carmel-by-the-Sea.

The Social Vulnerability Index (SVI) provided by the Center for Disease Control (CDC)ranks census tracts based on their ability to respond to a disaster and includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation.

Figure A-44 shows SVI levels across Carmel-by-the-Sea. Carmel-by-the-Sea scores low on the SVI (less than 0.25) indicating that the City is slightly vulnerable to disasters, but highly equipped to respond to them. Just outside of the City's borders, however, vulnerability levels increase to 0.25-0.5. This is likely due to a difference in jurisdictional resources.

Disparities Specific to the Population Living with a Disability

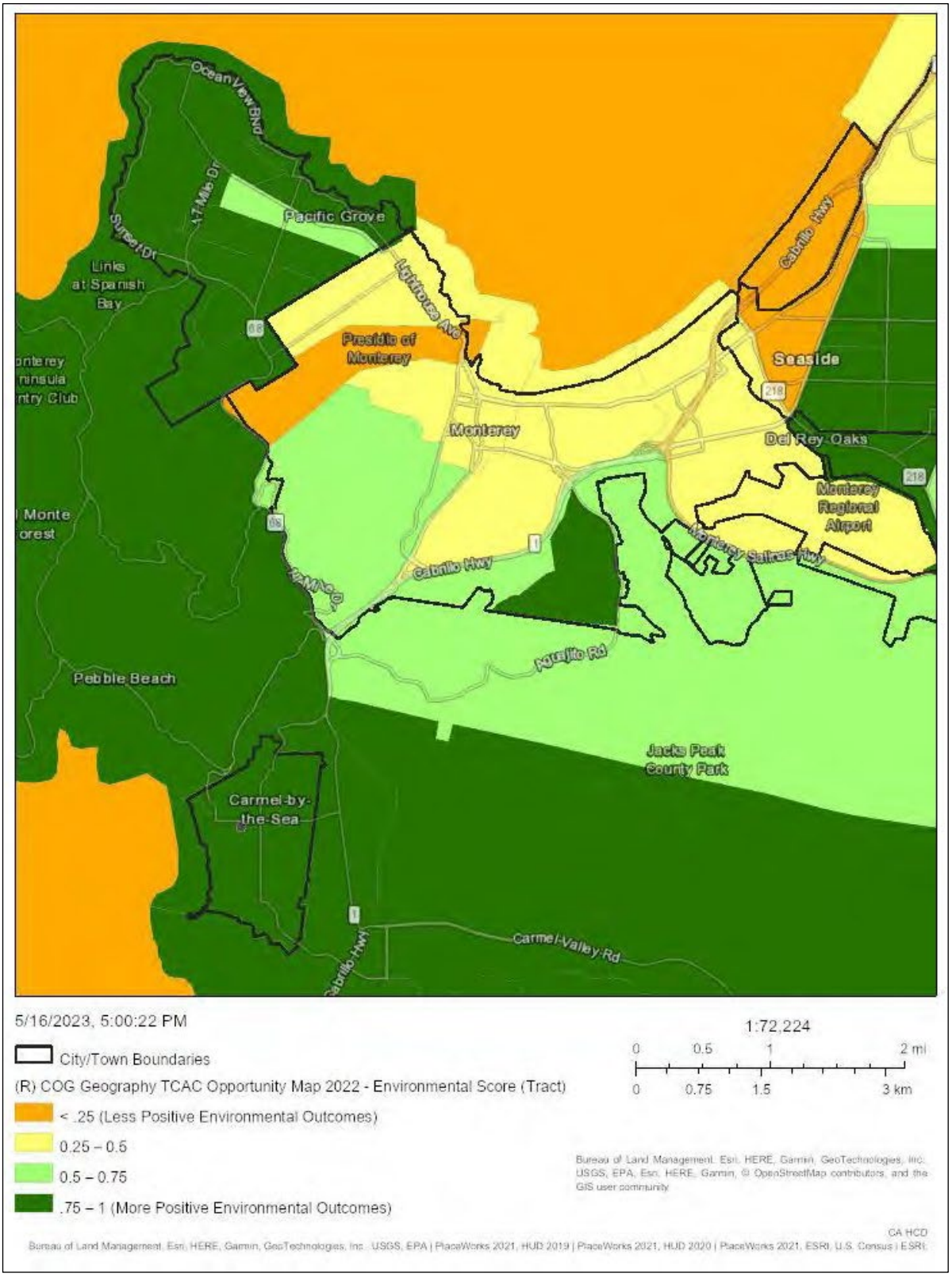
In Carmel-by-the-Sea, 12.3 percent of the population is living with at least one disability, compared to 8.8 percent in Monterey County. The most common disabilities in the City are: hearing difficulty (9.9 percent), ambulatory difficulty (4.4 percent), and independent living difficulty (4.3 percent). For the population 65 and over, the share of the population with hearing difficulties increases to 19.3 percent. In an effort to improve accessibility features for residents living with disabilities, the City will allocate funding from its Capital Improvement Program (CIP) to improve curb cuts, sidewalks, and slopes within Carmel-by-the-Sea.

Disparities in Access to Transportation

Reliable public transit access and active transportation options (walking and biking) are imperative for low-income residents and/or persons with disabilities to connect to employment opportunities. Access to employment via public transit and active transportation can reduce income burden and increase housing mobility, which enables residents to locate housing in more areas.[28] Lack of transportation options can impede fair housing choice and continue to reinforce barriers for low-income residents in accessing opportunities.

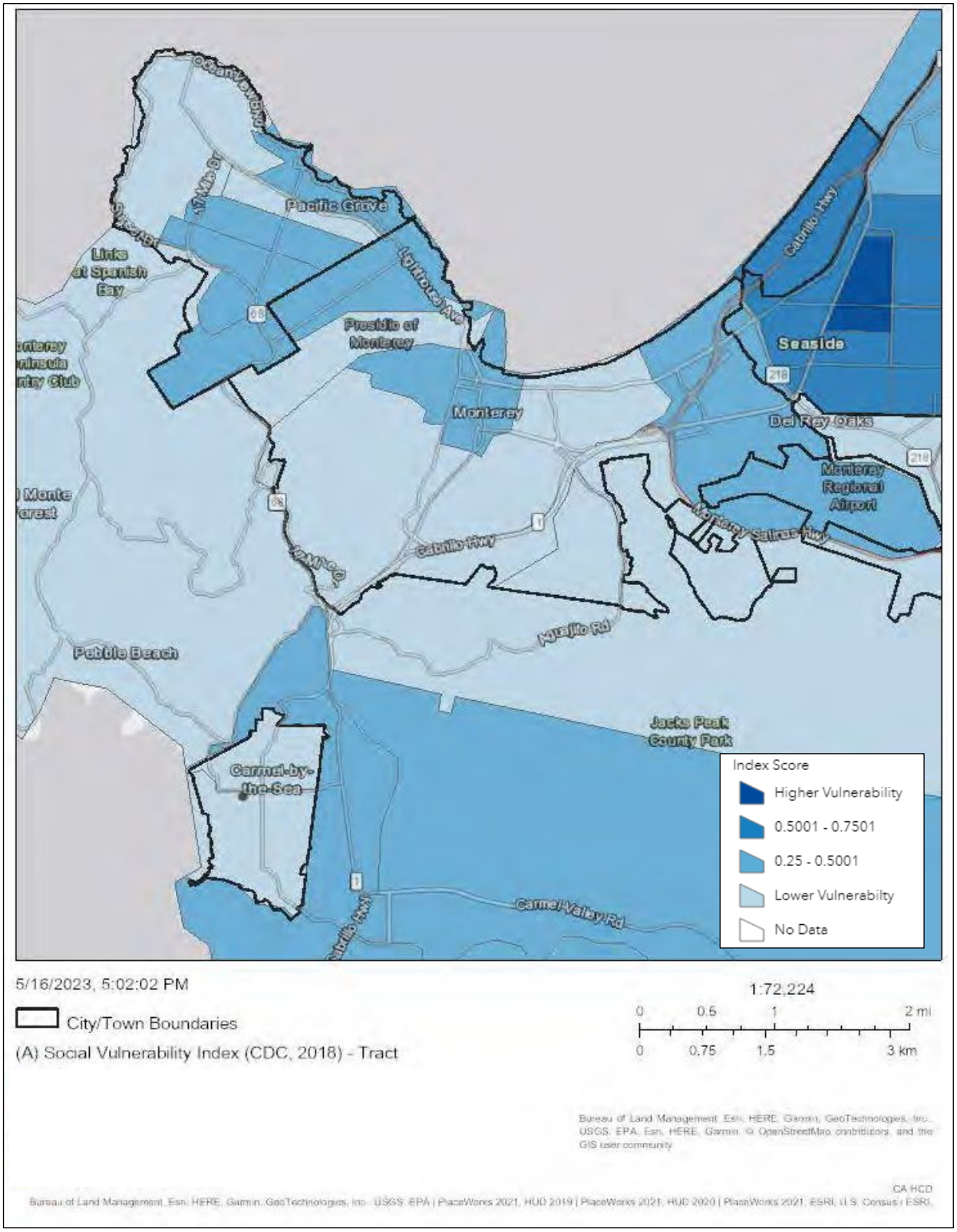
28 Ong, Paul and Evelyn Blumenberg. 1998. https://escholarship.org/uc/item/6d897664#author

Figure A-43 TCAC Opportunity Environmental Score, Carmel-by-the-Sea, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure A-44 Social Vulnerability Index, Carmel-by-the-Sea, 2018



Source: California Department of Housing and Community Development AFFH Data Viewer

Regional Trends

Monterey County generally has widespread access to public transit. Transportation Agency for Monterey County (TAMC) and Monterey-Salinas Transit (MST) all serve Monterey County. TAMC serves as the county's regional transportation agency responsible for planning and financial programming of transportation projects in the county. Through local and statewide funding, TAMC provides funding for public transit services operated by MST. MST provides a variety of local bus services through a total of 36 routes where service originates from two primary locations: the Monterey Transit Plaza, in downtown Monterey, and the Salinas Transit Center, in downtown Salinas. From there, routes branch out through the western cities of Marina, Sand City, Monterey, Pacific Grove, Carmel-by-the-Sea, and then the eastern cities, including Salinas, Gonzales, Soledad, Greenfield, and King City. In addition, MST provides a connection to Watsonville Transit Center as the primary connector to Santa Cruz Metro to Santa Cruz and San Jose centers. MST offers a paratransit program (RIDES) in cooperation with the Americans with Disabilities Act for those who have a disability that prevents them from using MST's regular fixed-route bus service. Each bus is equipped with a wheelchair lift, and a service corridor extends 0.75 mile from any of the MST bus routes throughout the Monterey Peninsula, Carmel-by-the-Sea, Carmel Valley, Salinas, Chualar, Gonzales, Greenfield, Soledad, and King City with connection to Watsonville Transit Center.

College students ride free with valid student photo identification during the Fall and Spring semesters. Amtrak rail service has a station in Salinas as part of the Coast Starlight line that extends north as far as Seattle, Washington.

Monterey County received an average AllTransit performance score of 4.2 which equates to a low combination of trips per week and number of jobs accessible by transit.[29] Nearly 73 percent of workers in the county live within 0.5 mile of transit. Almost all major employment centers in Monterey County are served by some form of public transit. However, having regional access to jobs by means of public transit does not necessarily translate into stable employment. Some residents with unique needs, such as households with children, have unique travel patterns that may prevent them from working far from home due to childcare needs, access to schools, and other considerations.

From a regional standpoint, MST services approximately 2.2 million passengers on an annual basis of which 76 percent of the passengers come from a historically underrepresented (non-White) background with an annual household income under $40,000.[30] Monterey-Salinas Transit also reports that 25 percent of all trips begin in a disadvantaged community, and 20 percent of the passengers serviced by MST have a disability and are dependent on others for mobility and transport. Compared to all other jurisdictions serviced by MST, Carmel-by-the-Sea has the sixth highest monthly ridership (Monterey-Salinas Transit, 2023).

29 AllTransit.org. 2022. County: Monterey, AllTransit Metrics. https://alltransit.cnt.org/metrics/?addr=monterey+county
30 https://carmel.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=5838&MeetingID=1350

Local Trends

In the City of Carmel-by-the-Sea, public transportation is serviced by Monterey-Salinas Transit (MST) which offers two fixed route bus lines in Carmel-by-the-Sea (Routes 5 and 94). Route 5 connects Carmel-by-the-Sea to the City of Monterey, operating from 6:15 am to 9:15 pm on weekdays and from 7:15 am to 7:15 pm on weekends. Route 94 connects Carmel-by-the-Sea to the cities of Monterey, Del Rey Oaks, and Seaside, operating from 9:50 am to 3:50 pm every day.

Carmel-by-the-Sea is generally accessible by local transit. The city has an AllTransit Performance Score of 5.4, which is slightly higher than overall Monterey County. According to AllTransit, 100 percent of workers live within one half mile of transit.[31]

Walk Score is a tool that produces a walkability index by assigning a numerical walkability score to cities and neighborhood. Walkability is measured by analyzing population density, distance to amenities, and road metrics such as block length and intersection density. Overall, Carmel-by-the-Sea has a walk score of 96, which is an above average walk score and indicates most daily errands do not require a car.

In an effort to lower the disparities in access to transit, the City has collaborated with MST to ensure that 100 percent of the City's residents live within a half mile of transit stops. The City coordinates with the County of Monterey to provide transportation to elderly residents (through the Senior Rideshare Program), and individuals with disabilities through the Independent Transportation Network of Monterey (ITN Monterey) and the MST Rides ADA Paratransit Agency. Additionally, MST provides a Courtesy Card for riders that are 18 years of age and younger; 65 years of age and older; veterans; caregivers; and disabled individuals. Discounted GoPasses are available to commuters for monthly, weekly, and daily rates. Emergency Guaranteed Ride Home (EGRH) is also a service provided by MST, which provides a guaranteed ride home in an emergency to registered uses who use alternative transportation to get to work. The EGRH program is available to commuters who live or work in Monterey County and who ride the bus, carpool, vanpool, ride a bicycle or walk to work at least one day a week.

Housing Mobility Enhancement

Being that the City of Carmel-by-the-Sea is the highest resource community when compared to the rest of the region, the City will promote housing mobility as a means of removing barriers to higher opportunity areas and strategically enhancing access to housing choices and affordability to provide more inclusivity in the City and region. To enhance housing mobility, the City has included the following programs in Chapter 2 of the Housing Element:

- 3.2.B: Housing Mobility;
- 3.2.C: Family Friendly Housing;
- 1.1.E: Affordable Housing on Religious Facility Properties;
- 1.1.H: Accessory Dwelling Units;

31 AllTransit.org. 2022. City: Carmel-by-the-Sea, AllTransit Metrics. https://alltransit.cnt.org/metrics/

- 1.1.G: Hotel Employee Housing Program;
- 2.1.B: Permanent Housing;
- 3.1.B: Housing for Extremely-Low Income Households;
- 5.1.A: Fair Housing Services; and
- 5.1.B: Housing Choice Voucher Program.

For a complete list of programs. Refer to Chapter 2 of the Housing Element.

A.6 Housing Stock Characteristics

Carmel-by-the-Sea's housing stock is defined as all housing units within its jurisdiction. Characteristics of housing stock include housing type, age, condition, tenure, vacancy rates, costs, affordability, and growth. The following section provides an in-depth analysis of the housing stock in Carmel-by-the-Sea to determine how/if the current the housing stock meets the needs of existing and future residents.

Housing Growth

Table A-18 provides an overview of housing growth trends between 2010-2019 in Carmel-by-the-Sea, the County, and nearby cities. Between 2010-2019, Carmel-by-the-Sea housing unit estimates grew approximately 6 percent, more than the County and Del Rey Oaks, but 2 percent less than Pacific Grove. These estimates show the majority of housing growth in Carmel-by-the-Sea occurred between 2015-2019 (8 percent).

Table A-18 Housing Unit Growth Trends by Jurisdiction, 2010-2019

Jurisdiction	2010	2015	2019	Percent Change 2010-2015	Percent Change 2015-2019
Monterey County	138,833	139,794	141,820	1%	1%
Carmel-by-the-Sea	**3,606**	**3,532**	**3,832**	**-2%**	**8%**
Del Rey Oaks	752	733	745	-3%	2%
Pacific Grove	7,723	8,411	8,347	9%	-1%

Source: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Housing Type

Table A-19 provides a comparison of housing unit types in Carmel-by-the-Sea, the County, and nearby cities. In Carmel-by-the-Sea, single-family detached units are the most common housing type (87 percent). This aligns with the County (63 percent), Del Rey Oaks (76 percent), and Pacific Grove (60 percent) having majority single-family detached units. Overall, Carmel-by-the-Sea has the highest percentage of single-family detached units compared to the County and nearby cities, but the lowest percentage of multifamily housing units (10 percent).

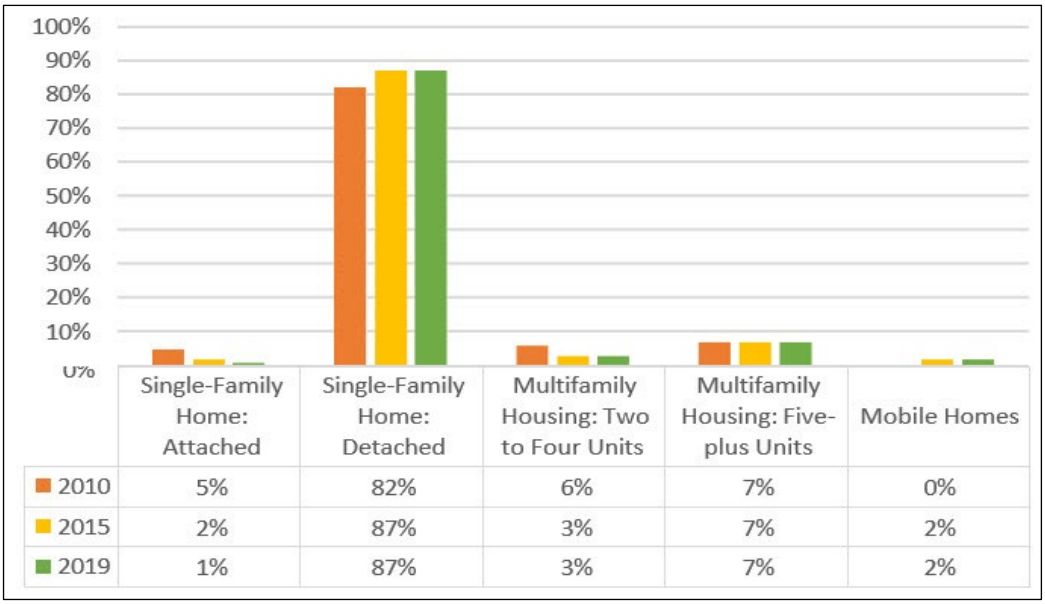
Table A-19 Housing Units by Type by Jurisdiction, 2019

Jurisdiction	Single-Family Detached		Single-Family Attached		Multi-Family		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Monterey County	88,721	63%	8,796	6%	37,734	27%	6,529	5%	141,820
Carmel-by-the-Sea	**3,319**	**87%**	**54**	**1%**	**367**	**10%**	**92**	**2%**	**3,832**
Del Rey Oaks	567	76%	49	7%	118	16%	11	2%	745
Pacific Grove	5,023	60%	497	6%	2,668	32%	159	2%	8,347

Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019 NOTE: Table indicates total housing units.

Figure A-45 illustrates housing type trends in Carmel-by-the-Sea between 2010-2019. In 2010, the majority of housing types were single-family detached homes (82 percent); this has since increased to 87 percent in 2019. Multifamily housing (2+ units) has decreased by 3 percent since 2010 accounting for only 10 percent of housing types in 2019. In 2010, mobile homes comprised the smallest percentage of housing type in Carmel-by-the-Sea, and have since slightly increased to 2 percent in 2019.

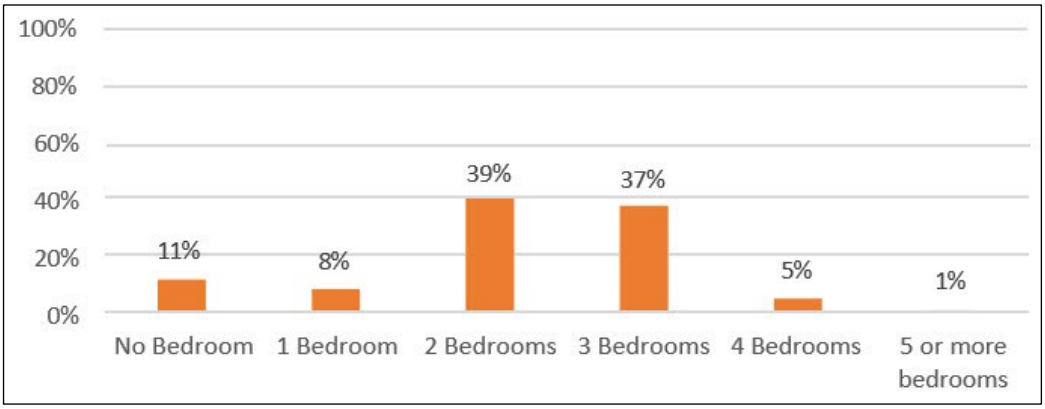
Figure A-45 Housing by Type in Carmel-by-the-Sea, 2010-2019



Source: U.S. Census Bureau, ACS 5-Year Estimate, 2010-2019

Due to the limited supply of adequately sized units to accommodate larger households, large families often face significant difficulty in locating adequately sized, affordable housing. Figure A-46 illustrates the existing housing stock by number of bedrooms in Carmel-by-the-Sea. As shown in Figure A-46, the majority of existing housing units are two- and three-bedroom units, followed by studio units. Approximately 20 housing units include five or more bedrooms (1 percent); 176 housing units include four bedrooms (5 percent); 1,408 housing units include three bedrooms (37 percent); 1,503 housing units include two bedrooms (39 percent); 299 housing units include one bedroom (8 percent); and 426 housing units include no bedroom (11 percent).

Figure A-46 Housing Stock by Number of Bedrooms, Carmel-by-the-Sea, 2019



Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Housing Availability and Tenure

Housing tenure refers to individuals who own or rent a housing unit. The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters may be displaced more quickly if prices increase. Additionally, housing tenure may be an indicator of housing affordability (i.e., if the local housing market has high barriers to entry, there may be more renter households than owner households).

In Carmel-by-the-Sea, the housing stock includes 828 renter-occupied housing units and 1,099 owner-occupied housing units (Table A-20). When analyzing housing unit type in tandem with tenure, the majority of all housing units are single-family detached (87 percent), of which 17 percent are renter-occupied and 32 percent are owner-occupied (Figure A-18; Table A-20).

Table A-20 Housing Units by Type and Tenure, Carmel-by-the-Sea, 2019

Tenure	Single-Family Detached		Single-Family Attached		Multi-Family		Mobile Homes		Total Units
	Count	Percent	Count	Percent	Count	Percent	Count	Percent	
Renter-Occupied	568	69%	19	2%	221	27%	20	2%	828
Owner-Occupied	1,076	98%	0	0%	23	2%	0	0%	1,099

Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019 NOTE: Table indicates total occupied housing units.

Table A-21 provides an overview of household size by tenure for Carmel-by-the-Sea, the County, and nearby cities. In Carmel-by-the-Sea, the average household size is 2.04, of which the majority of larger households are comprised of renter-occupied units (2.13 persons/unit). An average household size of 2.04 suggests a need for more small housing units. This aligns with 82 percent of Carmel-by-the-Sea's population being comprised of 1-2 person households (Figure A-14). Compared to the County and nearby cities, Carmel-by-the-Sea has the lowest average household size (2.04 persons/unit). The County has a high average household size of 3.27 suggesting a need for large housing units and even a need for smaller independent units such as ADUs/JADUs for extended family.

Table A-21 Household Size by Tenure by Jurisdiction, 2019

Jurisdiction	Owner-Occupied	Renter-Occupied	Average Household Size
Monterey County	3.13	3.41	3.27
Carmel-by-the-Sea	**1.97**	**2.13**	**2.04**
Del Rey Oaks	2.29	2.49	2.35
Pacific Grove	2.34	2.15	2.23

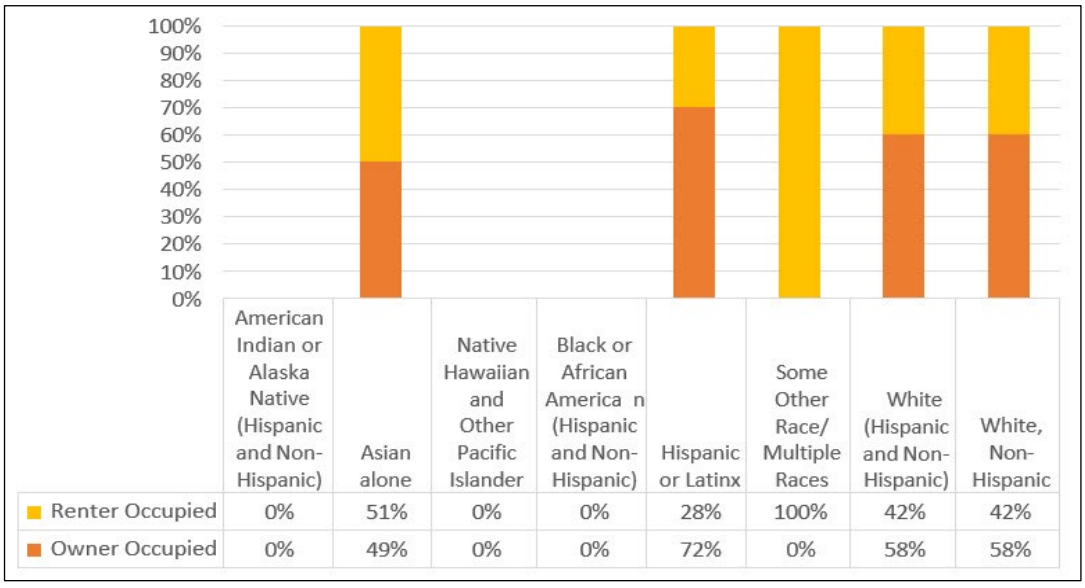
Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-47 illustrates 2019 household tenure by race in Carmel-by-the-Sea. Tenure by race varies some in Carmel-by-the-Sea as the majority of all households are non-Hispanic White (87 percent), of which 58 percent are owner-households and 42 percent are renter-households (Figure A-4; Figure A-45). Hispanic or Latino households (8 percent) makeup the second largest population in Carmel-by-the-Sea, of which 72 percent are owner-households and 28 percent are renter-households. Less than 1 percent of Black or African American, Native Hawaiian or Other Pacific Islander, and American Indian or Alaska Native households are represented in the City's housing market.

Figure A-48 illustrates vacancy rates in Carmel-by-the-Sea, the County, and nearby cities. Carmel-by-the-Sea has a vacancy rate of 50 percent. This reflects a 40 percent higher vacancy rate than the County (10 percent) and 32 percent higher than Pacific Grove (18 percent).

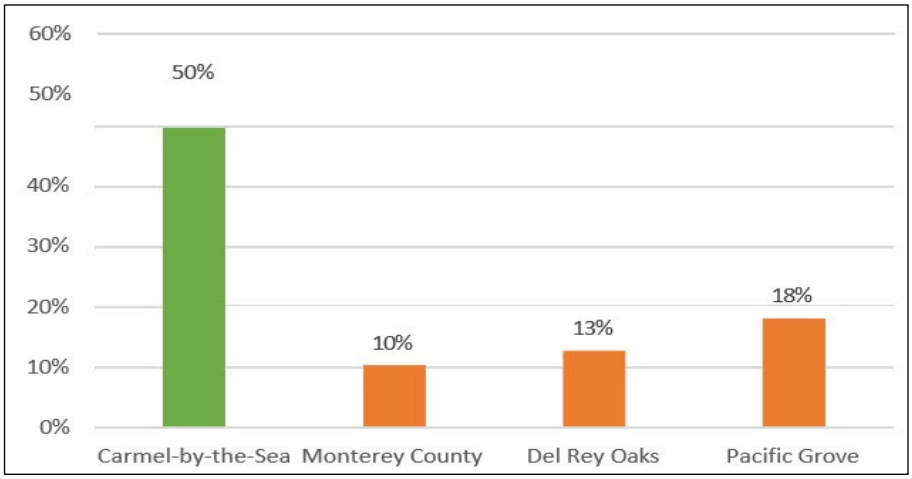
Figure A-49 illustrates vacancy trends in Carmel-by-the-Sea from 2010-2019. Over the course of nearly a decade, the City has experienced a stable vacancy average of 51 percent. This is staggeringly high considering the current housing crisis. Additionally, this affects the accuracy of data reporting for the City, as the majority of homeowners do not live in Carmel-by-the-Sea full time, thus resulting in skewed data collection.

Figure A-47 Household Tenure by Race, Carmel-by-the-Sea, 2019



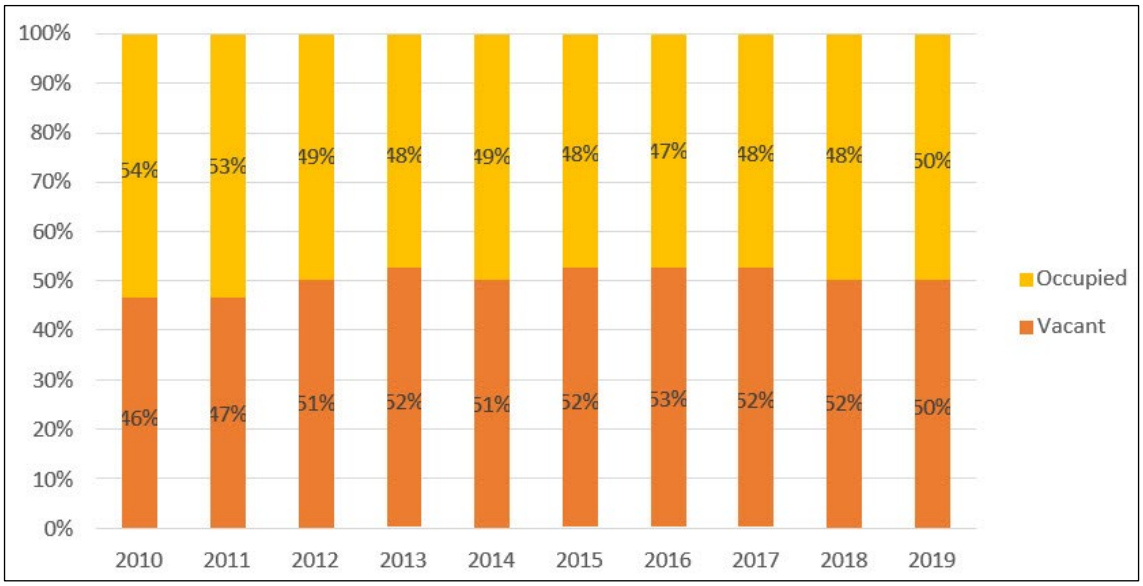
Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-48 Vacancy Rates by Jurisdiction, 2019



Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-49 Vacancy Trends, Carmel-by-the-Sea, 2010-2019



Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Table A-22 shows vacant housing units by type, revealing 80 percent of Carmel-by-the-Sea's vacant units are for seasonal, recreational, or occasional use, aligning with the 51 percent average vacancy trends (Figure A-49). The high percentage of vacant housing units is largely impacted by tourism and second-home ownership. This creates a significant barrier for current and potential residents to enter the local housing market and hinders opportunities to correct the housing crisis, address diversity, and provide inclusive housing options to promote a vibrant and active community.

Table A-22 Vacant Housing Units by Type, Carmel-by-the-Sea, 2019

Housing Unit Type	Estimate	Percentage
For rent	96	5%
Rented, not occupied	12	1%
For sale only	11	1%
Sold, not occupied	49	3%
For seasonal, recreational, or occasional use	1,522	80%
For migrant workers	0	0%
Other vacant	215	11%
Total	**1,905**	**100%**

Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Table A-23 shows housing permits issued by the City of Carmel-by-the-Sea by income group. Between 2015 and 2021, 18 housing units were issued permits in Carmel-by-the-Sea which represents 58 percent of the RHNA number of 31 units assigned in the 5th Cycle Housing Element.

Table A-23 Housing Permits by Income Group, Carmel-by-the-Sea, 2015-2021

Income Group	Number	Percent
Very Low-Income Permits	0	0.0%
Low-Income Permits	0	0.0%
Moderate-Income Permits	0	0.0%
Above Moderate-Income Permits	18	58.0%
Total	**18**	**58.0%**

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2022).
Note: Universe: Housing permits issued between 2015 and 2021. Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50 percent of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50 percent and 80 percent of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80 percent and 120 percent of the Area Median Income for the county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120 percent of the Area Median Income for the county in which the jurisdiction is located.

Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The California Housing Partnership Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing.[32] According to the database, there are no federal or state assisted units in Carmel-by-the-Sea.

32 This database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured.

A variety of affordable housing projects provided through an assortment of local programs serves the Carmel-by-the-Sea. Each of the following projects serves as an example of the methods and incentives used by the City to achieve production of affordable housing units.

Oliver White Building and Viejo Carmel

The mixed-use Oliver White building contains four residential units, one of which is a Moderate-Income unit in perpetuity. Originally this site was developed with a single-story commercial building. The owner and City worked together to achieve a second story of residential apartments at a density of 44 units per acre.

The Viejo Carmel project is a larger example of infill development that provides affordable housing. The 20,000 square-foot site was occupied by semi-industrial uses and offices. The site was razed and redeveloped with ten condominiums and ten apartments at a density of 44 units per acre. Without density bonuses, the site could only achieve 15 residential units. With density bonuses, an additional two Low-Income rental apartments in perpetuity were approved. Additionally, the parking requirement for the low-income units was reduced.

Norton Court Apartments

The Norton Court Apartments for seniors is operated by the Carmel Foundation. As part of this 24-unit project, the City entered into a 50-year agreement to lease the property for one dollar per year to the Carmel Foundation. This amounts to a substantial land subsidy provided by the City that offsets a large part of the cost of developing housing. The units are restricted as Low- and Moderate-Income. Rents are maintained as affordable to lower-income seniors strictly through private donations raised by the Carmel Foundation.

Trevvett and Haseltine Courts

Trevvett and Haseltine Courts were developed with funding from the Carmel Foundation. Rents for the combined 26 rental apartments are maintained as affordable to lower-income seniors with private donations raised by the Foundation.

San Carlos Lodge

This site was granted a major addition and allowed the conversion of some existing apartments to transient overnight visitor accommodation units. As a condition, the project retained two of the existing apartments as affordable housing for Moderate-Income households in perpetuity.

The City's inventory of affordable units is listed below in Table A-24.

Table A-24 Inventory of Assisted Rental Housing

Development Name	Total Units	Household Type	Provided By	Expiration of Affordability
Oliver White	1	Moderate	Density Bonus	In perpetuity
Viejo Carmel	2	Low	Density Bonus	In perpetuity
Norton Court	24	Senior Low	Lease Subsidy Specific Plan	Not defined
San Carlos Lodge	2	Moderate	Condition of Approval	In perpetuity
Trevvett Court	14	Senior, Very-Low & Low	Private non-profit Specific Plan	30 years
Haseltine Court	12	Senior	Private non-profit	Not applicable
Hasegawa	1	Low	Inclusionary	In perpetuity
Carl	1	Senior	Inclusionary	2027
Mandurrago	2	Senior	Inclusionary	In perpetuity
Gonzales	1	Low	Inclusionary	In perpetuity
Ravel Corporation	1	Low	Inclusionary	In perpetuity
Trini Iye	1	Moderate	Inclusionary	In perpetuity
Total	62			

Source: City of Carmel-by-the-Sea Community Planning and Building Department, 2023

Potential Loss of Assisted Housing Units

Housing units developed with public subsidies are an important source of affordable housing to lower-income households. Preserving the long-term affordability of such housing units is the most cost-effective means for providing decent and affordable housing in a community. Recognizing this important resource, State Housing Element law requires that a jurisdiction examine the potential loss of publicly subsidized multi-family rental housing for lower-income household due to expiration of deed restrictions, affordability covenants, and /or subsidy contracts. All of the affordable housing units in Carmel are privately funded.

Norton Court, Trevvett Court, and Haseltine Court are operated by the Carmel Foundation, a 501(c)(3) charitable organization providing affordable senior housing units. The Foundation does not accept government funding. The Foundation currently has a 5-7 year wait list on these properties and does not intend to convert any units to market rate housing within this Housing Element cycle.

Norton Court receives a subsidized property lease from the City, and is located within a Specific Plan area that requires "24 efficient and moderately priced housing units for the elderly and handicapped residents of Carmel-By-The-Sea". Further, the Specific Plan requires 21 studio units at 500 square feet each and 3 one-bedroom units at 572 square feet each.

Trevvett Court is also located within a Specific Plan area that requires "all 14 units be reserved for senior citizens of low or very low-income status for a period of at least 30 years." Housing units within Trevvett Court range from 400-600 square feet in size.

Units in the Oliver White Building, Viejo Carmel, and Sand Carlos Lodge are restricted as affordable housing in perpetuity.

One unit in the Carl development is listed with an expiration date of 2027. City staff are further researching the terms of this affordable unit. To maintain the existing affordable housing stock, the City can either preserve the existing affordable units or facilitate the development of new units.

Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include: 1) construction of replacement units; 2) provision of rental assistance to tenants; 3) transfer of the project to nonprofit ownership; and 4) purchase of affordability covenants. These options are described below and the City's focus is on construction of replacement units and rental assistance.

Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, labor, materials and land costs, and type of construction. The City is implementing a number of programs to encourage development of new affordable units to increase the City's affordable housing stock.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of at-risk units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. Housing Choice Vouchers are available through the Housing Authority of Monterey County.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization whose mission includes affordable housing, the risk of losing the low-income restrictions is minimized, and the project would become potentially eligible for a greater range of governments assistance.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include bringing down the interest rate on the remaining loan balance, providing loans for capital improvements, and/or supplementing subsidies. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives or ongoing subsidies in the form of rents or

reduced mortgage interest rates to the owner, the City can ensure that some of all of the units remain affordable.

Displacement

Because of increasing housing prices, displacement is a major concern in the Monterey Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

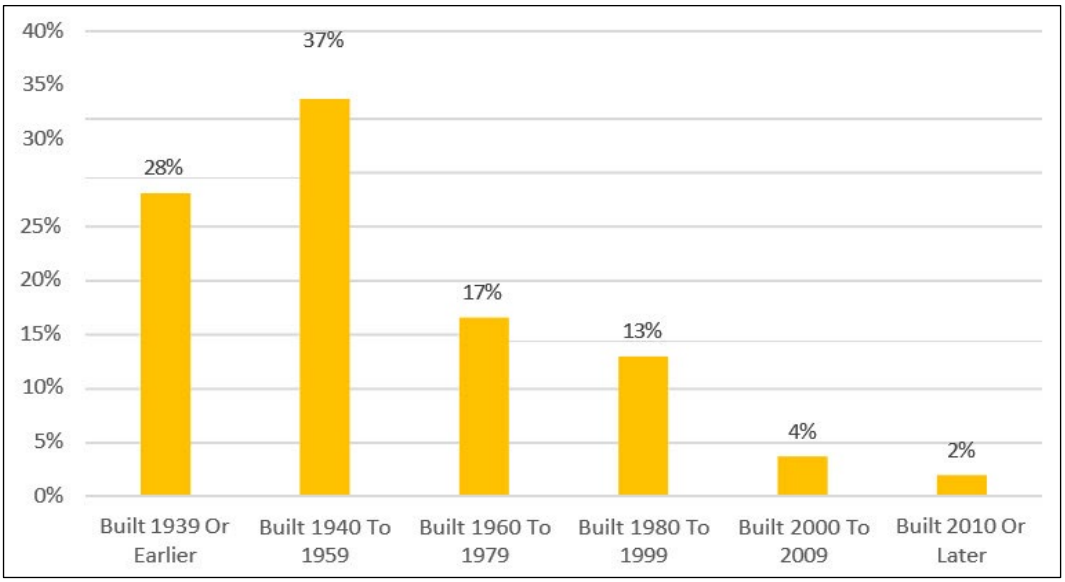
According to the California Department of Housing and Community Development (HCD) AFFH Data Viewer and the Urban Displacement Project 2022 estimates, Carmel-by-the-Sea renter-occupied households earning between 0-80 percent AMI are at low risk of potential displacement or gentrification in the northern region of the City. Mapping of the central and southern regions of the City show sufficient data was not captured to definitively report displacement risk. Figure A-51 illustrates displacement risk in Carmel-by-the-Sea.

Housing Age and Condition

Housing age and condition are factors considered in overall housing quality as they may affect the structural integrity and ability to adequately function for a household. Thus, the age and condition of a house may indicate the need for major repairs to the foundation, plumbing, or roof.

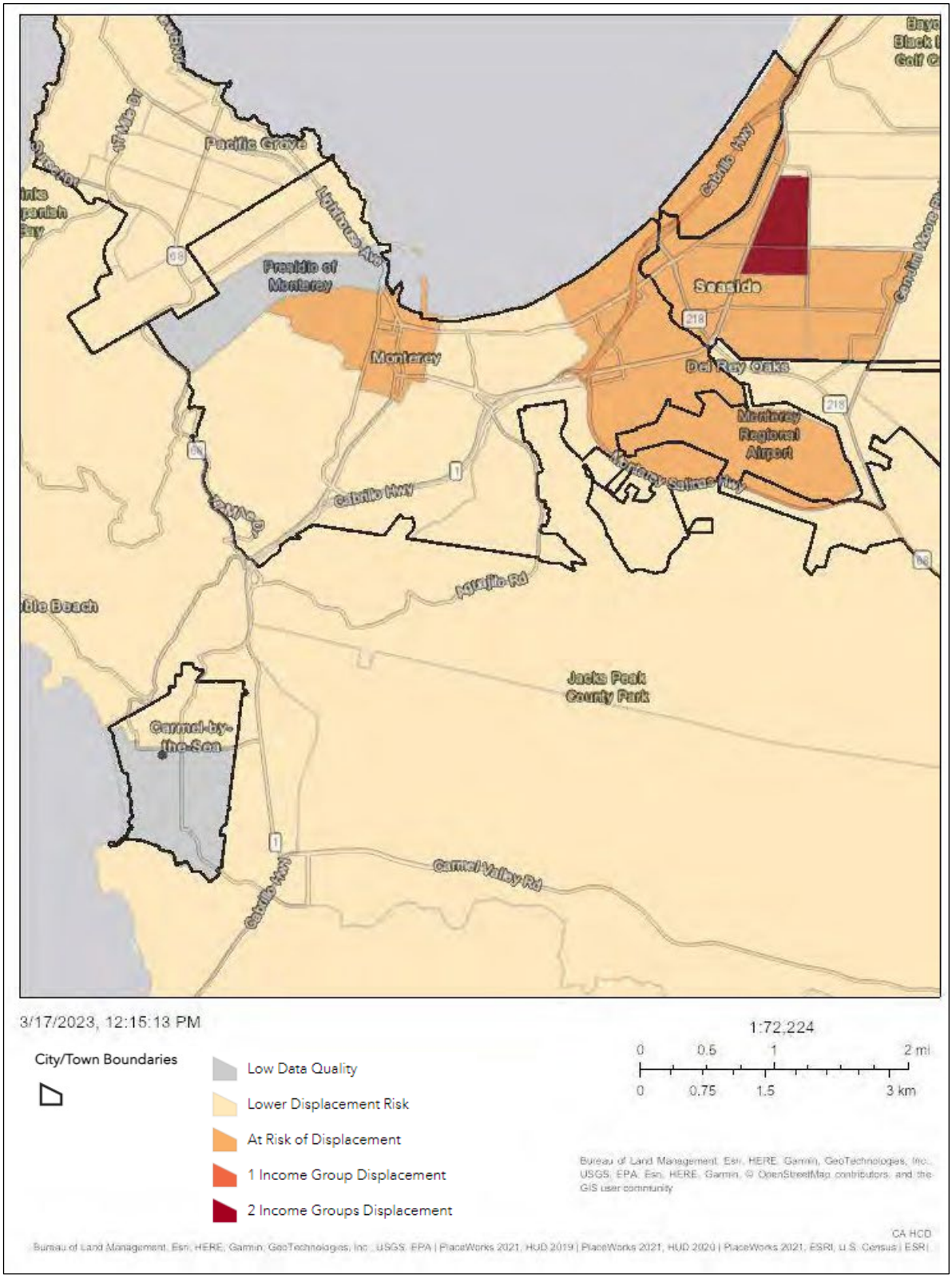
Figure A-50 illustrates housing stock by age in Carmel-by-the-Sea. In Carmel-by-the-Sea, 95 percent of the housing stock was built prior to 1999 and is over 20 years old. Thirty-seven (37) percent of the housing stock was built between 1940-1959 and 2 percent was built in 2010 or later.

Figure A-50 Housing Stock by Age, Carmel-by-the-Sea, 2019



Source: U.S. Census Bureau, ACS 5-Year Estimate, 2019

Figure A-51 Displacement Risk, Carmel-by-the-Sea, 2022



Source: California Department of Housing and Community Development AFFH Data Viewer

According to historical data from Carmel-by-the-Sea's Code Compliance Coordinator, the City estimates that there are approximately five-six (5-6) units in need of rehabilitation. This 6th Cycle Housing Element proposes the following policies and programs to address and facilitate the rehabilitation of these units.

- Policy 2.1: Maintain and encourage expansion of permanent residential housing stock in the Residential and Commercial Districts;
- Policy 2.2: Preserve and protect the scale of established neighborhoods while encouraging property improvement;
- Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work; and
- Policy 2.4: Preserve the existing housing stock.

All programs and policies can be found in Chapter 2 of the Housing Element.

The City's Code Compliance Officer works to educate property owners about income-based financing opportunities for the rehabilitation of substandard units. Code Compliance receives a limited number of complaints related to Health and Safety and associated substandard units. Over the last four years Code Compliance has received 11 property maintenance complaints and approximately five to six of these cases indicated a need for repairs related to substandard housing issues. Cases are complaint driven and the city does not reach out to property owners with methods to fund repairs.[33] According to Code Compliance records from October 2023[34] and November 2023,[35] the majority of property maintenance complaints include conducting remodeling work and electrical maintenance without the proper permits and authorization. Based on Code Compliance records and on-site local knowledge, the complaints are spread across the city. However, the southern region of the city has received complaints more frequently than other areas in the city.

As indicated by the 102 building permit applications received by the City in October and November of 2023 (49 building permits as of October 2023 and 53 building permits as of November 2023), many residents in Carmel-by-the-Sea are interested in maintaining the upkeep of their residences, and fixing any structural issues that may need to be repaired – to prevent their residences from becoming "substandard." However, to the City's knowledge, all units have a functioning kitchen, indoor plumbing, and electricity, and are not "substandard." The majority of building permit applications include new roofing; electrical repairs; plumbing repairs; water heater replacement; window replacement; bathroom remodels; foundation upgrades; and exterior repairs (new paint/siding). As a proactive measure and to assist low-income property owners, the City will distribute information on inspection services, housing rehabilitation programs, and alternative ways to finance home repairs (Program 2.4.A, see Chapter 2). Based on Code Compliance reports, the City will specifically monitor and provide resources to residential units located in the southern region of the city.

33 Correspondence with Code Compliance Officer December 15, 2023
34 https://carmel.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=5833&MeetingID=1505
35 https://carmel.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=5929&MeetingID=1543

Housing Costs and Affordability

Identifying the cost of owning or renting a home in a city helps determine the affordability of housing at different income levels. Understanding housing affordability also informs what types and sizes of housing are needed by the community's households.

Home Prices and Rental Costs

Table A-25 show changes in median home values between 2019-2022 in Carmel-by-the-Sea, the County and nearby cities. According to Zillow Home Value Index data, the median home value in Carmel-by-the-Sea was estimated at $1,299,387 in December 2019. By 2022, the median home value in Carmel-by-the-Sea increased approximately 59 percent due to market demand. By comparison, the median home value in the County was valued at $561,490 in December 2019 and experienced a 39 percent increase by 2022.

Table A-25 Median Home Value by Jurisdiction, 2019-2022

Jurisdiction	Median Home Value				Percent Change 2019-2022
	2019	2020	2021	2022	
Monterey County	$561,490	$632,834	$735,469	$778,164	39%
Carmel-by-the-Sea	**$1,299,387**	**$1,450,127**	**$1,912,421**	**$2,070,835**	**59%**
Del Rey Oaks	$630,204	$701,060	$779,099	$840,663	33%
Seaside	$550,015	$616,786	$690,126	$729,055	33%
Pacific Grove	$943,900	$1,032,675	$1,237,054	$1,294,881	37%

Source: Zillow Home Value Index, 2019-2022
Note: Housing value estimates were taken from December for years 2019-2022.

Rental Affordability

Similar to home value prices, rental prices have also increased over the last decade. This significantly affects lower-income households as they are typically majority renters. High rental prices can exacerbate housing challenges such as overcrowding and cost burden if adequate rental stock is not available to suit household needs.

Table A-26 shows average rent estimates by unit size in Carmel-by-the-Sea based on 2023 Zillow rental market data. Included in the table is Housing and Urban Development's (HUD) Fair Market Rents (FMR) for 2023, which establishes rental subsidy limits for Section 8 housing voucher recipients.

Table A-26 Average Rent by Number of Bedrooms, Carmel-by-the-Sea, 2023

Unit Type	Average Rents	Fair Market Rents (HUD)
Studio	$2,200	$2,112
One bedroom	$2,500	$2,194
Two bedrooms	$4,000	$2,675
Three bedrooms	$5,459	$3,790
Four+ bedrooms	n/a	$4,144

Source: Zillow, 2023; HUD, Fair Market Rent Documentation System, 2023
Notes: Zillow rental value estimates were taken from March 2023. No rental units with four + bedrooms are listed as available within the Carmel-by-the-Sea City boundary. Fair Market Rent values are based on Salinas, CA MSA

Table A-27 reports the maximum monthly housing costs affordable to households according to income group in Monterey County. Income groups are based on the HCD 2022 State Income Limits Report, which considers housing affordable assuming a household can pay up to 30 percent of its monthly income toward housing. In Table A-27, maximum affordable sales prices are based on the following assumptions: 6.42 percent interest rate,[36] 30-year fixed loan, and a 5 percent down payment.

Table A-27 Housing Affordability, Carmel-by-the-Sea, 2022

Income Group	HCD Income Limits	Maximum Affordable Price	
		Monthly Rental	Ownership
Extremely Low (0-30% AMI)			
One Person	$23,900	$598	$100,340
Two Person	$27,300	$683	$114,614
Three Person	$30,700	$768	$128,889
Four Person	$34,100	$853	$143,163
Very Low (30-50% AMI)			
One Person	$39,800	$995	$167,093
Two Person	$45,500	$1,138	$191,024
Three Person	$51,200	$1,280	$214,954
Four Person	$56,850	$1,421	$238,675
Low (50-80% AMI)			
One Person	$63,700	$1,593	$267,433
Two Person	$72,800	$1,820	$305,638
Three Person	$81,900	$2,048	$343,843
Four Person	$91,000	$2,275	$382,048
Moderate (80-120% AMI)			
One Person	$75,650	$1,891	$317,603
Two Person	$86,500	$2,163	$363,155
Three Person	$97,300	$2,433	$408,497
Four Person	$108,100	$2,700	$453,839

Source: California Department of Housing and Community Development, State Income Limits, 2022, Monterey County

As mentioned in Table A-25, the median home price in Carmel-by-the-Sea in December 2022 was $2,070,835 which is only affordable to above moderate-income households earning approximately $495,000 or more annually (62 percent of Carmel-by-the-Sea households are categorized as above moderate-income).

36 Interest rate based on December 29, 2022 interest rate according to Freddie Mac Primary Mortgage Market Survey

A.7 Fair Housing Enforcement and Outreach Capacity

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

Fair Housing Legal Cases and Inquiries

California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes – race, color, ancestry/national origin, religion, disability, sex, and familial status – California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income (including federal housing assistance vouchers).

The California Department of Fair Employment in Housing (DFEH) was established in 1980 and is now the largest civil rights agency in the United States. According to their website, the DFEH's mission is, "to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses), and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act."[37]

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH's website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.[38] Fair housing complaints can also be submitted to HUD for investigation.

Additionally, Monterey County has a number of local resource and enforcement organizations:

- **The Housing Authority of the County of Monterey**: A public agency that provides rental assistance and develops and manages affordable housing throughout Monterey County, California;
- **South County Housing:** A non-profit community development corporation. The organization's mission is to promote viable neighborhoods that enhance healthy, sustainable communities by collaboratively providing affordable housing and promoting neighborhood services;
- **Public Interest Law Project:** a nonprofit support center for California legal services and other public interest law programs. The California Affordable Housing Law Project (CAHLP) is a project of the Public Interest Law Project. CAHLP concentrates primarily on the enforcement of California's Housing Element and redevelopment statutes and of state and federal relocation assistance and fair housing laws;
- **Coalition of Homeless Service Providers:** Advocate on the subject of homelessness with policy makers, public funders, and those with lived experience; and

37 From State of California, Civil Rights Department
38 From State of California, Civil Rights Department Complaint Process

- **California Rural Legal Assistance (CRLA):** a nonprofit legal service program created to help California's low-income individuals and communities. CRLA provides low-income rural Californians with free legal assistance and a variety of community education and outreach programs. Half of its resources are committed to multi-client cases that grapple with the root causes of poverty, with the goal of improving conditions for farmworkers, single parents, school children, the elderly, people with disabilities, and entire communities.

Between 2012 and 2017, 53 fair housing complaints in Monterey County had been filed with the California Department of Fair Employment and Housing (DFEH). Among the complaints countywide, most were related to physical disabilities (23 instances) and familial/marital status (ten instances). Discrimination based on race was also common (seven instances). A complaint may involve multiple acts of discrimination and vice versa. A total of 57 acts of discrimination were recorded in Monterey County. Refusal to rent (17 instances), discriminatory statements (12 instances), and denial of reasonable accommodation/modifications (12 instances) were the most common discriminatory acts in the County.[39]

In 2020, a total of six discrimination cases were found with the Office of Fair Housing and Equal Opportunity. Fifty percent of the cases were filed on the basis of disability bias. None of the complaints alleged racial bias. Figure A-52 illustrates that out of all of the FHEO cases filed in the state of California in 2020 (398), only between 1 and 2.5 percent of the cases were filed in Monterey County. None of the discrimination cases filed in Monterey County in 2020 took place in Carmel-by-the-Sea.[40]

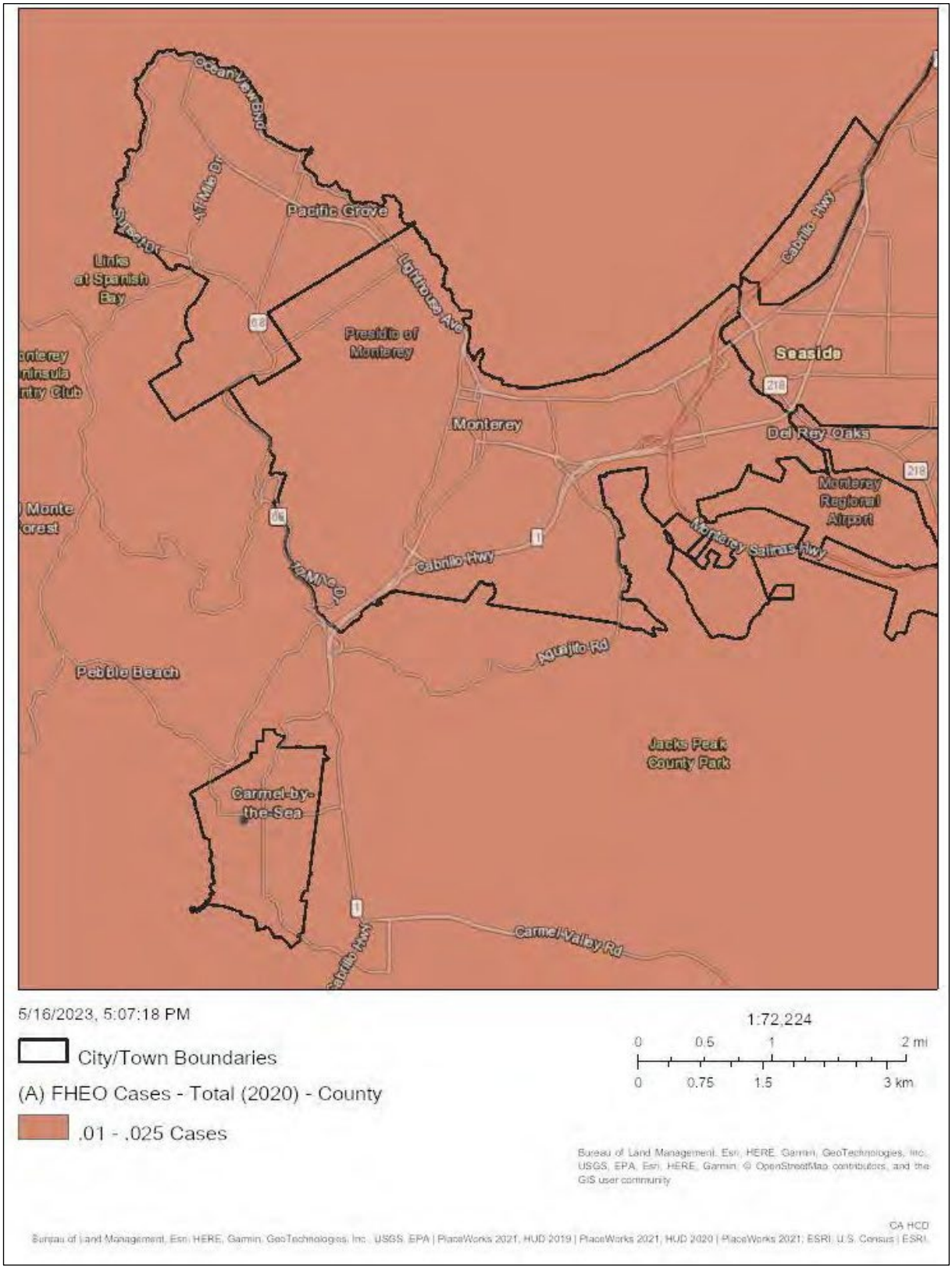
A total of six discrimination complaints were filed within Monterey County during 2020. Of those cases, three of them alleged discrimination based on disability. Figure A-53 illustrates this statistic by showing that 40.01 to 65 percent of the cases filed in Monterey County during 2020 reflected disability bias. None of the FHEO complaints occurred in the City of Carmel-by-the-Sea.

NFHA identifies three significant trends in 2020 that are relevant for this AFFH:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership;
- Second, NFHA identified a significant increase in the number of complaints of harassment – 1,071 complaints in 2020 compared to 761 in 2019; and
- Finally, NFHA found that 73 percent of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies – reinforcing the need for local, active fair housing organizations and increased funding for such organizations.[41]

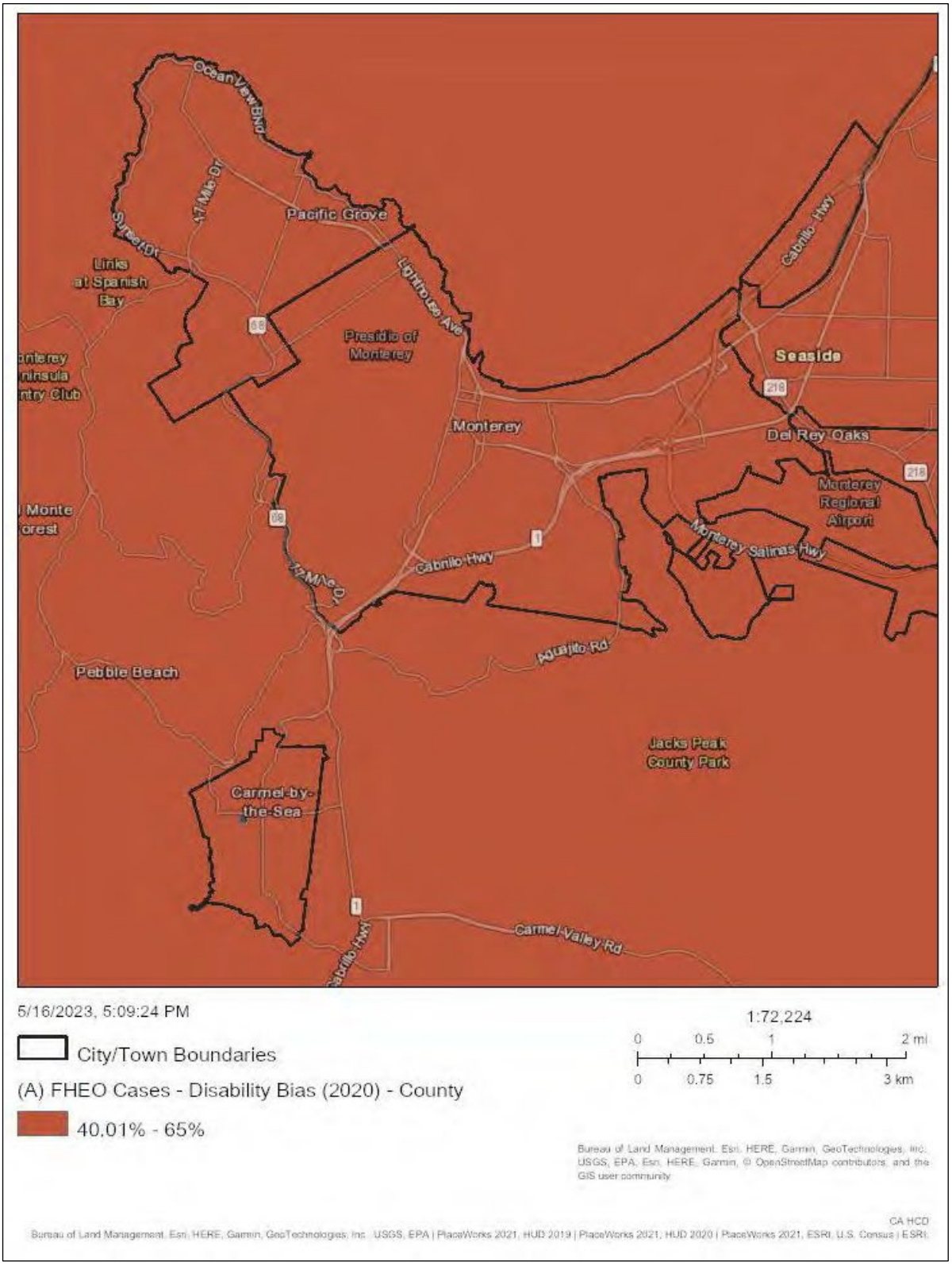
39 From California Department of Fair Employment & Housing, 2018; Monterey County Regional Analysis of Impediments to Fair Housing Choice, 2019
40 City of Carmel-by-the-Sea, 2023
41 From Gentry, A. (2021, September 4). Annual fair housing report shows increase in housing harassment. NFHA

Figure A-52 FHEO Cases Total, Monterey County, 2020



Source: California Department of Housing and Community Development AFFH Data Viewer

Figure A-53 FHEO Cases, Disability Bias, Monterey County, 2020



Source: California Department of Housing and Community Development AFFH Data Viewer

Outreach and Capacity

Currently, Carmel-by-the-Sea's website contains information about local fair housing ordinances. The website describes the steps residents should take if they feel they have faced discrimination and are seeking information about filing complaints (e.g., link to HUD's and State of California fair housing pages). The site also references the organizations that provide fair housing services and assistance to City residents.

The following organizations offer fair housing services and assistance to the residents of Carmel-by-the-Sea:

- Conflict Resolution and Mediation Center;
- Legal Services for Seniors;
- California Rural Legal Assistance;
- ECHO Fair Housing Services
- HUD Housing Assistance;
- Central Coast Center for Independent Living; and
- Center for Community Advocacy.

Compliance with State Fair Housing Law

The City of Carmel-by-the-Sea complies with existing fair housing laws and regulations by ensuring all residents have equal access to housing programs, services, and resources and supporting residents in filing complains on housing discrimination. Carmel-by-the-Sea is compliant with the following State laws that promote fair and affordable housing. The City has not been alleged or found in violation of the following:

- Fair Housing Act of 1968 – The City has adopted housing policies that prohibit housing discrimination based on protected characteristics and ensuring equal access to housing programs and services.
- California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with Section 12900) of Division 3 or Title 2) – The City complies with the Fair Employment and Housing Act by upholding policies that prohibit housing discrimination based on protected characteristics and enforces these policies by supporting residents seeking to file a complaint to the FHEO or who wish to pursue legal action.
- Government Code §65008 – The City does not discriminate or deny any individual or group of individuals the right to residence, land ownership, tenancy, or other land use on the basis of one's membership or perceived membership in a protected class, method of financing, and/or the intended occupancy. The City has adopted housing policies that prohibit discrimination based on protected characteristics. Further, the City has received zero FHEO complaints, and is committed to conducting outreach and educating residents on Fair Housing Law. Program 5.1.A in this Housing Element commits the City to providing information on fair housing and services offered in the region (see Chapter 2).

- Government Code §11135 et. seq. – The City does not discriminate or deny any individual or group of individuals access to programs or activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class. The City included Programs 5.1.B, 5.1.C, and 5.1.D in this Housing Element to promote affordable housing opportunities and resources, including Housing Choice Vouchers, shared housing programs, and farmworker housing resources (see Chapter 2).
- Assembly Bill 686 – The City has included this assessment of fair housing and identifies strategies to increase housing opportunities for all residents, with specific actions to reduce housing disparities for disadvantaged communities.
- Density Bonus Law – The City last updated their Density Bonus provisions in the Municipal Code in 2016. In compliance with State law, the City will update its Density Bonus provisions outlined in the Municipal Code to be consistent with recent changes to the State Density Bonus Law. Program 3.1.C will regulate this amendment to the Code.
- Senate Bill (SB) 35 – The City was previously not subject to the requirements of SB 35 due to its location in the coastal zone. However, as of October 2023, SB 423 now expands SB 35 measures to cities located in the coastal zone under specific criteria. The City is now subject to SB 35 and SB 423 requirements and will comply with State law as established in this Housing Element through Program 1.3.D (see Chapter 2).
- Rehabilitation Act of 1973 – The City does not discriminate against persons with disabilities and promotes equal opportunities, accessibility, and independence for individuals with disabilities.
- American Disabilities Act – The City's Municipal Code establishes procedures for persons with disabilities seeking equal access to housing including reasonable accommodation for persons with disabilities. The City ensures housing developers comply with the American Disabilities Act through permit process review. The City includes Program 3.2.A to amend the Municipal Code regulations related to reasonable accommodations (see Chapter 2).
- Housing Accountability Act (Gov. Code. §65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations – The City will comply with the Housing Accountability Act by approving any eligible housing development projects, including those with at least 20 percent affordable units to lower-income households.
- No Net Loss Law (Gov. Code §65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations – The City complies with the No Net Loss Law by identifying sites that can accommodate the City's RHNA. The City also maintains minimum density requirements for multi-family housing developments in the R-4 district. To further encourage the development of affordable housing, the City is committed to amending the Municipal Code to amend the base zoning for the SC, RC, and CC commercial districts and the R-4 multi-family residential development district to allow a minimum of 33 dwelling units per acre.

- Limits on Growth Controls Law (Gov. Code. §65302.8) – The City complies with the Limits on Growth Controls Law. The City is surrounded by County development and has not adopted any mandatory general plan elements which limit the number of housing units.
- Housing Element Law (Gov. Code §65583(c)(5),(c)(10) – The City has included this analysis of fair housing and identifies strategies to increase housing opportunities for all residents, with specific actions to reduce housing disparities for lower-income households.

Housing Specific Policies Enacted Locally

The City of Carmel-by-the-Sea identified the following local policies that contribute to the regulatory environment for affordable housing development in the City:

Policy 1.1: Ensure adequate sites are available to meet the City's projected housing growth needs.

Policy 1.3: Reduce or eliminate governmental constraints on the provision of affordable housing. Direct public funding resources to the conservation of existing housing units in neighborhoods where continued residential use is appropriate.

Policy 2.3: Preserve and expand affordable and rental housing opportunities to enable local employees to live in the community where they work.

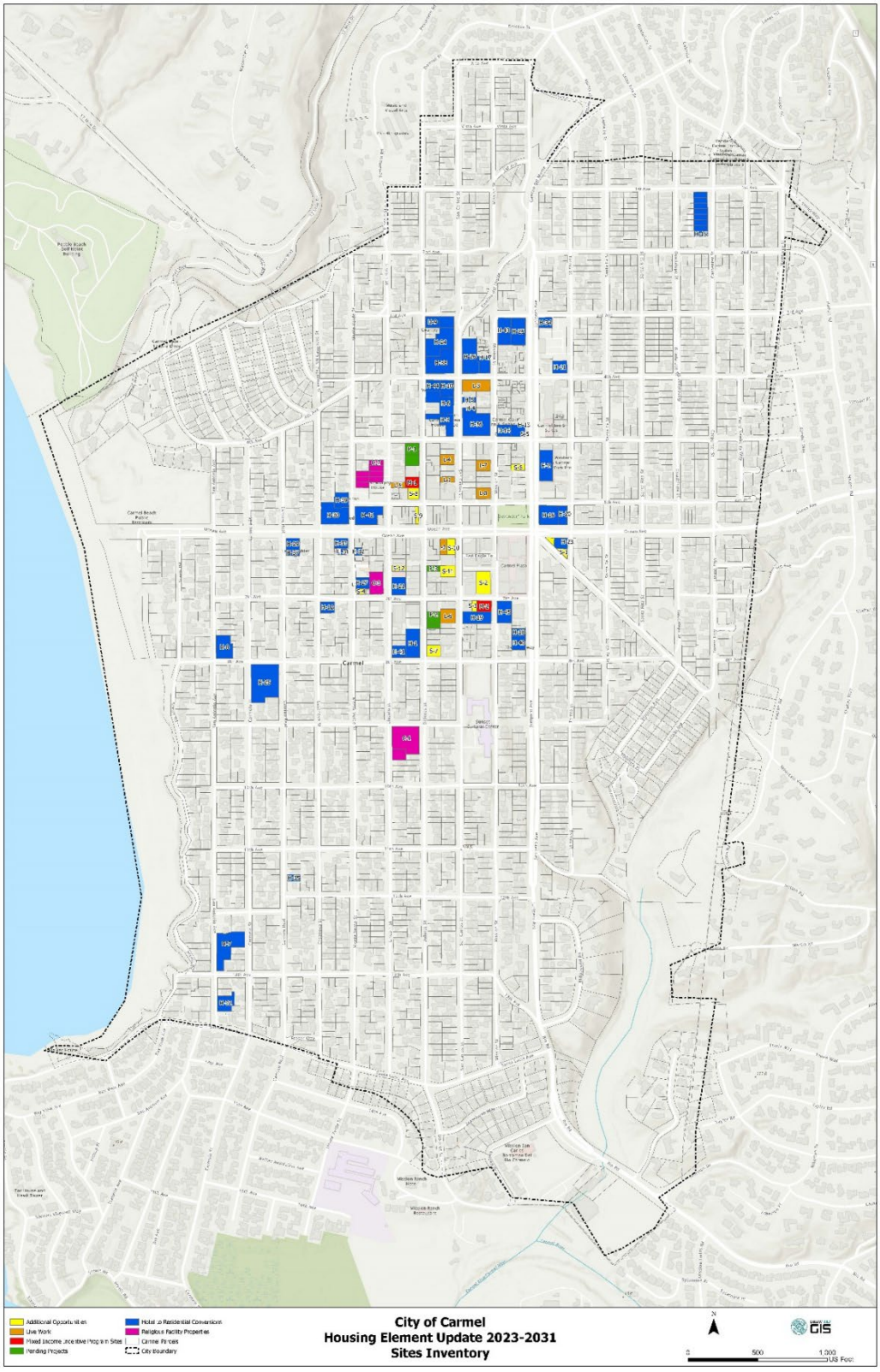
Policy 2.4: Preserve the existing housing stock.

Policy 3.2: Recognize the special needs of persons with disabilities and the need to retain flexibility in the design review process to accommodate these needs.

Fair Housing and Sites Inventory Assessment

This portion of the Housing Needs and Fair Housing Report analyzes the relation between the housing opportunity sites and AFFH (affirmatively furthering fair housing)-related issues. Government Code §65583(c)(10) requires the housing opportunity sites to be analyzed with respect to AFFH to ensure that sites designated for low-income households are dispersed equitably throughout the city rather than concentrated in areas of high segregation and poverty or low-resource areas that have historically been underserved, and conversely, that sites designated for above moderate-income households are not concentrated in areas of high resources. By comparing the Site Inventory to the fair housing indicators in this assessment, this section analyzes whether the sites included in the Housing Element Site Inventory improve or exacerbate fair housing conditions, patterns of segregation, and access to opportunity. The City's sites inventory is shown in Figure A-54 and includes pending projects, potential hotel-to-residential conversion sites, religious facility properties, potential live/work units and mixed income incentive program sites, as well as additional opportunity sites. As the specific hotels to participate in the conversion program cannot be determined at this time, this figure illustrates the location of all hotels in the City except those in single-family zones. The sites inventory is described in detail in Appendix C of this Housing Element.

Figure A-54 Sites Inventory



Segregation and Integration

Race/Ethnicity

According to HCD AFFH Data Viewer 3.0 estimates (2022 Census), less than 20 percent of the population in both Carmel block groups belong to non-White groups. The northern block group has a slightly larger non-White population (14.8 percent) compared to the southern block group (5.6 percent). However, populations are predominantly White citywide. As shown in Figure A-55, opportunity sites for hotel to residential conversions are scattered throughout the City and are not concentrated in a single area. Approximately 39 percent of hotel conversion opportunity sites are in the south block group and 61 percent are in the north block group.

Amongst all other RHNA sites (pending projects, religious facility properties, live/work units, mixed income incentive program sites, and additional opportunity sites), 57 percent are in the north block group and 43 percent are in the south block group. A slightly larger proportion of lower income RHNA units are in the south block group (54 percent) compared to the north block group (46 percent).

The City's RHNA strategy does not concentrate units of any income level in neighborhoods with heightened non-White populations. As discussed above, the City as a whole is predominantly White and sites of all types are scattered throughout Carmel-by-the-Sea.

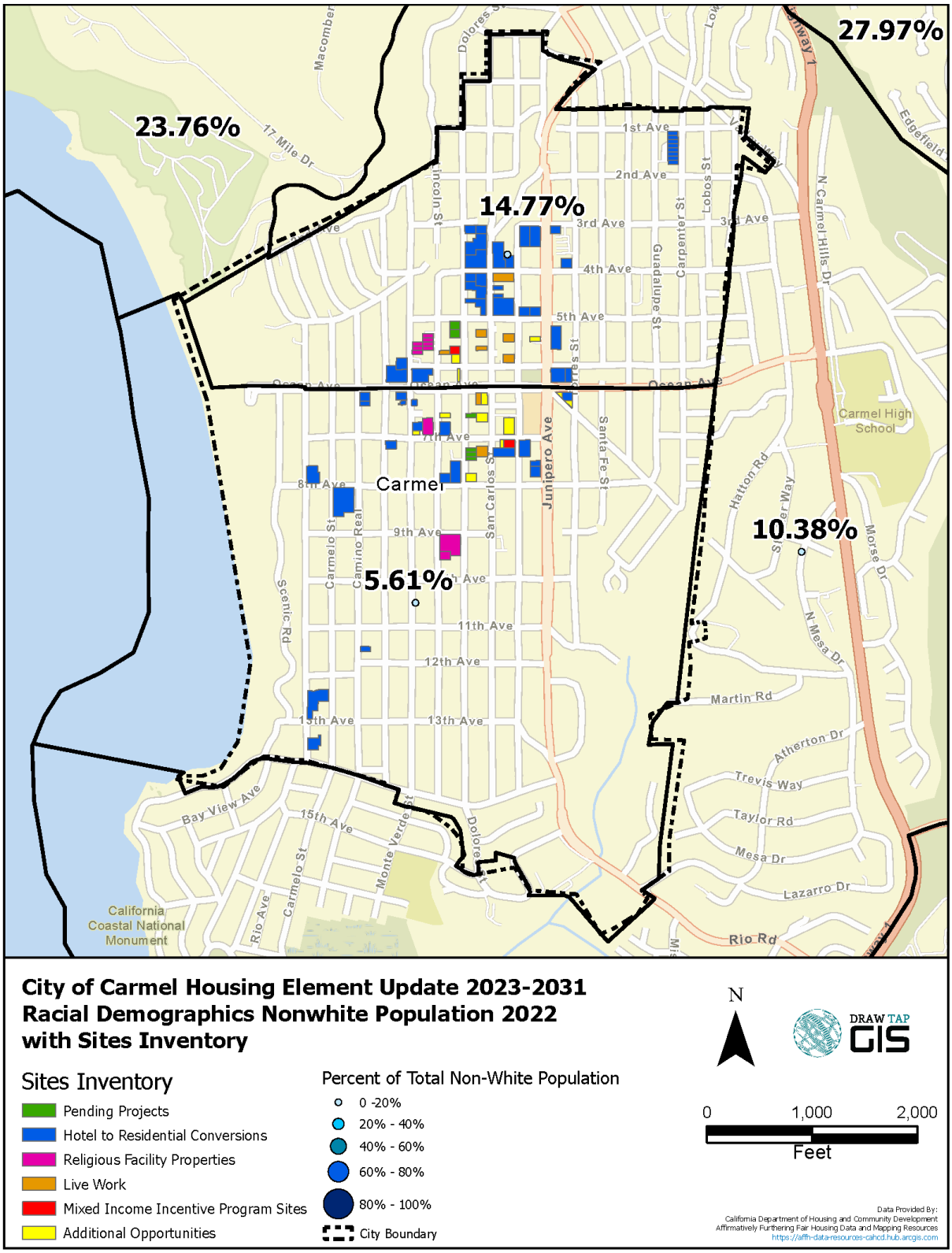
Persons with Disabilities

According to HCD AFFH Data Viewer 3.0 estimates (2018-2022 ACS), both Carmel tracts have populations of persons with disabilities representing between 10 and 20 percent of the tract population. Persons with disabilities in the north and south tracts are comparable (15.6 percent and 10.5 percent, respectively). As discussed above, RHNA sites are distributed throughout the City and are not concentrated in a single neighborhood alone. Further, there are no concentrations of RHNA units of any income level in areas with uniquely high or low populations of persons with disabilities.

Familial Status

Most children (>80 percent) in both Carmel-by-the-Sea tracts live in married couple households. Further, less than 11 percent of children in both tracts live in single-parent female-headed households. In the southern tract, 100 percent of children reside in married couple households. A slightly larger proportion of RHNA units (not including hotel conversion sites) are in the southern tract compared to the northern (80 lower income units vs. 69 lower income units, respectively). Hotel conversion sites are distributed throughout the City and are not concentrated in a single neighborhood alone. There are no areas with acutely large populations of children residing in single-parent households. Further, the City's sites strategy does not concentrate RHNA units of any income level in a single area of the City alone.

Figure A-55 Sites Inventory and Non-White Population by Block Group (2022)



Income

The sites inventory and low to moderate income (LMI) populations are shown at the block group-level in Figure A-56. LMI populations are based on HCD AFFH Data Viewer 3.0 estimates (HUD 2024) and are considered tracts or block groups with LMI populations exceeding 50 percent. The block group encompassing the central area of the City has the largest LMI population of 58.3 percent and is the only block group in Carmel-by-the-Sea that is considered an LMI area.

As shown in Table A-28 and Figure A-56 below, hotel to residential conversion opportunity sites are distributed throughout the City in all four Carmel-by-the-Sea block groups. Most hotel sites (63.8 percent) are in block groups that are not considered LMI areas, while 36.2 percent are in the central block group where 58.3 percent of households are low or moderate income. Amongst all other RHNA units, 57 percent are in the block group that is considered an LMI area (Table A-29). However, RHNA units are not concentrated in the LMI area alone. Housing opportunities have been identified citywide and are not concentrated in a single neighborhood. The distribution of RHNA units throughout block groups with variable LMI household populations aims to increase housing mobility by providing new housing opportunities citywide, and serve existing communities in need of additional housing opportunities.

Table A-28 Distribution of Potential Hotel-to-Residential Conversion Opportunity Sites by LMI Population (2024)

LMI Population (Block Group)	Hotel Rooms	Percent
<25%	252	25.2%
25-50%	385	38.5%
50-75%	362	36.2%
>75%	0	0.0%
Total	**999**	**100.0%**

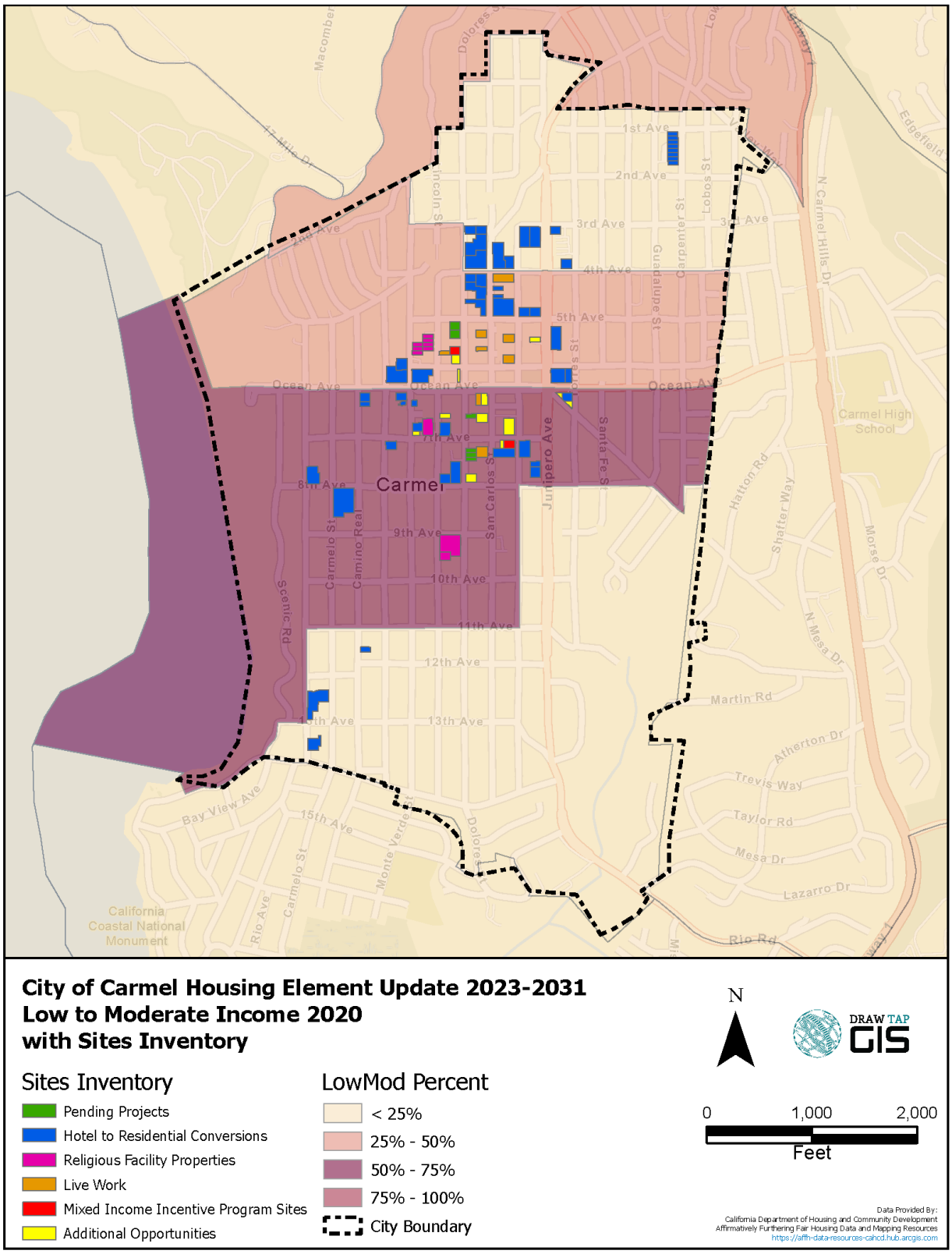
Source: HCD AFFH Data Viewer 3.0, HUD 2024.

Table A-29 Distribution of RHNA Units by LMI Population (2024)

LMI Population (Block Group)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<25%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
25-50%	69	46.3%	1	50.0%	32	37.2%	102	43.0%
50-75%	80	53.7%	1	50.0%	54	62.8%	135	57.0%
>75%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	149	100.0%	2	100.0%	86	100.0%	237	100.0%

Source: HCD AFFH Data Viewer 3.0, HUD 2024.
Note: Includes pending projects, religious facility properties, live/work units, mixed income incentive program sites, and additional opportunity sites.

Figure A-56 Sites Inventory and LMI Population by Block Group (2024)



Racially/Ethnically Concentrated Areas

Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs) and TCAC Areas of High Segregation and Poverty

There are no HUD R/ECAPs or TCAC/HCD areas of high segregation and poverty that have been identified in Carmel-by-the-Sea. Therefore, no RHNA units are located in areas with these designations.

Racially Concentrated Areas of Affluence (RCAA)

There are no RCAAs that have been identified in Carmel-by-the-Sea. Therefore, no RHNA units are located in areas with this designation.

Access to Opportunities

Both Carmel-by-the-Sea tracts are considered TCAC/HCD highest resource areas. Therefore, all RHNA units are located in highest resource areas.

Environmental Opportunities

The TCAC/HCD Opportunity Maps include an Environmental Burden Flag layer based on the California Office of Environmental Health Hazard Assessment (OEHHA)'s CalEnviroScreen 4.0 tool (CES) indicators. Based on the 2025 TCAC/HCD maps, there are no tracts in Carmel-by-the-Sea that have the Environmental Burden Flag. The CalEnviroScreen 4.0 map for Carmel-by-the-Sea identifies the degree to which communities are considered burdened by pollution by comparing the scores of each census tract to every other census tract in the state. Both Carmel-by-the-Sea tracts scored in the highest quintile for environmental conditions, indicating more positive environmental factors. Therefore, there are no RHNA units in areas with worse environmental conditions.

Disproportionate Housing Needs

Cost Burden

Between 40 and 60 percent of owners in both Carmel-by-the-Sea tracts are cost burdened. A slightly higher proportion of the owner population in the north tract are cost burdened (59.3 percent) compared to the south tract (45.5 percent). As discussed above, RHNA units are dispersed throughout the City and are not concentrated in a single neighborhood. Approximately 57 percent of RHNA units (pending projects, religious facility properties, live/work, mixed income incentive program sites, and additional opportunity sites) are in the southern tract where 45.5 percent of owners are cost burdened.

The sites inventory is shown in relation to cost burdened renters in Figure A-57, Table A-30, and Table A-31. A larger proportion of renters in the southern tract are cost burdened (64.8 percent) compared to the northern tract (43.6 percent). Potential hotel conversion sites are scattered throughout the City. Of the potential hotel conversion sites, 60.8 percent are in the northern tract where a smaller proportion of renter households experience cost burden. Conversely, a slightly larger proportion of non-hotel RHNA units (57 percent) are in the southern tract where a larger proportion of renter households are cost burdened. Of RHNA units identified through pending projects, religious facility properties, live/work

units, mixed income incentive program sites, and additional opportunity sites, 53.7 percent of lower income units, 50 percent of moderate income units, and 62.8 percent of above moderate income units are in the southern tract where the cost burdened renter population is more prevalent. It is also relevant to note that the northern tract, where only 43.6 percent of renters are cost burdened, has a larger overall renter population representing 53.8 percent of the tract population (438 renter households). The southern tract, where 64.8 percent of renters are cost burdened, has a renter population of only 244 households (31.6 percent of the tract population).

Overall, the City's RHNA strategy distributes housing opportunities throughout the City and does not concentrate units of any income level in a single neighborhood alone. Further, the sites strategy does not concentrate lower income units in the southern tract where the cost burdened renter population is higher at a rate exceeding the above moderate income unit share. The sites strategy increases housing mobility by supporting housing development citywide, while also serving existing needs.

Table A-30 Distribution of Potential Hotel-to-Residential Conversion Opportunity Sites by Cost Burdened Renters (2022)

Overpaying Renters (Tract)	Hotel Rooms	Percent
<20%	0	0.0%
20-30%	0	0.0%
30-40%	0	0.0%
40-60%	607	60.8%
60-80%	392	39.2%
>80%	0	0.0%
Total	999	100.0%

Source: HCD AFFH Data Viewer 3.0, 2018-2022 ACS.

Table A-31 Distribution of RHNA Units by Cost Burdened Renters (2022)

Overpaying Renters (Tract)	Lower		Moderate		Above Moderate		Total	
	Units	Percent	Units	Percent	Units	Percent	Units	Percent
<20%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20-30%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
30-40%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
40-60%	69	46.3%	1	50.0%	32	37.2%	102	43.0%
60-80%	80	53.7%	1	50.0%	54	62.8%	135	57.0%
>80%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	149	100.0%	2	100.0%	86	100.0%	237	100.0%

Source: HCD AFFH Data Viewer 3.0, 2018-2022 ACS.
Note: Includes pending projects, religious facility properties, live/work units, mixed income incentive program sites, and additional opportunity sites.

Figure A-57 Sites Inventory and Cost Burdened Renters by Tract (2022)

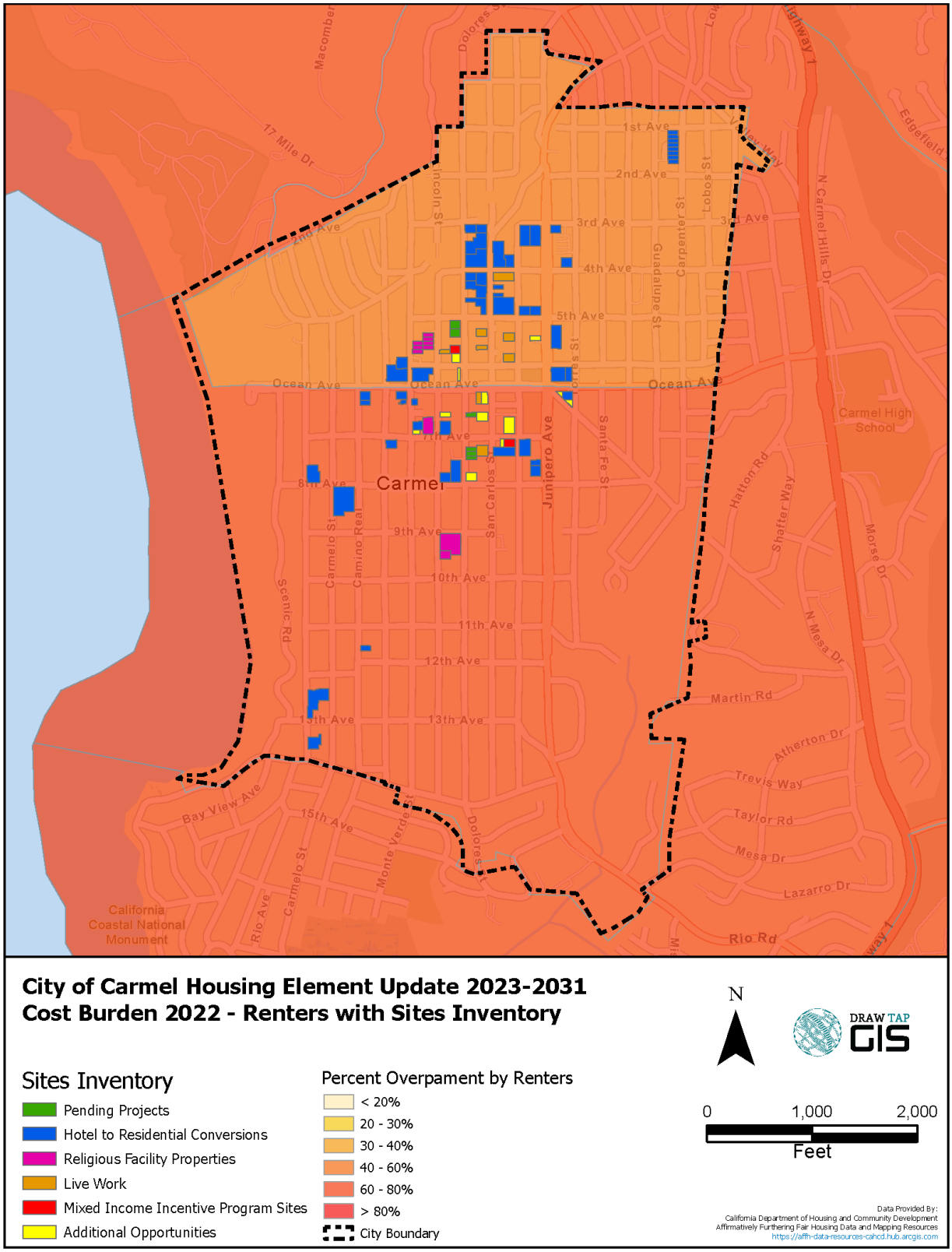
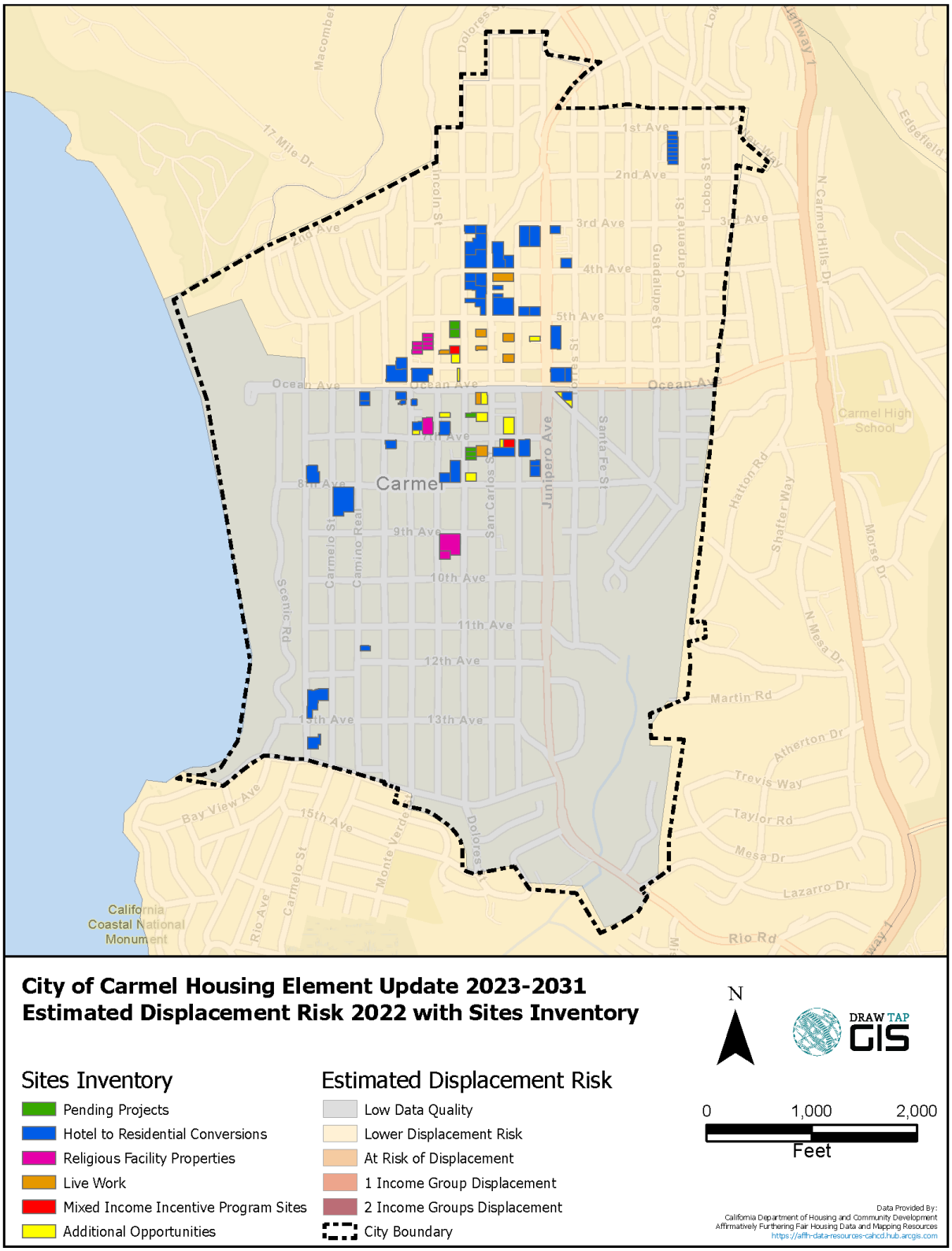


Figure A-58 Sites Inventory and Displacement Risk by Tract (2022)



Overcrowding

Neither tract in the City has a population of overcrowded households exceeding five percent. Therefore, there are no RHNA units in areas where overcrowding is an issue.

Displacement

The Urban Displacement Project (UDP) designates census tracts as "sensitive communities" if the share of very low-income residents is greater than 20 percent and have any of the two following characteristics:

- The share of renters is above 40 percent
- The share of people of color is above 50 percent
- The share of very low-income households that are severely rent burdened is above the county median
- The percent change in rent is above the county median for rent increases

According to the UDP, the north Carmel-by-the-Sea tract is considered an area with a lower displacement risk. The southern tract does not have displacement risk data due to the small population. Therefore, there are no RHNA sites in areas with a heightened displacement risk.

Fair Housing and Sites Inventory Assessment Summary

The City's sites inventory includes a variety of housing opportunities located throughout the City. There are no RHNA units of any income levels concentrated in a single area of the City. Further, due to the relatively small footprint of the City (approximately one square mile), demographic populations are generally homogenous citywide. Due to the spread of the RHNA sites and the lack of concentrated vulnerable populations (i.e., non-White, persons with disabilities, cost burdened households), the sites inventory does not exacerbate existing fair housing conditions. Sites selected to meet the RHNA aim to serve a variety of populations (i.e., lower, moderate, and above moderate income households, live/work units, mixed income). Additionally, the location of the sites supports housing mobility by facilitating new housing opportunities suitable for all income levels throughout all areas of Carmel-by-the-Sea, while also serving existing vulnerable populations such as lower income households and cost burdened renters.

A.8 Fair Housing Recommendations

Contributing Factors and Fair Housing Action Plan

The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, barriers to open housing choice, and until recently, very limited resources to respond to needs.

Local Knowledge of Contributing Factors to Fair Housing

To better inform this Housing Element to meet the needs of residents of Carmel-by-the-Sea, the City solicited the input of the public with prompted questions. All responses were taken into consideration for incorporation into the Housing Element to guide policies and programs that address the housing needs of existing and future residents.

Question: How can the supply of affordable housing be increased to meet the needs of our community?

Community members offered the following solutions:

- Encourage ADUs;
- Encourage second-story additions to single-story buildings downtown specifically for affordable housing;
- Change the zoning code to allow 3-story buildings downtown specifically for affordable housing;
- Set a maximum square footage limit on housing units in downtown to spur the creation of more small units rather than just a few large units;
- Create objective (yes/no checklist-style) design standards for new housing projects that include affordable units;
- Less short-term rental places, more long-term rental options;
- Build housing on the outskirts and empty parking lots;
- Annex land outside City for affordable housing; and
- Continue to ensure the built environment is subordinate to the natural environment.

Question: In your experience in Carmel-by-the-Sea, what has contributed to the fair housing issues? What solutions do you envision to address these issues?

- Information about affordable units.
- Down payment assistance.
- Tenant assistance resources.

Priority of Contributing Factors

The City of Carmel-by-the-Sea has prioritized the following contributing factors to the Fair Housing issues mentioned above. Table A-32 presents prioritized fair housing issues and contributing factors, as well as the City's programs to support a solution-oriented approach to affirmatively furthering fair housing.

Table A-32 Fair Housing Issues, Contributing Factors, and AFFH Programmatic Actions

Fair Housing Issue	Contributing Factor(s)	AFFH Programmatic Action	Priority
Household Characteristics Carmel-by-the-Sea has significantly lower proportions of racial and ethnic minorities compared to Monterey County and the AMBAG region. Lack of inclusionary housing may contribute to the lack of protected classes in the community.	• Lack of racial and ethnic diversity within the City; and • Lack of adequate affordable housing options.	Program 1.1.B: Development on Small Sites Program 1.1.C: Live/Work Housing 1.1.D: Mixed-Income Incentive Program Program 2.1.A: Incentives for Mixed-Use Development Program 3.1.C: Density Bonus Program 3.1.D: Reduced Entitlement and Development Fees	High
Disproportionate Housing Needs Forty-six (46) percent of Carmel-by-the-Sea households are cost burdened households, of which 24 percent are renter-occupied households and 23 percent are owner-occupied.	• Lack of affordable housing; • Lack of adequate housing stock that meets the needs of residents; and • Jobs-worker imbalance.	Program 1.1.B: Development on Small Sites Program 1.1.E: Affordable Housing on Religious Facility Properties Program 1.1.F: Hotel-to-Residential Conversion (Home 'Key' Transfer) Program 1.1.G: Hotel Employee Housing Program Program 1.1.H: Accessory Dwelling Units Program 3.1.B: Housing for Extremely-Low Income Households Program 1.3.B: Employee Housing Program 2.4.A: Housing Rehabilitation and Maintenance Information Program 3.1.C: Density Bonus	High
Special Needs Groups In Carmel-by-the-Sea, extremely low-income and special needs groups experience disproportionate impacts of poverty, increasing the challenge of obtaining adequate housing in the City.	• Lack of affordable housing; • Jobs-worker imbalance; • Lack of accessible units for individuals with disabilities; and • Lack of Transitional and Supportive Housing/Emergency Shelters.	Program 1.3.E: Emergency Shelters Program 3.1.B: Housing for Extremely-Low Income Households Program 3.2.A: Reasonable Accommodation Procedures Program 3.2.C: Family Friendly Housing Program 3.3.A: Zoning for Transitional and Supportive Housing Program 3.3.B: Low-Barrier Navigation Centers Program 3.3.C: Unlicensed Residential Care Facilities Program 3.3.D: Single Room Occupancy (SRO) Units Program 5.1.D: Farmworker Housing	High

Fair Housing Issue	Contributing Factor(s)	AFFH Programmatic Action	Priority
Housing Stock Carmel-by-the-Sea's lack of affordable housing production, limited variety of housing types, and increasing housing costs create barriers to enter the local housing market.	• Since 2015, there have been 18 housing permits in the City for only above moderate-income households; and • Lack of developable land, and the City is subject to coastal zone ordinances.	Program 1.1.B: Development on Small Sites Program 1.1.E: Affordable Housing on Religious Facility Properties Program 1.1.F: Hotel-to-Residential Conversion (Home 'Key' Transfer) Program 1.1.G: Hotel Employee Housing Program Program 1.1.H: Accessory Dwelling Units Program 1.4.A: Modify or Eliminate Onerous Use Permits Program 1.4.B: Objective Design Standards Program 1.4.C: By-Right Approval Program 2.1.B: Permanent Housing Program 2.3.A: Preserve and Increase Upper Floor Residential Uses Program 3.1.E: Reduced Parking Requirements Program 3.1.F: Expedited Processing Procedures Program 3.1.G: Establish Minimum Densities	High
Access to Opportunity Low production of affordable housing in Carmel-by-the-Sea limits housing choices for low-income households, and has a disproportionate impact on Hispanic or Latino, Asian, and Black/African American households.	• Of the 18 housing permits issued in Carmel-by-the-Sea since 2015, zero were issued for lower-income households (lack of affordable housing); and • Costs of land, materials, and labor which limit profitability of affordable housing.	Program 1.1.C: Live/Work Housing Program 1.1.G: Hotel Employee Housing Program Program 1.2.A: Water Distribution Prioritization for Affordable Housing Program 1.3.A: Condominium Conversions Program 1.3.B: Employee Housing Program 2.1.D: Establish Affordable Housing Trust Fund Program 3.1.A: Mixed-Use Affordable Housing Program 3.1.C: Density Bonus Program 3.2.B: Housing Mobility Program 4.1.A: Water Conservation	High
Fair Housing Enforcement No residents filed fair housing complaints in Carmel-by-the-Sea, indicating a lack of cause for complaint, or, alternatively, a potential lack of awareness about fair housing rights.	• Lack of access to information about fair housing rights; and • Limited knowledge of fair housing by residents.	Program 2.1.C: Monitor Affordable Housing Stock Program 5.1.A: Fair Housing Services Program 5.1.B: Housing Choice Voucher Program Program 5.2.A: Support Community Organizations	Medium

Source: City of Carmel-by-the-Sea; EMC Planning Group

A.9 Conclusion

To address the fair housing issues identified in this Housing Needs and Fair Housing report, the programs listed in the above section are included in Chapter 2 of this Housing Element.

Housing Constraints

B

APPENDIX

Table of Contents

Appendix B Housing Constraints B-1

B.1 Introduction B-1

B.2 Governmental Constraints B-1

B.3 Non-Governmental Constraints B-57

Tables

Table B-1 - Residential Land Use Designations B-3

Table B-2 - Residential Uses Permitted by Zone B-6

Table B-3 - Residential Development Standards B-12

Table B-4 - R-1 District Base Floor Area and Bonus Floor Area Standards for Typical Lots B-13

Table B-5 - Maximum Density Standards B-15

Table B-6 - Maximum Height Standards B-16

Table B-7 - Minimum Off-Street Parking Requirements B-19

Table B-8 - Summary of Community Planning & Building Fees (2023-2024) B-41

Table B-9 - Jurisdictional Comparison of Average Design Review/Study Fees B-44

Table B-10 - Estimate of Total Development Fees Imposed B-45

Table B-11 - Review/Approval Requirements and Processing Times B-49

Table B-12 - Permit Streamlining Act Processing Times B-50

Table B-13 - Summary of Governmental Constraints B-56

Table B-14 - Summary of Non-Governmental Constraints B-66

Appendix B
Housing Constraints

B.1 Introduction

Housing development is affected by public regulations and other forces. This chapter discusses both governmental and non-governmental constraints that affect housing in the City of Carmel-by-the- Sea. Governmental constraints consist of policies, requirements, or other actions imposed by various levels of government on land, housing ownership, and development. In addition to local standards, the City follows building and design requirements put forth by state laws, the California Building Code, Subdivision Map Act, energy conservation requirements, as well as other regulatory standards. However, Federal and State agency regulations that may constrain development are beyond the City's control and are therefore not addressed in this document. Non-governmental constraints are other conditions that impact housing development such as market factors, environmental setting, land availability, and construction costs.

B.2 Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land, housing ownership and development. Although Federal and State agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document. As appropriate, the City will monitor federal and state legislation that impacts housing. The City will update its Municipal Code, as needed to comply with any new housing related planning or zoning laws enacted by the State during the 6th Cycle Planning Period (2023-2031).

Infrastructure Constraints

Water Supply

The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water. The lack of a reliable available water supply continues to limit growth in Carmel and throughout the Monterey Peninsula region.

Carmel is under the jurisdiction of the Monterey Peninsula Water Management District (MPWMD) and receives its water from the California-American Water Company (Cal-Am). The MPWMD has permit authority over the production and distribution of all water supplies within the Monterey Peninsula region, and allocates water supplies to cities and unincorporated County areas within its jurisdiction. Water service by Cal-Am is constrained by State Water Resources Control Board (SWRCB) Order WR 95-10,[1] which determined that in 1995 approximately 70 percent of Cal-Am supply was based on

1 See Order No. WR 95-10, https://www.waterboards.ca.gov/waterrights/board_decisions/adopted_orders/orders/1995/wro95-10.pdf

unlawful diversion from the Carmel River. Order 95-10 requires that any new water supply be used to reduce diversions from the Carmel River prior to allowing new users.

Furthermore, SWRCB issued a Cease-and-Desist order to Cal-Am in 2008[2] to further restrict water use which limits the placement of new water meters to service new development.

According to the MPWMD June 1, 2023 Technical Memorandum – Summary of Water Supply Requirements for Housing, the City requires 40 acre-feet (AF) to meet the City's RHNA (349 units). The City has approximately 16.661 acre-feet of available water[3] for general distribution which represents a water deficit of approximately 23.364 AF. There is also Malpaso Water Company water entitled to certain limited properties whose owners were previously able to purchase water directly from the Water Company.[4] The Sites Inventory clearly identifies whether water is a constraint for each identified property. This is the only water available to the City until the District supplies increase and new allocations are made to each city in the District. Based on current supplies, sufficient water is not widely available to fully accommodate additional development commensurate with the City's total RHNA. The City will continue to work with local and regional agencies to explore options for additional water supplies during the 6th Cycle Housing Element planning period.

The 6th Cycle Housing Element includes a program (program 1.2.A) to work with local and regional agencies to pursue new water supplies and includes prioritizing allocation of the City's 16.661 acre-feet of water for affordable housing through the development of a water distribution policy. The City is currently working with the MPWMD to utilize water-saving fixtures for every building permit application, which helps to minimize water usage and thereby conserve water for future allocation in new developments. The City of Carmel is also supportive of Pure Water Monterey's and Cal-Am's efforts to provide additional water for new units and promote desalination.

Wastewater

The Carmel Area Wastewater District (CAWD) collects and conveys wastewater from a business or residence to the wastewater treatment plant using underground pipes and lift stations. The CAWD collection system is comprised of approximately 81 miles of gravity sewers ranging in size from 6 inches to 27 inches in diameter together with nearly 4 miles of force mains, 7 pump stations, and over 1,500 manholes.

Two trunk sewers serve the City of Carmel and the Hatton Fields areas. Within the City of Carmel-by-the-Sea pump stations are located at 1) the westerly terminus of 8th Avenue (at Scenic Drive), 2) the intersection of Monte Verde Street and Sixteenth Avenue, 3) west side of Scenic Road approximately

2 See Order WR 2009-0060, https://www.waterboards.ca.gov/waterrights/board_decisions/adopted_orders/orders/2009/wro2009_0060.pdf

3 See September 2025 MPWMD Monthly Allocation Report www.mpwmd.net/asd/board/boardpacket/2025/10202025/19/Item-19-Exh-19-A.pdf

4 See September 2025 MPWMD Monthly Allocation Report – Entitlements - www.mpwmd.net/asd/board/boardpacket/2025/10202025/19/Item-19-Exh-19-B.pdf

200 feet south of Ocean View Avenue All pump stations have been upgraded to allow remote monitoring and have capabilities for standby power and emergency bypass.

The District's permitted capacity is 3.0 million gallons per day (MGD), and their current average daily dry weather flow is approximately 1.2 to 1.3 MGD.

The City is required to plan for an additional 349 residential housing units in this planning cycle. Based on capacity and communication with the District, the CAWD has adequate treatment capacity to serve these units.[5]

General Plan and Land Use Controls

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the General Plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its General Plan. Thus, the Land Use Element must provide suitable locations and densities to implement the policies of the Housing Element.

The City's development policies, standards and requirements were established with the intent of maintaining the long-term health, safety, and welfare of the community. To achieve this, the City has implemented a range of procedures, regulations and fees associated with all local development. Specific land use and development constraints, such as zoning regulations, governmental fees, building code standards, design review, and processing and permitting time can greatly influence the type and cost of construction that occurs.

The City of Carmel-by-the-Sea General Plan/Coastal Land Use Plan (General Plan) was adopted in 2003 and most recently amended in 2015. The General Plan Land Use Element identifies land use designations and development intensities for all land within City boundaries. Land Use designations include Core Commercial, Residential/Commercial, Multi-Family Residential, Single Family Residential, and Open Space/Recreation/Cultural. The Residential/Commercial land use designation encourages mixed use buildings and is intended to provide for a mix of residential dwellings and a limited range of office and service uses in scale with the character of the community. Table B-1, Residential Land Use Designations, identifies the residential land use designations and their maximum permitted densities.

Table B-1 Residential Land Use Designations

Designation	Maximum Density
Single-Family Residential	11 du/acre
Multi-Family Residential	33 du/acre, 44 du/acre (with affordable housing)
Commercial/Residential	33 du/acre
Core Commercial	33 du/acre

Source: Carmel-by-the-Sea 2003 General Plan

5 May 17, 2023 email correspondence with CAWD

The range of residential densities provided by Carmel-by-the-Sea's General Plan is sufficient to accommodate a range of housing types and affordability levels. It does not, therefore, pose an undue governmental constraint on the development of housing for the community.

Local Coastal Program and Coastal Land Use Plan

The California Coastal Act was established to balance landowners' rights to develop and the public's right to enjoy the coastline. This resulted in an area defined as the Coastal Zone which is regulated to ensure orderly, long-range conservation, use, and management of the natural, scenic, cultural, recreational, and manmade resources of the coast. All of the Carmel-by-the-Sea is located within the Coastal Zone, which in this area extends from the coast of Carmel Bay east to California State Highway 1.

Carmel-by-the-Sea's Local Coastal Program (LCP) was certified by the Coastal Commission in 2004, enabling the City to issue Coastal Development Permits (CDPs). This gives the City authority over local development applications, with appeal oversight maintained by the Coastal Commission in limited areas of the City identified on the Carmel Zoning Map as the Beach & Riparian Overlay/Coastal Commission Appeal Jurisdiction. Land uses within the appeal jurisdiction are limited to single-family residential and open space. The Commission also retains permanent coastal permit jurisdiction over development proposed on tidelands, submerged lands, and public trust lands.

The LCP includes the following General Plan Elements: Land Use, Circulation, Coastal Access and Recreation, and Coastal Resource Management; the Zoning Ordinance (Implementation Plan); and, Appendices A through I of the General Plan and Zoning Ordinance.

The presence of land use regulation via the LCP, in general, means that housing development in Carmel-by-the-Sea faces a high bar to succeed. Most recent remedies brought forward by the California legislature to facilitate housing development are either outright inapplicable in the Coastal Zone or are secondary to California Coastal Commission policies that protect habitat resources (SB 9).

Zoning Code

The City of Carmel-by-the-Sea Zoning Code (City Municipal Code Title 17, Chapter 17.08- Residential Zoning Districts) establishes regulatory standards that dictate the type, location, density, and scale of residential development within the City's boundaries. Essentially, all zoning districts allow residential development. Below are the two primary zoning districts within the city that allow for residential uses:

- R-1 Single-Family Residential District; and
- R-4 Multifamily Residential District

In addition, the following zoning districts provide for some residential uses above commercial uses or on ground floor after review and approval of a conditional use permit.

- SC Service Commercial;
- CC Central Commercial District; and
- RC Residential and Limited Commercial

The following public and quasi-public zoning districts also permit limited residential uses:

- P-2 Improved Parklands (Park and Recreation District);
- A-2 Community and Cultural (Other Public District); and
- A-3 Senior Citizen Facility (Other Public District).

The City of Carmel-by-the-Sea Municipal Code (CMC) provides zoning regulations that are more specific than the General Plan Land Use designations. The R-1 (Single-Family Residential) district provides an appropriate land area for permanent single-family residential uses and structures and to enhance and maintain the residential character of the City. The R-4 (Multifamily Residential) district is intended to serve two purposes: 1) to provide an appropriate location for a mix of multifamily residential dwelling units convenient to the commercial area; and 2) to serve as a buffer or transitional zone between the commercial area and the single-family residential district.

Commercial zoning districts that permit residential uses include:

- The Central Commercial (CC) District, which is intended to provide an appropriate location for a broad range of retail, residential and service uses. Uses which generate high pedestrian traffic and which do not have large space requirements are appropriate in this district. Residential uses are appropriate on the second floor of structures.
- The Service Commercial (SC) District, which is intended to provide an appropriate location for services, offices, residential and limited retail activities that primarily serve local needs. This district is intended to provide a distinct transition between the more intense activities in the CC district and the less intense activities in the districts on its periphery. Mixed uses of commercial and residential activities are appropriate throughout this district.
- The Residential and Limited Commercial (RC) District seeks to provide an appropriate location for permanent and transient residential uses, service and office uses, and limited retail uses that do not adversely impact the residential neighborhood. This district is intended to provide a transition and buffer between the more intense activities in the CC and SC districts and the less intense activities in the R-1 and R-4 districts.

To encourage the development of multi-family residential development, the City has included Program 3.1.G, which includes an amendment to the Municipal Code to restrict new single-family development in the R-4, CC, RC, and SC Districts (see Chapter 2). Existing single-family dwellings in these districts will be considered legal nonconforming uses.

Certain public and quasi-public zoning districts also permit limited residential uses. The Park and Recreation (P-2) District permits single-family, senior citizen housing, and family day care uses which are limited to the use and maintenance of existing buildings for nonprofit organizations, governmental buildings and uses, and residential use. Sites located in the Community and Cultural Center (A-2) District and Senior Citizen Facility (A-3) District permit senior citizen housing outright.

Table B-2, Residential Uses Permitted by Zone, shows residential uses, the zoning districts in which they are permitted, and whether they are permitted by-right (without discretionary action) or with a conditional use permit (CUP). The City's Municipal Code is available online: (https://www.codepublishing.com/CA/CarmelbytheSea/).

Table B-2 Residential Uses Permitted by Zone

Residential Use	Residential Zoning Districts		Commercial Zoning Districts			Public and Quasi-Public Districts (Park and Recreation & Other Public Districts)		
	R-1	R-4	CC	SC	RC	P-2	A-2	A-3
Single-Family	P	P	C-L-5	C	C	P-L-1	-	-
Accessory Dwelling Units								
Accessory Dwelling Unit (Interior)	P	P	—	—	—	—	—	—
Accessory Dwelling Unit (New Structure)	P	P	—	—	—	—	—	—
Class I Accessory Dwelling Unit	P	–	—	—	—	—	—	—
Class II Accessory Dwelling Unit	P	–	—	—	—	—	—	—
Studio	P	P	—	—	—	—	—	—
Guesthouse (Noncommercial)	C	–	—	—	—	—	—	—
Multifamily Dwellings								
0-22 dwelling units/acre	–	P	P	P	P	–	–	–
22 dwelling units/acre	–	C				–	–	–
23-33 dwelling units/acre	–	C	C	C	C	–	–	–
34-44 dwelling units/acre	–	C	C	C	C	–	–	–
45-88 dwelling units/acre	–	-	C	C	C	–	–	–
Senior Citizen Housing	R-L-5	P	P	P	P	P-L-1	P	P

Residential Use	Residential Zoning Districts		Commercial Zoning Districts			Public and Quasi-Public Districts (Park and Recreation & Other Public Districts)		
	R-1	R-4	CC	SC	RC	P-2	A-2	A-3
Family Day Care								
Small Family	R-L-5	P	–	–	P	P-L-1	–	–
Large Family	–	C-4	–	C	C	P-L-1	–	–
Group Residential	–	C	–	–	–	–	–	–
Transient Rental, Legal Nonconforming	–	R-L-6	C-L-7	C-L-7	C-L-7	—	–	–
Transient Rental, Housing Incentive	–	R-L-7	C-L-8	C-L-8	C-L-8	—	—	–

Source: CMC Title 17 Zoning 2023

Key:

(P) permitted use classifications.

(L) use classifications that are permitted, subject to certain specific limitations noted by the number designations and listed at the end of Schedule II-1 (CMC Section 17.08.040) and Schedule II-B (CMC Section 17.14.030).

(C) use classifications permitted after review and approval of a conditional use permit by the Planning Commission. Conditions or standards may apply to these uses, noted by the number designations and listed at the end of Schedule II-1.

(–) prohibited

Residential Districts Specific Limitations and Conditions

R-L-1 Limited to advertising, consumer credit reporting, secretarial and court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair.

R-L-2 Allowed only on existing quasi-public use sites established prior to December 1, 1980, or added as an accessory use to such existing uses.

R-L-3 Limited to existing units established prior to January 1, 1967, and/or authorized by a use permit issued between 1967 and 1990. *Note: These provisions approved by voter referendum.

R-L-4 Limited to existing commercial spaces established prior to 1993 and occupied by commercial uses continuously since that time.

R-L-5 Limited to occupancy within a single-family residence.

R-L-6 Limited to permits approved prior to the adoption of Ordinance 2019-03.

R-L-7 Limited to transient rental units approved through the issuance of a conditional use permit as an incentive for the creation of new housing units. See CMC 17.14.040(W)(2)(b).

Commercial Districts Specific Limitations and Conditions

C-L-1 Limited to advertising, consumer credit reporting, secretarial court reporting, equipment maintenance and repair, personnel supply services, and nonretail computer services and repair. C-L-2. Allowed only as accessory use to gasoline stations and limited to a maximum of 300 square feet. No sales of alcohol are permitted. See CMC 17.14.040(D)(2) and (J)(2).

C-L-3 Any establishments with activities generating noise, odors, deliveries by large vehicles, high traffic by customers, or requiring large storage needs are not permitted.

C-L-4 Limited to offices for the following categories: operators of nonresidential buildings, apartment buildings, dwellings, real estate agents and managers, and title companies.

C-L-5 Limited to sites that are already developed with a single-family dwelling, or that were originally developed as, or used as, a single-family dwelling but have since been converted to another use. Existing single-family dwellings can be maintained, altered, repaired and/or redeveloped. R-1 district floor area ratio standards shall apply to these sites.

C-L-6 Subject to the same regulations as apply to other family residential dwellings in the same zone. C-L-7. Limited to permits approved prior to the adoption of Ordinance 2019-03.

C-L-8 Limited to transient rental units approved through the issuance of a conditional use permit as an incentive for the creation of new housing units. See CMC 17.14.040(W)(2)(b). Public and Quasi-Public Districts Specific Limitations and Conditions

P-L-1 Limited to the use and maintenance of existing buildings for nonprofit organizations, governmental buildings and uses, and residential use. P-L-2: Limited to facilities serving only park visitors and/or tenants of park buildings.

P-L-3 Limited to schools for theater arts.

P-L-4 Limited to workshops and classes connected with the arts.

P-L-5 Only as an accessory use, when in connection with any other authorized use.

Use Permits

The use permit (UP) (or conditional use permit (CUP)) requirement is implemented as an additional regulatory tool and adds extra regulations, review, and required findings, to a variety of development standards that affect multi-family development. The UP requirement for residential developments between 23 and 33 du/acre does not have specific findings creating uncertainty for developers of

housing projects. Densities between 34 and 44 du/acre also require a UP and special findings are outlined in Municipal Code Section 17.64.190 (Residential Construction at Densities Between 33 and 44 Units Per Acre). Because the City does not have an inclusionary zoning ordinance, the UP findings are used as a tool to require affordable housing within this density range. For example, in the R-4 District, residential projects with densities between 33 and 44 du/acre must provide at least 20 percent of all units for lower-income households, 10 percent of all units for very low-income households, or 50 percent of all units for senior housing. In the CC, SC, and RC Districts, residential projects with densities between 33 and 44 du/acre are eligible for State Density Bonus Law as set forth in Government Code Section 65915 et seq.

Residential projects with densities between 45 and 88 du/acre are also subject to a UP and special findings that require the project to be 100 percent affordable to lower-income households.

Municipal Code Section 17.14.150 Building Height requires a use permit for additional underground floors used for parking vehicles, storage and mechanical equipment. The additional use permit requirement can affect how much parking can be accommodated which limits the number of units, particularly for smaller projects, and affects the financial feasibility of the proposed development.

There are opportunities to reduce redundancies and facilitate residential construction while still enabling development to meet City regulations. Taking an overall critical look at the application of use permits and removing this permit requirement where it does not add any necessary regulations related to safety and welfare will remove a regulatory constraint that adds to residential developer uncertainty, extends the permit entitlement process, and overall residential development costs. The 6th Cycle Housing Element includes a program to eliminate unnecessary use permits.

Commercial Overnight Visitor Accommodation

Pursuant to Coastal Zone requirements, the City has recognized existing overnight visitor accommodation (hotel/motel/inn) as an important coastal visitor asset and economic base in the community. There are a number of older (some non-conforming) hotels/motels/inns in the R-1, CC, RC, and SC zoning districts, located in key areas of the City. These commercial establishments can be targeted for transition and the existing buildings rehabilitated converted to permanent multi- family residences.

In an effort to maintain a strong residential component within the City, the Municipal Code Section 17.56.060 includes numerical limits on the total number of hotel/motel/inn units; however, the numerical limits increase the value of the existing commercial units and act as a disincentive for older establishments to be refurbished into multi-family units. The limit also acts as a disincentive to add on-site employee housing because scarce square footage is more valuable as an overnight visitor accommodation use rather than a residential use that serves lower-income employees.

Enabling older overnight visitor accommodation commercial uses to relocate to more appropriate commercial sites while allowing the establishments to retain the current number of hotel/motel/inn rooms, would facilitate continued overnight tourism while diversifying the housing stock by requiring

the refurbishment of existing buildings to permanent rental housing. In order to encourage these properties to transition into permanent multi-family residences, and to retain the same number of existing overnight visitor accommodation rooms for coastal visitor access (as desired by the California Coastal Commission), the City will develop Program 1.1.F to incentivize both the transfer of development rights of overnight visitor accommodations to other appropriate commercial sites while requiring the conversion of existing overnight visitor accommodation properties to permanent rental multi-family residences.

Additionally, the City has several overnight visitor accommodation properties that would greatly benefit from incorporating affordable on-site employee housing. These new rental permanent residential units would alleviate the current lack of housing options that many lower-income employees who work at hotels/motels/inns in Carmel face. As an incentive to commercial overnight visitor accommodation property owners to provide on-site affordable employee housing, the City will offer an additional overnight accommodation room for every on-site housing unit created. This incentive will serve to increase affordable rental housing, offset the loss of revenues for the business owners, and maintain visitor-serving coastal access.

Overlay Zoning Districts

Overlay districts are zoning districts established by the City to carry out specific purposes. They are governed by a set of regulations that address specific subjects such as archaeologically significant resources or environmentally sensitive habitat areas. The City currently has overlay districts that address the following:

- Archeological significance;
- Parks;
- Beach and Riparian areas;
- Environmentally Sensitive Habitats;
- Annexed County Lots; and
- Downtown Conservation District.

Overlay districts can be constraints to development, or they can be used as a tool to encourage certain types of development. The existing overlays do not function as constraints to development.

Development Standards

With the exception of building heights, development standards in Carmel-by-the-Sea are typical for a small residential community. As for building heights, the City limits building heights to two stories above ground and 30 feet or less, which can render higher allowable densities (up to 44 du/ac with affordable housing) unachievable.

The City has discussed the possibility of increasing height limits, but community resistance to increasing the height limit has been consistent and is primarily based on a desire to protect the historic character of the downtown. Some community members have suggested allowing mezzanines as a third interior

story, if it could be accomplished without appearing as a three-story building. The Zoning Code permits multi-family dwellings in all commercial districts and existing underutilized commercial spaces can be repurposed for residential uses.

Table B-3, Residential Development Standards, summarizes residential development standards in Carmel-by-the-Sea.

Density, Building Intensity, and Height

Density, building intensity or floor area ratio (FAR), and building height are established in the Land Use Element and implemented by the Municipal Code. The following details allowed densities, building intensity, and heights in all residential districts (R-1, R-4, CC, SC, and RC).

Table B-3 Residential Development Standards

Zoning	Minimum Lot Area (sq ft)	Setbacks				Maximum Height[1,2,3]	Maximum Floor Area (sq ft)	Maximum Lot Coverage or Density (R-4)
		Front (in feet)	Minimum Side Yard (in feet)		Rear			
			Interior	Street Side				
Residential Districts								
R-1	2,500[1] 4,000	15	3	5	15	24 feet 2 stories	Less than 45 percent of the area of the building site[2] 2,400[3]	22% of the base floor area
R-4	4,000	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4,5]	N/A	No setback. 10 – if abutting R-1 or R-4	26 feet 2 stories	N/A	33 units/acre 44 units/acre with density bonus
Commercial Districts								
CC	N/A	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4]	N/A	No setback 10 – if abutting R-1 or R-4	30 feet 2 stories	N/A1	One story – 95% of the site area Two story – 135% of the site area 150% with 15% bonus
SC	N/A	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4]	N/A	No setback 10 – if abutting R-1 or R-4	30 feet 2 stories	N/A	One story – 95% of the site area Two story – 135% of the site area 150% with 15% bonus
RC	N/A	No setback. 5 – if across from R-4, RC; 7.5 across from R-1	No setback[4]	N/A	No setback 10 – if abutting R-1 or R-4	26 feet 2 stories	N/A	One story – 70% of the site area Two story – 80% of the site area 95% with 15% bonus

Source: CMC Title 17 2023

1. Lots of record in existence on February 4, 1948.
2. Applies to sites less than 4,000 square feet.
3. The maximum potential floor area on a site is the sum of the base floor area plus any bonus floor area. The City uses a sliding scale to determine maximum floor area and site coverage.
4. If abutting R-4 or RC district a side yard setback of at least 5 feet along at least 50 percent of each side property line. The remaining 50 percent requires no setback unless the faces a public street. Any site abutting R-1 district requires a setback of five feet along entire side yard.
5. Buildings shall not be less than six feet from any other buildings on the same site.

Floor Area Ratio

Floor Area Ratio (FAR) expresses the ratio of building square footage to land square footage and allows for flexibility in design as long as other development standards (such as height and setbacks) are compliant. The following are floor area ratio standards according to square footage in the R-1 District.

- On sites less than 4,000 square feet, the maximum base floor area cannot exceed 45 percent of the area of the building site;
- On sites between 4,000 and 10,000 square feet, the base floor area is restricted to less than 45 percent of the area of the building site. The following formula applies to calculate the exact allowed base floor area: Building Site Area (0.45 – ((Sq. Ft. Over 4,000) (0.02))/1,000; and
- On sites larger than 10,000 square feet, the base floor area is as stated in Table B-4. The maximum allowed floor area on any building site 22,000 square feet or larger cannot exceed 6,000 square feet.

Table B-4 R-1 District Base Floor Area and Bonus Floor Area Standards for Typical Lots

Site Area (Square Feet)	Base Floor Area (Square Feet)	Maximum Bonus Floor Area (Square Feet)	Maximum Total Floor Area* (Square Feet)
4,000	1,800	600	2,400
5,000	2,150	717	2,867
6,000	2,460	820	3,280
7,000	2,730	910	3,640
8,000	2,960	987	3,947
9,000	3,150	1,050	4,200
10,000	3,300	1,100	4,400
11,000	3,450	1,150	4,600
12,000	3,600	1,200	4,800
13,000	3,735	1,245	4,980
14,000	3,870	1,290	4,160
15,000	4,005	1,335	5,340
16,000	4,140	1,380	5,520
17,000	4,255	1,418	5,673
18,000	4,370	1,457	5,827
19,000	4,485	1,495	5,980

Source: City of Carmel-by-the-Sea Municipal Code Title 17
Notes *The "maximum total floor area" equals the base floor area plus the bonus floor area. The numbers in this column would require half of the total floor area to be located in a basement.

In an effort to maximize development of parcels zoned for R-4 uses, the City does not apply FAR as a restriction. Additionally, to encourage the development of multi-family rental units, sites of 4,000 square feet or less in area may be developed with apartments, condominiums, or a combination of both. On sites that are greater than 4,000 square feet or more in size, at least 50 percent of all residential units on the site must be provided as rental apartment units. This encourages the development of rental units and does not pose a constraint to multi-family rental housing.

In the Commercial Districts, the maximum floor area ratio is 10,000 square feet. The following are floor area ratio standards according to square footage in the Commercial Districts.

- CC and SC Districts: the basic floor area ratio allowed for one-story buildings is 95 percent of the site area and for two-story buildings is 135 percent of the site area. In addition to the basic floor area ratio, two-story buildings may qualify for a maximum 15 percent bonus, which allows a floor area ratio up to 150 percent of the site area.
- RC District: the basic floor area ratio allowed for one-story buildings is 70 percent of the site area and for two-story buildings is 80 percent. In addition to the base floor area ratio, two story buildings may qualify for a bonus of up to 15 percent, which allows a floor area ratio up to 95 percent of the site area.

Additionally, the City allows a floor area bonus for affordable housing projects in all commercial districts and the R-4 District as follows:

A. Moderate Income. Up to five percent for projects if at least 25 percent of the units in a housing project are reserved for persons of moderate income as defined in Chapter 17.70 CMC;

B. Low Income. Up to 10 percent for projects if at least 20 percent of the units in a housing project are reserved for persons of low income as defined in Chapter 17.70 CMC; or

C. Very Low Income. Up to 15 percent for projects if at least 10 percent of the units in a housing project are reserved for persons of very low income as defined in Chapter 17.70 CMC.

The City has utilized FAR to restrict the allowed building size of units as a means to retain a village-like character and as an attempt to yield more affordable residential units. However, despite units being smaller in size, the cost of labor and land value outweighs the potential for affordability.

Restricting the building size also renders larger proportions of lots undevelopable. The City should consider increasing the allowed FAR to increase the developability of land.

Density

As shown in Table B-5, maximum base densities range from 0-22 dwelling units per acre, and when density bonuses are enabled, up to 88 dwelling units per acre. The City's bonus density and density bonus allow higher densities in the Multi-Family (R-4) and Commercial Districts (CC, SC, and RC).

To enable residential development at higher densities, the City included Program 3.1.G, which establishes a minimum density of 22 dwelling units per acre and a maximum density of 40 units per acre for the R-4, SC, CC, and RC districts. This intention is rooted in facilitating a higher yield of units to enable the development of affordable residential units.

Table B-5 Maximum Density Standards

	Permitted Base Zoning	Bonus Density	Density Bonus
R-1 District	2-11 du/ac	-	-
R-4 District	0-33 du/ac* (up to 44 du/ac when affordable)	Up to 44 du/ac	-
CC District	0-22 du/ac* (up to 88 du/ac when 100 percent affordable)	-	Up to 88 du/ac
SC District	0-22 du/ac* (up to 88 du/ac when 100 percent affordable)	-	Up to 88 du/ac
RC District	0-22 du/ac* (up to 88 du/ac when 100 percent affordable)	-	Up to 88 du/ac

Source: City of Carmel-by-the-Sea Municipal Code 17.08.040; 17.64.190
Notes: *The City proposes Program 3.1.G to establish a minimum density of 22 dwelling units per acre to enable high densities in the multi-family and commercial districts.

The current maximum density standards for multifamily housing, which is permitted in the R-4, CC, SC, and RC Districts, poses a constraint to the development of affordable rental units due to the limited potential yield of units. This impacts the feasibility of affordable residential projects. To enable the development of affordable residential units at a higher yield, the City proposes to establish a minimum density of 33 dwelling units per acre to the base zoning for the R-4, CC, SC, and RC Districts. This minimum density will eliminate the underutilization of sites, resulting in a higher yield of residential units, which will increase the feasibility to develop affordable units.

Program 3.1.G establishes and monitors the amendment to the Municipal Code to establish the minimum density to the aforementioned districts.

Lot Coverage

As shown above in Table B-5, maximum lot coverage varies according to zoning district. The R-1 District is the most restrictive in lot coverage, allowing a maximum of 22 percent of the base floor area. The R-4 District does not define lot coverage, rather the City utilizes a maximum density of up to 33 dwelling units per acre, or up to 44 dwelling units per acre when using a density bonus. The CC and SC Districts both allow a maximum lot coverage of 95 percent of the site area for one-story buildings; 135 percent of the site area for two-story buildings; and 150 percent of the site area with a 15 percent bonus. The RC District allows a maximum lot coverage of 70 percent of the site area for one-story buildings; 80 percent of the site area for two-story buildings; and 95 percent of the site area with a 15 percent bonus.

The City's development standards for lot coverage in the R-4 District poses a considerable constraint on the development of affordable residential units. However, the City proposes to establish a minimum density of 33 dwelling units per acre for the base zoning, to increase the density and allowed lot coverage on sites. As previously stated, establishing a minimum density will eliminate the under-utilization of sites, resulting in a higher yield of residential units, which will increase the feasibility to develop affordable units. Program 3.1.G establishes and monitors the amendment to the Municipal Code to establish the minimum density to the aforementioned Districts.

Height

As shown in Table B-6, maximum base height ranges from 18 to 30 feet and a maximum of two stories are allowed in the City's residential and commercial districts. Maximum height, coupled with FAR, was specifically determined on a neighborhood basis to character and scale, either to preserve existing lower density neighborhoods or encourage medium-density development, such as in the Commercial District.

Table B-6 Maximum Height Standards

	R-1 District	R-1-BR District	R-1-PO District	R-4 District	RC[3]	CC[3]	SC[3]
Number of stories allowed	2	2	1[1]	2[2]	2	2	2
Roof height of first story (ft)	18	18	18	-	-	-	-
Roof height of second story (ft)	24	18	24*	26	26	30	30

Source: City of Carmel-by-the-Sea Municipal Code Title 17
Notes:
1. See CMC 17.20.100, Required Planning Commission Review, and CMC 17.20.110, Review Criteria
2. Block 37, Lots 3, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22 and 24 within R-4 District require development approval by Planning Commission due to potential effects on significant coastal viewshed (CMC 17.12.050).
3. Building sites which face, abut or adjoin any property in the R-1 district shall be limited to a height of 24 feet (CMC 17.14.150).

The R-1 District permits a maximum height of 24 feet. The R-1 Park Overlay District has specific development standards for two story developments. The Planning Commission must make the following required findings for approval:

1. That due to the topography of the site relative to the adjoining park or open space land, the proposed building would not exceed the height or bulk of an 18-foot one-story structure built on a site at the same grade as the adjoining park or that topography and height are irrelevant because of the location of the building on the site avoids view of the buildings from the park; and

2. That those portions of the building visible from the park will exhibit a human scale and residential character through the use of simple building forms and natural materials that will not detract from the enjoyment of the park or open space by the public.

These required findings have not been a constraint to development within the City.

The R-1 Beach and Riparian Overlay District has the lowest maximum height standard at 18 feet. This Overlay District serves to provide review standards applicable to public and private property development located near public beach lands to ensure proposed development is compatible with the City's coastal resources and the State's Coastal Act (CMC 17.20.120).

The R-4 District permits a maximum height of 26 feet. Specific requirements pertaining to viewsheds may apply to new developments in the R-4 District (CMC 17.12.050). This is due to the City's proximity to the coast and areas designated with significant coastal views. Development approval by the Planning Commission is required if development is located in Block 37, including Lots 3, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 20, 21, 22, and 24 (CMC 17.12.050). The review process includes the following finding.

- No structure shall be approved for construction and no vegetation shall be planted or maintained within the viewshed at a height that exceeds the 350-foot contour elevation as referenced on the topographic survey dated June 1983 by Clayton B. Neill Jr. (W.O. #6415) (CMC 17.12.050).

The review process and required findings are minimal and developed in accordance with the Local Coastal Program. To ensure height allowance does not impede residential development in the R-4 District in the future, the City should evaluate the impacts of increasing the height allowance.

Currently, the Municipal Code does not pose an undue constraint to the development of multifamily residential units.

The Commercial District (RC, CC, SC) permits a maximum height of 30 feet. All newly constructed second story floor area, including area in new buildings, remodeled buildings and replacement, rebuilt or reconstructed buildings, shall be occupied by residential dwellings only and shall not be used for any commercial land use (CMC 17.14.050F). This requirement for second story development in the Commercial District has resulted in recent residential development and conversations with interested property owners, as many properties within the Commercial District are in need of remodeling. Therefore, the Municipal Code does not pose an undue constraint on residential development in the Commercial District.

Open Space Courtyards and Intra-Block Walkways

The City's development standards related to open space courtyards and intra-block walkways have been developed to conserve the City's unique charm and design character. As a result, the City has established regulatory processes for the construction of new and alterations to existing courtyards and intra-block walkways. Courtyards and intra-block walkways are permitted in the Commercial District (CC, SC, RC).

Courtyards are defined as an open space on private property that is linked to an adjoining sidewalk or walkway in such a manner as to encourage public access. Courtyards are required to be enclosed on at least two sides by buildings and must remain open to the sky. The City allows a floor area bonus for courtyards with a minimum width of 20 feet and a minimum area of 400 square feet.

Intra-block walkways are defined as publicly accessible ground level pedestrian paths providing a connecting route between two or more different streets around a block. The City allows a floor area bonus for intra-block walkways with a minimum width of four feet.

All proposals to alter the size, location or configuration of a courtyard or intra-block walkway require review by the Planning Commission. Generally, such changes are approved only if the Commission finds that the proposed change would be an improvement over existing conditions such as improving public access, allowing for creation of new or better link with courtyards or walkways nearby or eliminating a safety hazard. Existing courtyards and intra-block walkways are not to be removed. This review process includes a single hearing, which can be completed concurrently with design review.

The City's current development standards for courtyards and intra-block walkways may pose some level of constraint to the development of affordable residential units based on the requirement of Planning Commission review. However, with new construction, the development of courtyards and intra-block walkways will likely improve existing conditions and therefore be approved with ease.

Development standards related to courtyards and intra-block walkways have not impeded development, resulted in fewer units or lower density development in the City. Currently, the City has three ongoing multi-family rental projects that incorporate courtyards and or intra-block walkways: Ulrika Plaza, Scandia Lopez/Hakim, and JB Pastor.

The Ulrika Plaza project is fully entitled and advancing towards development, with building permits anticipated by May 2024. This project aims to develop 12 market-rate rental residential units.

Similarly, the Scandia Lopez/Hakim project is fully entitled, and building permits are in development and expected to be submitted by June 2024. This project is designed to introduce an additional three new rental residential units to the historic Percy Parkes Building. The project did not include any incentives, concessions, or bonuses. The project did benefit from an existing code provision that waives on-site parking in the Central Commercial District.

Regarding the JB Pastor project, the developer has requested a preliminary review by the Planning Commission to gather feedback on the design before submitting a formal application. This project aims to develop eight market-rate rental residential units.

Overall, the development standards related to courtyards and intra-block walkways have not discouraged development within the City.

Parking Requirements

The City's parking requirements are generally in line with typical parking requirements. In the R-1 District, 1 on-site parking space per dwelling must be provided on sites of 8,000 square feet or less in area and 2 on-site parking spaces per dwelling on sites larger than 8,000 square feet in area. One parking space must be provided for each guesthouse. (CMC 17.10.030(F)(1)).

Under the current Municipal Code, R-1 zone sites with Class II accessory dwelling units (accessory dwelling units that are legal nonconforming units that were established prior to April 5, 1988) are required to provide a minimum of one parking space on-site at the time of approval. Upon enlargement or improvement of a Class II unit, one parking space each for the primary dwelling on the site and for the accessory dwelling unit are required. Improvements to accessory dwelling units are allowed even if one or both parking spaces encroaches into a setback. Accessory dwelling units built after 1988, or that were improved, are required to provide one parking space behind all setbacks for the accessory dwelling unit and are required to comply with all parking requirements established in Chapter 17.38 CMC, Off-Street Parking Requirements, for other development on the site.

The City's ADU ordinance was last updated in 2017 (Ord. 2017-10 § 1 (Exh. A), 2017). The City is in the process of updating its ADU Ordinance to incorporate state laws that have expanded since 2017,

and to clarify the ADU permitting process for property owners. The City intends to remove all parking requirements for ADUs in the updated ADU Ordinance. Program 1.1.H establishes and monitors the implementation of Municipal Code amendments related to ADUs (see Chapter 2).

Table B-7 summarizes off-street parking requirements as shown in Table A of CMC 17.38.020, for all uses, projects, developments and redevelopments; note that accessory dwelling units are not included in Table A of CMC 17.38.020 but are included in Table B-7 below. The parking requirements outlined in Table B-7 fully satisfy parking requirements for individual projects.

New projects or developments shall only be allowed when meeting all parking requirements of this chapter and the requirements of any conditional use permit, subdivision approval or specific plan applicable to the property. Proposed uses within existing buildings may replace existing uses as long as any existing parking deficiencies on the property are not increased by the replacement. Proposed additions of floor area, new shops or dwelling units, or other similar changes in land use resulting in a net increase in parking requirements, as set forth in this chapter, shall provide all required parking generated by the new activities on the site. Parking can be provided on-site, off-site, or through payment of in-lieu fees.

Table B-7 Minimum Off-Street Parking Requirements

Land Use	Basis for Requirement	Land Use District Parking Factors			
		CC	SC	RC	R4
Permanent Residential Use	Spaces per Dwelling Unit	1	1	1.5	1.5
Accessory Dwelling Units	Spaces per Dwelling Unit	0	0	0	0
Affordable Housing for Moderate-, Low- or Very Low-Income	Spaces per Dwelling Unit	1/2	1/2	1/2	1/2
Senior Housing, Cooperative Housing or Group Care Facilities	Spaces per Dwelling Unit	1/3	1/3	1/3	1/3
	Guest Spaces per Each Four Full Units	1	1	1	1
Nursing Home or Other Resident Care Facility	Spaces per Patient or Resident	N/A	1/3	1/3	1/3
Commercial Retail or Service Uses Not Otherwise Specified in This Table	Spaces per 600 Square Feet of Commercial Floor Area or per Business/Shop Space, whichever is Greater	1	1	1	1
SIC 701: Hotels and Motels	Spaces per Rental Unit, Including Manager's Unit	1	1	1	1

Source: CMC 17.38.020(C) Table A: Minimum Parking Requirements
Note: The City follows State ADU law. When an ADU is created through the conversion of a garage or carport, replacement of the off-street parking space(s) are not required. Additionally, because parking is not required to be provided for ADUs located within one half-mile walking distance of public transit, ADUs in Carmel-by-the-Sea do not require parking.

Parking costs contribute significantly to the cost of development in Carmel-by-the-Sea and this flexibility often makes affordable housing more feasible. The City has adopted a reduced parking requirement from one space to one-half space per dwelling unit for affordable housing units (Program 1.1.B, see Chapter 2). This program also establishes waived parking requirements for affordable housing units in the CC District and reduced parking standards for senior housing developments. Program 3.1.E establishes reduced parking requirements for affordable residential development,

including waiving in-lieu fees for affordable units. As a result of these concessions, potential constraints to development associated with existing parking standards will be reduced.

Cumulative Impacts

Overall, the City's existing land use controls may pose potential constraints on the development of affordable housing as a result of limited building size; limited maximum density and lot coverage standards in the R-4 District; limited height standards in the R-4 District; and open space and intra-block walkway review requirements for new development and altering existing structures. The City should consider the following to reduce potential barriers to developing affordable housing:

1. Currently, FAR requirements for the city's Commercial Districts do not pose a constraint to the development of multi-family housing. However, to ensure FAR does not result in the underutilization of parcels in the future, the City should consider increasing the allowed FAR;

2. The current maximum density standards for multi-family housing, which is permitted in the R-4 (max. 33 dwelling units per acre), CC, SC, and RC (max. 22 dwelling units per acre) Districts, pose a constraint to the development of affordable rental units due to the limited potential yield of units. This impacts the financial feasibility of affordable residential projects. The City includes Program 3.1.G to establish a minimum density of 22 dwelling units per acre and a maximum density of 40 dwelling units per acre for the base zoning in the R-4, CC, SC, and RC Districts (see Chapter 2);

3. Currently, development standards for maximum building height do not pose a constraint to the development of multi-family housing. However, to ensure height allowance does not impede residential development in the R-4 District in the future, the City should evaluate the impacts of increasing the height allowance;

4. While the City's parking standards do not inherently pose a constraint to development, parking costs generally impact the cost of development. To offset parking costs associated with development, the City has reduced parking requirements in the CC District for affordable housing units and senior housing units (Program 1.1.B, see Chapter 2). Additionally, Program 3.1.E reduces parking requirements in the R-4, RC, and SC Districts (see Chapter 2).

Objective Design and Development Standards

The City currently lacks a strictly objective set of design guidelines. Detailed design guidelines for the R-1 District and high-level design guidelines for commercial zones are presently in place; however, the current design guidelines include a mix of objective and subjective criteria. While the City's existing R-1 design guidelines are being updated this year, the City does not currently have plans to develop a set of strictly objective standards for multi-family or mixed-use projects.

The lack of "Objective Design Standards" currently poses a constraint to residential development. Guidelines that are subjective, or zoning districts that lack clear development standards, increase uncertainty and risk for housing developers. Objective Design Standards provide a measure of clarity that proposed developments will be measured against and provide the community with assurance that developments will conform with measurable objective standards. The City proposes to develop objective design standards for mixed-use and multi-family residential projects that include affordable housing.

Zoning for a Variety of Housing

California Housing Element Law requires the housing element to provide for a variety of housing types including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing (Government Code §65583 and §65583.2). Providing development opportunities for a variety of housing types promotes diversity in housing price, style, and size, and contributes to neighborhood stability by offering more affordable housing and accommodating a diverse income mix. Table B-2 (above) shows the housing types permitted in Carmel-by-the-Sea.

Single-Family Dwelling Units

A single-family dwelling is defined as any building containing or more habitable rooms with facilities for living, sleeping, cooking, and eating and containing no more than one kitchen (CMC 17.70).

Single-family dwelling units are permitted in all residential districts (R-1 and R-4); conditionally permitted in commercial zones (CC, SC, and RC) and public and quasi-public Districts.

Multifamily Dwelling Units

A multifamily dwelling is defined as a building or group of buildings on a single building site that, in whole or in part, is designed for, or occupied by, members of two or more families dwelling independently of each other in separate areas or units.

Multifamily and duplex housing units constitute approximately 13 percent of Carmel's housing stock. Multifamily dwelling units between 0-22 dwelling units per acre are permitted in the R-4, CC, SC, and RC Districts. Multifamily dwelling units between 22-44 dwelling units per acre are conditionally allowed in the R-4 District, and up to 88 dwelling units per acre is conditionally allowed in the CC, SC, and RC Districts.

The conditional use permit (CUP) for residential developments greater than 22 dwelling units per acre is a development constraint to higher density development. Site design review is required for multifamily projects, and the CUP process adds very limited value to the review process for projects of this size and scale. To lessen this regulatory constraint, the City will amend the Code to eliminate unnecessary use permits (Program 1.4.A, see Chapter 2).

Accessory Dwelling Units (ADUs)

An accessory dwelling unit (or ADU) is defined as an attached or detached residential dwelling which provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation, which is located on the same parcel as a single-family dwelling (CMC 17.68.030). Based on their relatively small size, and because they do not require paying for land or major new infrastructure, ADUs and Junior ADUs (JADU) are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible. Additionally, the City has a high rate of second home (vacation) ownership. Encouraging ADUs and JADUs may be appealing to second homeowners because ADUs will provide a higher level of security to the property if there is a full-time resident, and will add an income stream to a property that lies vacant for a high proportion of the year. Most importantly, ADUs and JADUs can provide much-needed affordable smaller housing units.

The City's ADU ordinance was last updated in 2017 (Ord. 2017-10 §1 (Exh. A), 2017). Carmel-by- the-Sea is currently following the requirements of State law in the review and approval of ADUs and JADUs. The City is in the process of updating its ADU Ordinance to incorporate state laws that have expanded since 2017, and to clarify the ADU permitting process for property owners.

In recent years, the California Legislature has passed a series of bills aimed at encouraging single- family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. The State passed legislation in 2017, 2019, 2020, and 2021 to further assist and support the development of ADUs, including by- right approval for units less than 800 square feet. ADUs are also permitted in commercial structures per state law.

The City permits one guesthouse on sites of 6,000 square feet or greater upon approval of a use permit. Guesthouses shall contain no food preparation facilities of any kind, but are permitted to have a bathroom with a toilet, sink and bathing facility. A guesthouse on any building site may be converted to an accessory dwelling unit, generally requiring the permitting of kitchen sink and facilities. Converting existing guesthouses to fully functional ADUs, or JADUs, represents a cost- effective method to increase the City's housing stock, requiring only a building permit. These opportunities could be strong candidates for prioritization of the City's limited water distribution.

The City is also exploring the development of standardized pre-approved ADU plans. Standardized plans can eliminate the costs of designing a custom ADU, and assures property owners the unit type and size is already approved by the City. Pre-approved plans can also make construction more affordable if the designs are using materials that are easily sourced and standard-sized.

The City of Carmel-by-the-Sea has included Program 1.1.H to establish and monitor the amendment of its Municipal Code to be consistent with ADU and JADU state law, and develop standardized ADU plans (see Chapter 2).

Manufactured Housing / Mobile Homes

State law requires manufactured homes be permitted equally anywhere that single-family homes are permitted. Mobile homes are an affordable homeownership for farmworkers and other very low-, low-, and moderate-income households.

There are no mobile home parks located in Carmel-by-the-Sea. The City permits mobile homes on a permanent foundation as a single-family residential use, subject only to the design review requirements as any other single-family residential use in the same zone pursuant to state law California Government Code §65852.3. Such housing is subject to the same development standards and design review criteria as traditional forms of housing construction. The City has included Program 1.3.C to establish and monitor the amendment of the Municipal Code to clarify this type of housing as a permitted use in the R-1 District.

Group Homes

The Zoning Code defines group residential as "Shared living quarters without separate kitchens or bathrooms for each room or unit, including boardinghouses, dormitories, and private residential clubs, but excluding guesthouses." As described above, state-licensed group homes are permitted under the regulations for Community Care Facilities and Residential Care Facilities. Unlicensed group homes are not currently identified as a permitted use in any zoning district.

The City has not identified any zoning or other land-use regulations that could discriminate against persons with disabilities or impede the availability of such housing for these individuals. Examples of the ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting procedures are:

- As discussed above, the City Zoning Code allows residential care facilities for six or fewer persons subject to the same standards and procedures as apply to other residential dwellings of the same type in the same zone;
- The City has also adopted reduced parking requirements (0.33-space per unit or bed) for Senior Housing, Cooperative Housing, Group Care Facilities, Nursing Homes and Other Residential Care Facilities. Retrofitting of dwellings to meet the needs of persons with disabilities is also an eligible activity under the City's Housing Rehabilitation Program. Construction and rehabilitation activities are also subject to the Federal Americans with Disabilities Act requirements and the City is active in promoting ADA compliance; and
- The City defines family as "an individual or two or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities," which is consistent with state law.

Single-Room Occupancy (SRO) Units

Single room occupancy (SRO) housing are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must

contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other.

The City's Zoning Code does not explicitly define single room occupancy housing, although CMC 17.08.050(F) allows guesthouses, studios, and multi-family units as small as 400 square feet. The Code also requires that all multi-family projects of three or more units include a mix of unit sizes, and at least 25 percent of all units are required to be 400 to 650 square feet in size. The City has included Program 3.3.D to establish and monitor the amendment of the Municipal Code to codify SROs.

Transitional and Supportive Housing

Transitional housing is generally defined as a facility that provides shelter for homeless individuals, and generally involves integration with other social services and counseling programs to assist in the transition of self-sufficiency through the acquisition of permanent income and housing. Transitional housing is temporary housing (generally six months to two years) for a homeless individual or family who is transitioning to permanent housing. This housing can take several forms, including group housing or multi-family units, and often includes a supportive services component to allow individuals to gain necessary life skills in support of independent living. There are no known transitional housing facilities in the City.

Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after- school tutoring, career counseling, etc.

The City's Municipal Code permits transitional and supportive housing by-right in all districts that permit residential uses including the CC, SC, RC and R-4 Districts, regardless of the number of persons the facility serves compliant with SB 2 passed in 2007. The City has included Program 3.3.A to establish and monitor the amendment of the Municipal Code to further clarify transitional and supportive housing in the R-1 district as a permitted use.

Emergency Shelters

Emergency shelters are generally defined as a facility which provides immediate short-term housing for homeless individuals.

Emergency shelters for the homeless is defined as a residential facility, lodging house, or dwelling, where no rent is paid, that provides temporary accommodation to homeless persons and/or families. Pursuant to Senate Bill (SB) 2, jurisdictions with an unmet need for emergency shelters are required to identify a zone(s) where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. The identified zone must have sufficient capacity to accommodate the shelter need, and at a minimum provide capacity for at least one year- round shelter. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters.

There are no emergency shelters or homeless services located in the City. However, the Zoning Code allows siting of emergency shelters as community social service facilities, which are defined in CMC 17.68 as "Any noncommercial housing facility, such as homeless shelters or emergency shelters, which may also provide meals, showers, and/or laundry facilities. Specialized programs and services related to the needs of the residents may also be provided. This classification excludes transitional housing facilities that provide long-term living accommodations." Community social service facilities are permitted by-right in the CC, SC, and RC districts (CMC 17.14.030, Schedule II- B) as well as with a CUP in the R-1 and R-4 districts (CMC 17.08.040, Schedule II-1) and A-3 District (CMC 17.18.070, Schedule II-D). Residential uses are permitted in all of these Districts.

In addition, shelters for families and single women with children are permitted at all churches in the community as a part of their social outreach functions. Religious facilities are conditionally permitted in the R-1 district (only on existing quasi-public use sites established prior to December 1, 1980, or added as an accessory use to such existing uses) and allowed with a conditional use permit (CUP) in the RC district.

AB 2339 passed in 2022, expands the definition of emergency shelters to include low barrier navigation centers and bridge housing. AB 2339 also requires that the zone(s) permitting emergency shelters by-right be zones that are also suitable for residential uses.

As described in Appendix A – Housing Needs and Fair Housing Report, the 2022 *Monterey Homeless Count and Survey Comprehensive Report* prepared by Applied Survey Research estimated there was only one transient resident in the City as of 2022 who is presently being sheltered at a local religious facility. AB 2339 provides a general guidance of 200 square feet per person. A site area of approximately 2,000 square feet (0.04 acres) would be sufficient to house up to 10 people, and therefore accommodate the City's homeless population of one person. Overall, a total of 39-acres in the City are zoned for commercial uses (CC, SC, and RC). As later shown in Appendix C –Sites Inventory, the Sites Inventory identifies approximately 1.54 acres of underutilized CC, SC, and RC sites in the Commercial District. Specifically, 11 of these sites are larger than 0.04 acres, which would be appropriate for a small sized shelter facility and adequate to accommodate the City's one unsheltered homeless resident, and up to a maximum of 10 people.

New shelters are often installed through adaptive reuse of existing buildings rather than through new construction due to costs and funding limitations. The CC, SC, and RC zones contain older commercial uses that may be renovated for other purposes such as emergency shelters. Recently, the City has seen an uptick in renovations and second-floor residential additions in the Commercial District. The CC, SC, and RC sites are centrally located along major transportation routes, and therefore have access to public transportation and services in the community, including faith-based organizations that offer assistance to the needy. As discussed in Appendix A – Housing Needs and Fair Housing Report, the majority of resources for persons experiencing housing insecurity are provided at the county level and by non-profits located outside of Carmel-by-the-Sea due to a lack of need in the city and limited resources at the city level. Existing resources within the region include the following:

- The Carmel Foundation – Located at the Southeast Corner of 8th and Lincoln Street in Carmel- by-the-Sea, the Foundation provides services to resident aged 65 and older who have limited financial resources. Services provided by the Foundation include, blood pressure checks, health counseling, low-income housing, legal services, etc.
- Community Human Services: Super Kids/Super Teens Mental Health Services – Located at 835 Forest Avenue, Pacific Grove, the organization provides school-based counseling to elementary, middle school, and high school students. The organization's services are free of charge and include individual and group counseling, consultation with parents, education workshops, and information.
- Community Human Services: Safe Place Youth Shelter and Navigation Center – Located at 590 Pearl Street, Monterey, the organization provides assistance and resources to youth aged 18 to 24, including street outreach, survival aid, temporary shelter, counseling, family reunification, and aftercare. The organization provides weekly meals; crisis intervention; food, clothing, and hygiene products; drug and alcohol education; and life skills education.
- Community Human Services: Casa de Noche Buena – Located at 1292 Olympia Avenue, Seaside, the organization provides services to women and families with children, including shelter, melas, and various supportive services designed to lead to permanent housing.
- Monterey County Mobile Clinic – Available at several locations throughout Monterey County, however, the nearest locations are at The Salvation Army Day Center at 800 Scott Street in Sand City and Gathering for Women at 147 El Dorado Street in Monterey. The mobile clinic is available at The Salvation Army Day Center in Sand City every fourth Tuesday and available at Gathering for Women in Monterey every second Tuesday. Services provided include general dentistry and emergency dental care, and medical services such as preventive care, women's care, and acute and chronic condition management.

To clearly identify emergency shelters as a permitted use in the CC, SC, and RC districts (CMC 17.14.030), the City has included Program 1.3.E to establish and monitor an amendment to the Municipal Code to define emergency shelters in compliance with AB 2339 Statutes of 2022, and to clearly state they are a permitted use by-right, requiring no discretionary review in the CC, SC, and RC commercial districts.

Low Barrier Navigation Centers

Assembly Bill (AB) 101, adopted in 2019, requires approval by-right of low barrier navigation centers that meet the requirements of state law. A "Low Barrier Navigation Center" is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. If the City receives applications for these uses, it will process them as required by state law. Program 3.3.B has been included in the element to develop by-right procedures for processing low-barrier navigation centers.

Community Care Facilities

To maintain compliance with the Lanterman Developmental Disabilities Services Act (Lanterman Act), the City currently permits small licensed residential or community care facilities serving six or fewer individuals in all residential zoning districts by-right and licensed facilities serving seven or more individuals in all residential zoning districts with approval of a Conditional Use Permit (CUP). Larger community care facilities (greater than six persons) may be required to meet certain conditions, including restrictions on hours of operation, security, loading requirements, and management. These conditions are comparable to all similar uses within the designated zoning district and would not impose constraints to the development of care facilities. The City will amend the Municipal Code to address unlicensed residential care facilities with seven or more persons (Program 3.3.C).

Senior Housing

As previously noted, several zoning districts within the City already permit and accommodate for senior housing. The A-2 zoning district (Cultural and Community District, i.e., the Sunset Center) and the A-3 zoning district (Senior Citizen Facility District) permits by-right housing for seniors.

Constraints for People with Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. The City adopted a reasonable accommodation policy (City Council Policy C11-01) in July 2011. This policy provides a reasonable accommodation in the land use and zoning context to ensure equal access to housing and facilitate the development of housing for individuals with disabilities. The policy provides individuals with disabilities or developers of housing for people with disabilities flexibility in the application of land use, zoning and building regulations, policies, practices and procedures.

Since 2015, the City has approved seven applications for reasonable accommodations ranging from allowing a pig as a companion animal to a person with a disability, additional site coverage for pathways and driveways, an exterior wheelchair lift, and the provision of a walk-in shower in a detached artist studio. The following findings have not been a constraint to accommodating requests for exceptions to land use, zoning, and building regulations, policies, practices, or procedures.

The City's reasonable accommodation policy contains the following five required findings:

1. That the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws; and
2. That the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws and cannot reasonably be accomplished without special accommodations; and

3. That the requested accommodation will not impose an undue financial or administrative burden on the City; and

4. That the requested accommodation will not require a fundamental alteration in the nature of the City's land use, zoning, building or Local Coastal Program; and

5. That the requested accommodation will not result in a significant and unavoidable negative impact on adjacent uses or structures.

The findings requirement, "that the requested accommodation will not result in a significant and unavoidable negative impact on adjacent uses or structures" is a discretionary standard that could impose constraints on improvements to make housing accessible to persons with disabilities. To eliminate subjectivity in the review of requests for reasonable accommodations, the City will amend the Municipal Code to remove the findings requirement for requested accommodations stating, "the requested accommodation will not result in a significant and unavoidable negative impact on adjacent uses or structures." Program 3.2.A will establish and monitor these amendments to the City's Municipal Code.

Requests for reasonable accommodation are typically reviewed by the Director of Community Planning and Building. However, if the approval does not require review by a City Board, Commission, or Council, the Director may refer the request to the Planning Commission.

Reasonable accommodation requests are reviewed by the Planning Commission if the request is part of a new development. However, this is not typical for Carmel-by-the-Sea and all requests received have been reviewed at a staff level with the development permits. As set forth in CMC Chapter 17.54, any decision to approve, deny, or conditionally approve any permit made by the Director, City Forester, Planning Commission, or Historic Resources Board may be appealed by any aggrieved party. Municipal Code Chapter 17.70 defines an "aggrieved party" as "any person who, in person or through a representative, appeared at a City public hearing in connection with the decision or action appealed, or who, by other appropriate means prior to a hearing, informed the City of the nature of his/her concerns or who for good cause was unable to do either (i.e., defective notice). "Aggrieved person" includes the applicant for a permit." If the final reviewing authority is the City Council, the decision shall be final.

To address potential obstacles in the approval process for requests for reasonable accommodation, the City has included Program 3.2.A. This program proposes an amendment to the definition of aggrieved parties in the Municipal Code. An exception for reasonable accommodation appeals will limit the parties eligible to appeal a request for reasonable accommodation to the applicant or the personal beneficiary.

Community Care Facilities

The City currently permits community care facilities in several zoning districts. Community care facilities refers to facilities providing non-medical care and supervision under license from the California Department of Social Services. This classification excludes hospitals, residential care facilities,

family day care homes, day care centers, and transitional housing. Community care facilities are permitted in the CC, SC, and RC districts as well as by conditional use permit in the R-4 district.

To encourage the development of community care facilities, the City has included Program 1.4.A to establish and monitor the elimination of use permit requirements for licensed community care facilities of seven or more persons (see Chapter 2).

Residential Care Facilities

Residential care facilities include facilities that are licensed by the State of California to provide living accommodations and 24-hour, primarily non-medical care and supervision for persons in need of personal services, supervision, protection, or assistance. Living accommodations are shared living quarters with or without separate kitchens or bathrooms for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or nonprofit institutions.

The City defines Residential Care Facilities according to size or age as follows:

- Residential Care, General. A residential care facility providing 24-hour nonmedical care for more than six persons in need of personal services, supervision, protection, or assistance. This classification includes hospices, board and care homes, and similar establishments that are licensed by the State of California. These types of facilities are conditionally permitted in the SC and RC Districts.
- Residential Care, Limited. A residential care facility providing 24-hour nonmedical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed for residential care by the State of California. These types of facilities are subject to the same regulations as applied to other family residential dwellings in the CC, SC, and RC Districts. In the R-1 District, they are permitted as single-family homes. In the R-4 District, they are permitted by-right with no restrictions.
- Residential Care, Senior. A residential care facility providing 24-hour medical or nonmedical care for more than six persons 60 years of age or older in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. This classification includes nursing homes for the elderly, life care or continuing care homes, and similar facilities licensed for residential care by the State of California. These types of facilities are conditionally permitted in the SC, RC, and R-4 Districts.

The following include general findings required for all conditional use permits:

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; and

7. That the proposed use will not generate adverse impacts affecting health, safety, or welfare of neighboring properties or uses.

In addition to the general findings for all use permits listed above, use permits for commercial uses also require all of the following findings:

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; and

3. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 §1, 2004).

The review process for a CUP in the Commercial District includes one hearing of the Planning Commission. The required findings for a CUP in the Commercial District include a total of 10 required findings that the Planning Commission must make to determine eligibility. The required findings include subjectivity and may pose potential barriers to the development of licensed residential care facilities. Program 1.4.A establishes an amendment to the Municipal Code to remove subjectivity from the required findings for a CUP (see Chapter 2). Additionally, the program establishes the elimination of CUP requirements for licensed residential care facilities of seven or more persons (see Chapter 2). These modifications to the Municipal Code will remove potential constraints to the development of residential care facilities.

Short-Term Rentals

To preserve Carmel-by-the-Sea's residential character, no home or accessory dwelling unit may be rented for less than 30 consecutive days in a residential zoning district. This current restriction is intended to ensure that residential units are available for full-time residential use. The City has a high number of motels and hotels to service the tourism industry and transient guests.

Employee Housing Act

The housing needs analysis in Appendix A of this Housing Element indicates that there are no farmworkers or agricultural employment in Carmel-by-the-Sea. Accordingly, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

The City included Program 1.3.B to amend the Municipal Code in compliance with Health and Safety Code §17021.5, to define and permit employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone (see Chapter 2).

Site Plan and Design Review

Architectural design is important in Carmel-by-the-Sea. The historic character of Carmel's built environment has been shaped by decades of careful and deliberative design review (referred to as "design study" in Carmel) that addresses such features as site design, architectural style, building materials, color palettes, fenestration, tree placement, and landscaping. This attention to detail has resulted in a beautiful, forested village atmosphere that continues to capture the imagination of people from around the world who visit and even choose to make Carmel their home.

The same design review process that has contributed to Carmel becoming a world-famous destination, however, has also impacted its ability to provide housing for lower-income households and by extension housing for a less affluent and diverse population. In this way, Carmel has in some ways become a victim of its own success. Many of the actors, artists, and writers who made Carmel their home in the early 20th century came from modest beginnings and travelled to the area not to live in custom luxury homes, but to experience and become part of a "rich" artistic community. They came for inspiration, not exclusivity.

Part of the challenge, then, is for Carmel to find a way back to its roots – to provide space again for the next generation of the artistically gifted who have yet to make their mark on the world, a space that contains a full mix of incomes and backgrounds within which the artist can find meaning and inspiration.

The following subsection provides a detailed description of Carmel's design review process.

Residential Design Review Process

The City has two distinct permitting procedures for projects in the R-1 and projects in all other Districts (CC, SC, RC, and R-4). In the R-1 District, development is comprised of single-family residential projects, typically one custom luxury single-family home (as opposed to subdivisions with multiple residences). There are very specific objective and subjective design standards for single-family homes. Two public hearings at the Planning Commission are required: a Concept Review hearing and a Final Details hearing. In all other Districts, the permit procedure requires additional entitlements in the form of Use Permits but only one public hearing at the Planning Commission, as opposed to two for

single-family residences. Note the following two programs aimed to streamline mixed-use and multi-family residential projects.

Program 1.4.A: Eliminate Unnecessary Use Permits proposes to evaluate the current requirements for Use Permits and eliminate them where feasible to streamline mixed-use and multi-family residential projects in the CC, SC, RC, and R-4 Districts.

Program 1.4.B: Objective Design Standards proposes the creation of objective design standards for mixed-use and multi-family residential projects that include affordable housing. Reducing the number of entitlements required and developing objective design standards are expected to reduce the amount of time required to process housing projects. This is an opportunity for the City to express the design aesthetic that is important to preserving the character of the village while providing clear guidance to developers who desire to build in Carmel.

The typical residential development review process for Carmel-by-the-Sea generally falls under two design study "tracks": Track 1 and Track 2. A Design Study application is a discretionary review that can include both objective and subjective standards. A hearing is limited to single family projects that qualify as a substantial alteration, or additions greater than 10 percent of the existing floor area, or demolitions and new construction.

Residential Track 1 Design Study

Track 1 Major Design Study Applications are projects that can be approved at the staff level and typically do not require a public hearing. "Track 1 Major" projects are projects involving additions of less than 10 percent of the existing floor area, or projects with multiple minor components (Track 1 Minor) that together add complexity and require a more detailed review.

The Track 1 Major review is also limited to projects that: 1) do not require significant cuts to the roots/limbs of any "significant" or "moderately significant" trees; 2) do not require the demolition or substantial alteration of any dwelling unit; and 3) are sited and designed to protect public views to and along the ocean and scenic coastal access.

The major steps involved with a Track 1 Design Study Application are as follows:

1. Submit a Design Study Application – This is the formal project application.
2. Staff Review and Decision – Staff will review the application for completeness and consistency with the Zoning Code and the Residential Design Guidelines. The City Planning Division reviews applications for completeness within 30 days to comply with the Permit Streamlining Act. Carmel Municipal Code Section 17.52.020.D codified the Permit Streamlining Act and requires that within 30 days of the date the City receives any application for a development permit as defined by State law, the Department shall review the application to determine if it is complete and provide written notification to the applicant (see CMC 17.52.020.D). If the application is incomplete or inconsistent with the Zoning Code or the Design Guidelines, staff will notify the project applicant of the changes

that are required. If the application is complete and approvable, staff will notify the applicant that the application has been approved. If approved, an approval packet is completed and issued. The approval packet consists of (1) an Approval Letter, (2) Conditions of Approval, (3) a Notice of Approval, (4) an Affidavit of Posting of the Notice of Approval, and (5) stamped approved plans. The Approval Letter will inform the applicant if a Building Permit or Notice of Authorized Work is required.

3. Noticing/Appeal Period - The Notice of Approval is required to be posted on-site by the applicant for a 10-calendar day appeal period. For Track 1 Major projects, the approval notice is also mailed by the City to neighbors within 100 feet of the property.

4. Building Permit/Notice of Authorized Work – Following the end of the appeal period, and assuming no appeals are filed, the applicant may apply for either a Building Permit or, if not applicable, will receive a Notice of Authorized Work.

Residential Track 2 Design Study

Track 2 Design Study Applications are for new residential construction, large additions and substantial alterations that require Planning Commission approval. The purpose of the Track 2 Design Study is to promote orderly development, to ensure high quality neighborhood design that is harmonious with its surroundings, to implement the General Plan, and to preserve and promote the visual character of the City. The major steps involved with a Track 2 Design Study Application are as follows:

1. Submit a Preliminary Site Assessment Application – This is required for all Track 2 Projects. After the assessment is completed by Planning and Forestry staff, the applicant will move on to submitting their project application.

2. Submit a Design Study Application – This is the formal project application. Planning staff will review it for completeness and provide early feedback. The City Planning Division reviews applications for completeness within 30 days to comply with the Permit Streamlining Act. Carmel Municipal Code Section 17.52.020.D codified the Permit Streamlining Act and requires that within 30 days of the date the City receives any application for a development permit as defined by State law, the Department shall review the application to determine if it is complete and provide written notification to the applicant (see CMC 17.52.020.D).

3. Participate in a Forest and Beach Commission Hearing (if tree removal is proposed): A request to remove or prune a significant tree must be approved by the Forest and Beach Commission (FBC) prior to determining completeness of the application. The removal or pruning of any tree will require a separate tree removal application be submitted (Permit Type: Tree with Construction).

4. Install Staking and Flagging (story poles) – "Story poles" provide a visual representation of the proposed project for the public and the Planning Commission. The Coastal Act requires a visual analysis for new development within a coastal zone to ensure significant coastal

views are not obstructed – the entire city is within the coastal zone. Story poles not only reflect the scale of a project but also help to identify conflicts with surrounding significant trees, significant view impacts, and solar impacts. Story poles must be installed and heights certified by a California licensed surveyor or civil engineer at least 10 days prior to the scheduled Concept Hearing. To avoid having to relocate or reposition the story poles, it is recommended that story poles be installed after the application has been deemed complete.

5. Participate in a Historic Resource Board Hearing (properties located on the City's Inventory of Historic Resources) – Projects on historic sites are subject to additional review from a city- retained historical consultant and review by the Historic Resources Board (HRB) prior to consideration by the Planning Commission. The historic status of a property will be determined during the Preliminary Site Assessment, if not already documented.

6. Participate in a Concept Hearing – The Concept Review phase by the Planning Commission (PC) will address site planning, access, building massing and neighborhood design issues, such as privacy and view impacts. Projects are evaluated using both the development standards in the Zoning Code and the *Residential Design Guidelines – Introduction and Design Concept Review*.

7. Obtain a Volume Study – A volume standard was codified c. 2004 as an additional development standard for single-family residential homes to regulate mass and bulk. Each site is permitted a certain amount of exterior volume. Volume is defined as the total space occupied by all structures located above average grade. Following Concept acceptance by the Planning Commission, staff will send the architectural design plans to a City-retained architect/engineer to calculate the volume. A deposit will be collected at the time of application submittal and the unused balance will be returned to the applicant. The cost of a volume study averages $700.

8. Participate in a Final Details Hearing – In this review by the Planning Commission (PC), the project is reviewed for compliance with the City's *Residential Design Guidelines – Final Details Review*. Issues such as landscaping, architectural character, and exterior materials are evaluated.

9. Final Approval and Appeal Period – The Planning Commission's approval is subject to a 10-working-day appeal period. Story poles must remain in place until the appeal period has expired. At the conclusion of the appeal period, and assuming no appeals are filed, the applicant may proceed with submitting an application for a Building Permit. If an appeal is filed, the appeal will be considered by the City Council at the next available council meeting.

10. Decisions of the City Council are final unless the project is located within the Coastal Commission appeal jurisdiction. In such cases, the decision of the City Council can be appealed to the Coastal Commission. In the 5th Cycle, no housing projects were appealed to the Coastal Commission.

To remove potential barriers to the development of multi-family housing, the City has included Program 3.1.F, to amend the Municipal Code to allow 3-D modeling or other visual analysis in lieu of story poles for multi-family developments.

Commercial Design Review Process

Per CMC 17.58.030, Commercial Design Review, the City has established two tracks for design review of projects proposing new construction, alterations, rebuilds, additions, demolitions, and other exterior design changes in the Central Commercial (CC), Service Commercial (SC), Residential and Limited Commercial (RC) districts and the Multifamily Residential (R-4) district: Track One and Track Two. Several factors differentiate residential from commercial design review. Unlike residential development in the R-1 District, development in the CC, SC, RC, and R-4 Districts is not subject to a Preliminary Site Assessment, nor a Volume Study, and it is exceptionally rare for a project in the commercial zones to require review by the Forest & Beach Commission. In the 5th Cycle planning period, only one commercial development project (Del Dono II, in 2018) was required to go to the Forest & Beach Commission for a tree removal permit.

Additionally, while commercial development is subject to the City's *Commercial Design Guidelines* (2000) and, if located within Carmel Plaza, the *Carmel Plaza Storefront Design Guidelines* (2001), these guidelines are notably less stringent than the City's *Residential Design Guidelines*. As described in CMC 17.14, Commercial Zoning Districts, proposed projects need not strictly comply with every guideline to be approved, but deviations should be minor and reasonably related to good design principles and site conditions. The basic standard of review in the commercial district is whether the project constitutes an improvement over existing conditions.

Commercial Track One Design Review

The Director may approve Track One applications for design changes in all commercial zoning districts (CC, SC, and RC) and the R-4 district based on a determination that such projects comply with the Zoning Code and all applicable commercial design guidelines.

Commercial Track Two Design Review

The Planning Commission reviews and approves Track Two applications. This is a discretionary process for reviewing substantial design changes in commercial zoning districts and the R-4 district and involves one required public hearing. Substantial changes include but are not limited to the construction of new buildings, additions to existing buildings, new parking facilities, and installation of antennas. The major steps involved with a Commercial Track 2 Design Study Application are as follows.

1. Submit a Design Review Application – This is the formal project application. Planning staff will review it for completeness and provide early feedback. The City Planning Division reviews applications for completeness within 30 days to comply with the Permit Streamlining Act. Carmel Municipal Code Section 17.52.020.D codified the Permit Streamlining Act and requires that within 30 days of the date the City receives any application for a development permit as defined by State law, the Department shall review

the application to determine if it is complete and provide written notification to the applicant (see CMC 17.52.020.D).

2. Install Staking and Flagging (story poles) – "Story poles" provide a visual representation of the proposed project for the public and the Planning Commission. Story poles not only reflect the scale of a project but also help to identify conflicts with surrounding significant trees, significant view impacts, and solar impacts. Story poles must be installed and heights certified by a California licensed surveyor or civil engineer at least 10 days prior to the scheduled Hearing. To avoid having to relocate or reposition the story poles, it is recommended story poles be installed after the application has been deemed complete.

3. Participate in a Historic Resource Board Hearing (properties located on the City's Inventory of Historic Resources) – Projects on historic sites are subject to additional review from a city- retained historical consultant and review by the Historic Resources Board (HRB) prior to consideration by the Planning Commission. The historic status of a property will be determined as part of a Historic Evaluation application, if not already documented.

4. Participate in one Planning Commission Hearing – The Planning Commission (PC) will evaluate the project using the development standards in the Zoning Code and the *Commercial Design Guidelines (2000) and, if located within Carmel Plaza, the Carmel Plaza Storefront Design Guidelines (2001).*

5. Final Approval and Appeal Period – The Planning Commission's approval is subject to a 10- working day appeal period. Story poles must remain in place until the appeal period has expired. At the conclusion of the appeal period, and assuming no appeals are filed, the applicant may proceed with submitting an application for a Building Permit. If an appeal is filed, the appeal will be considered by the City Council at the next available council meeting.

6. Decisions of the City Council are final unless the project is located within the Coastal Commission appeal jurisdiction. In such cases, the decision of the City Council can be appealed to the Coastal Commission. In the 5th Cycle, no housing projects were appealed to the Coastal Commission.

As previously stated, to remove potential barriers to the development of multi-family housing, the City has included Program 3.1.F, to amend the Municipal Code to allow 3-D modeling or other visual analysis in lieu of story poles for multi-family developments.

Residential Design Approval Findings

As applicable to the project, the Planning Director, Historic Preservation Board, or the Planning Commission have authority to approve, approve with modifications and/or conditions, or deny an application for design review based on the following findings.

Findings for Design Review Approval

Prior to approving an application for design review in any district, the Planning Director, Historic Preservation Board or the Planning Commission must make the following findings.

1. Conform to the applicable policies of the General Plan and the Local Coastal Program;
2. Comply with all applicable provisions of the Municipal Code; and
3. Are consistent with applicable adopted design review guidelines (CMC 17.58.060).

Additional Findings for Design Review Approval in the R-1 District

The Planning Commission shall make all of the following findings before granting design review approval in the R-1 District.

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.
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 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.

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 a minimum of six feet from significant trees.

To eliminate potential subjectivity and provide clarity in the design review and development process, the City intends to adopt Objective Design and Development Standards for multi-family residential developments. Program 1.4.B establishes and monitors the creation and adoption process for the standards.

Forest and Beach Commission Review

Upon submittal of design study, building permit or other application for alteration of a property, the Forest and Beach Commission shall determine if the subject property requires the removal or pruning of a significant tree. A tree removal permit is required for trees on vacant lots or lots planned for new construction, alterations, or rebuilding that meet the following standards (CMC 17.48).

A. Removal, replacement, cutting down, or destruction of any tree identified on the Carmel-by-the-Sea Recommended Tree List (see LUP Appendix G2: Forest Management Plan) having:

    i. An average diameter of greater than two inches; or
    ii. A circumference greater than six and one-fourth inches, measured at a point four and one- half feet above the ground level.

B. Any alteration of a tree that would remove:

    i. Roots greater than two inches in diameter; or
    ii. Live limbs greater than four inches in diameter.

Removal of Pine, Redwood, Oak, and Cypress Trees When Not Related to Construction. A tree removal permit shall be required for the removal, replacement, cutting down, or destruction of any pine, redwood, oak, or cypress tree having:

A. A diameter equal to or greater than four inches measured at a height 4.5 feet above the ground; or

B. A circumference greater than 19 inches.

Removal of Other Tree Species When Not Related to Construction. A tree removal permit shall be required for the removal, replacement, cutting down, or destruction of any species of tree capable of growing to a minimum of 25 feet in height growing on private property and having:

A. A diameter equal to or greater than 10 inches; or

B. A circumference greater than 32 inches.

City staff are responsible for informing the applicant of the deficiencies in the application within 15 working days of receipt of the application. Once an application is determined to be complete, the application will be scheduled for review. This consists of one (1) public hearing, unless information is received after the Forest and Beach Commission agenda packet has been distributed, which may provide grounds for continuation of the application.

If a subject property is determined to have significant trees, a permit application must be submitted, which the Forest and Beach Commission review and make a determination whether a significant tree is involved. The Forest and Beach Commission must make the following required findings.

1. That removal of the tree is required to protect public health or safety; or
2. That the following four conditions exist:
    a. The existing site is vacant or is developed to an extent less than one-third of the base floor area allowed by the zoning applicable to the site;
    b. The available land area of the site not occupied by significant trees (including land within six feet of the trunk of significant trees) does not adequately and practically provide space for development of at least one-third of the base floor area allowed by the zoning for the site;
    c. The issuance of a variance for development in one or more setbacks has been considered and would not provide a remedy or would be inappropriate due to a significant overriding inconsistency with another policy or ordinance of the LCP; and
    d. Failure to authorize removal of the tree(s) would deprive the owner of all reasonable economic use of the property. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 §1, 2004).

While the findings of approval for removal of trees are objective, the Forest and Beach Commission may condition a permit on replacement of trees planted at a place, of a species, and of a size designated by the City Forester or Forest and Beach Commission. This may pose a constraint on the development of housing, as the person requesting the permit will be required to pay the cost of obtaining and planting the replacement trees. Further, finding 2.B poses a constraint to the development of multi-family housing on the basis of base floor area. Program 1.3.F has been included in the Housing

Element to review and modify the required finding to remove constraints to the development of multi-family housing (see Chapter 2).

Additionally, the potential for multiple hearings by different review bodies may pose a barrier to development due to timeliness. To remove barriers to the development of multi-family housing, the City has developed Program 3.1.F, which enables expedited permit processing procedures, including the implementation of a concurrent permitting procedure for projects that require several permits (see Chapter 2). For example, if a project requires Forest and Beach Commission review in addition to general planning entitlements, the highest-level review authority would review the project details and approve or disapprove the project. This will streamline the permitting process and eliminate the potential for multiple hearings.

Historic Resources Review

Upon submittal of a design study, building permit or other application for alteration of a property, the City shall determine if the subject property contains historic resources and is therefore eligible for the Carmel Inventory of Historic Resources (updated annually). If it is determined that the property contains historic resources, the applicant shall be required to obtain a determination of consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties as part of the project review process, as required by CEQA and state law.

Minor Alterations

Determinations of consistency for minor alterations shall be reviewed by City staff for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. City staff review times typically take between three to six months. Minor alterations that are found not to comply with the Secretary's Standards shall be considered and processed as major alterations requiring an evaluation by a qualified professional and final action by the Historic Resources Board. Decisions of the Board are appealable to the City Council.

Major Alterations

Determinations of consistency for major alterations shall require an evaluation by a qualified professional and shall be reviewed and approved by the Historic Resources Board. Decisions of the Board are appealable to the City Council. Review times by the Historic Resources Board typically take between 6 and 8 months.

The City's current approach to conserving historic resources does not present a constraint to constructing new residential units. The City values historic resources and has an associate planner on staff that is trained in historic preservation and facilitating rehabilitation of historic properties. The City will ensure that proper record keeping is conducted to track historic resources within the City, and do its due diligence to ensure these resources are utilized efficiently.

Community Planning and Building Fees

The City charges fees and assessments to cover the costs of processing permits. Processing fees are commensurate with the fees for the rest of the County of Monterey. Compared to the high costs of undeveloped, unimproved land and high site development costs in the City, processing and connection fees are negligible and, therefore, do not present a constraint to development. However, the partial waiving of such fees would help reduce the cost of any proposed affordable housing. The City's current fee schedule is shown below in Table B-8, Summary of Community Planning & Building Fees (2023-2024). Note the summary provided in Table B-8 is a summary, and excludes fees related to such items as commemorative bench dedications, signage, public works/forestry, public safety, and administrative services. The full fee schedule is available online at the City's website.[6]

Table B-8 Summary of Community Planning & Building Fees (2023-2024)

Application/Permit Type	Fee
Design Study and Review	
Track 1 Design Review/Study - Minor	$690 per application
Track 1 Design Review/Study - Major	$990 per application
Track 1 Design Rev/Study-Streamline	$355 per application
Track 1 Design Rev/Study - Referral to Planning Commission	$1,785 per application in addition to the base Track 1 fee
Track 1 Design Rev/Study-Referral to Historic Resources Board	$1,785 per application in addition to the base Track 1 fee
Track 2 Design Review - Minor	$3,910 per application
Track 2 Design Review - Major	$5,935 per application
Track 2 Design Rev - Major New Commercial Building	$2,830 per application plus a deposit determined by staff with charges at the fully allocated hourly rates for Project Planner
Preliminary Site Assessment	$1,495 per application
Volumetric Analysis	$135 per application plus $1,500 deposit with charges at the fully allocated hourly rates plus any outside costs.
Use Permit and Other Services	
Use Permit	$3,060 per application
Use Permit Amendment	$2,765 per application
Temporary Use Permit	$165 per application
Restricted Comm Use Transfer Request	$565 per application
Water Credit Transfer Request	$3,100 per application
Variance	$1,790 per application
Pre-Application Review - Staff	$1,365 per application with 50% of this fee credited towards future planning fees for this project.
Preliminary Review - Planning Commission	$3,750 per application with 50% of this fee credited towards future planning fees for this project.
Coastal Dev. Permit - Development	$175 per application - Added to other Planning fees
Coastal Dev. Permit - Event	$740 per application
Landscape Plan Check/Inspection	$690 per plan/inspection
Planning Technical Assistance	Fully allocated hourly rate after 15 mins
Tobacco Retail License	Current fee as adopted by the Monterey County Board of Supervisors

6 https://ci.carmel.ca.us/sites/main/files/file-attachments/fy_23-24_master_fee_schedule.pdf?1694542754

Application/Permit Type	Fee
Extraordinary Development	Deposit amount TBD based on scope of project, with charges at the fully allocated hourly rates plus any outside costs
Amendments, Annexations, and Agreements	
Specific Plan/Specific Plan Amendment General Plan Amendment Sphere Of Influence Amendment Zoning Code Amendment	$5,000 deposit with charges at the fully allocated hourly rates plus outside costs
Annexation Development Agreement	$10,000 deposit with charges at the fully allocated hourly rates plus outside costs
Environmental Review, Maps, and Lot Lines	
Environmental Review (IS/ND/EIR)	Contract cost plus 10%
Environmental Notice of Exemption	$495 per application plus County fees
Mitigation Monitoring	$3,000 deposit with charges at the fully allocated hourly rates plus outside costs.
Tentative/Final Map	$4,000 deposit with charges at the fully allocated hourly rates plus any outside costs.
Amended Final Map	$1,000 deposit with charges at the fully allocated hourly rates plus any outside costs.
Certificate Of Compliance	$750 per application plus actual contract cost
Lot Line Adjustment/Subdivision - Planning Commission	$1,055 per application plus actual contract cost
Lot Merger - Staff Review	$855 per application plus actual contract cost
Historic Evaluation	
Prelim (Phase 1) Historical Evaluation - Staff	$310 per application
Phase 1 Historic Evaluation - Qualified Professional	$405 per application plus actual cost for Historian review with $1,500 deposit
Phase 2 Historic Evaluation-Historic Resources Board Review	$2,040 per application plus actual cost for Historian review with $1,500 deposit
Appeal To Historic Resources Board	$1,500 per application plus actual cost for Historian review with $1,500 deposit
Mills Act Contract Processing	$3,430 per application
Mills Act Maintenance Plan Review	$1,000 deposit
Mills Act 5-Year Inspection	$500 deposit
Mills Act 10-Year Maintenance Plan Review	$1,000 deposit
Determinations, Extensions, and Appeals	
Planning Commission Code Determination	$1,740 per application
Zoning Compliance Determination	Fully allocated hourly rates for all personnel involved with a one hour minimum
Time Extension - Staff	$400 per application
Time Extension - Planning Commission	$1,080 per application
Time Extension - City Council	$1,045 per application
Public Hearing Continuance - Planning Commission	$830 per continuance
Public Hearing Continuance - Council	$835 per continuance
Appeal To Planning Commission	$1,945 per appeal – No charge for appeals of Coastal Development Permits (CDPs) in the Coastal Commission Appeal Jurisdiction (CMC 17.20.140)
Appeal To City Council	$2,085 per appeal - No charge for appeals of Coastal Development Permits (CDPs) in the Coastal Commission Appeal Jurisdiction (CMC 17.20.140)

Application/Permit Type	Fee
Building Services	
Building Relocation	Deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs
Large Family Day Care (Residential)	$2,320 per application
General Plan Update	3.5% of all Building & Safety permits
Building Plan Check	Based on Building and Safety Construction Valuation
Building Inspection	Based on Building and Safety Construction Valuation
Building Re-Inspection	$145 per re-inspection
Permit Application Extension	$95 per extension (maximum of 4)
Permit Extension	$150 per extension (maximum of 2)
Building Permit Pre-Applic. Confer.	$340 per application
Building Single Trade Permit	$165 per permit
On-Site Driveway Permit	$395 per permit
Solar Plan Check/Inspection Permit	Plan Check and Inspection- $450 plus $15 per kW over 15kW
Re-Roof Permit	$260 per permit
Building Board Appeal	$1,135 per appeal
Duplicate Inspection Card	$60 per card
Building Technical Assistance	Charge the fully allocated hourly rate for all personnel involved after 15 minutes.
Stop Work Investigation	$620 per investigation plus double the permit fee
Temporary Certificate Of Occupancy	$225 per application
Alternate Materials/Methods Review	$220 per application plus actual cost of City Staff for all time over one hour.
Building Phased Work Request	$315 per application
Building Technology Surcharge	$8 per permit
Encroachment Permit	
Temporary Encroachment Permit	$345 per permit
Permanent Encroachment Permit	Other - $475 per permit and $4.25/lineal foot or $432 per permit and $2.13/lineal foot (aerial installation) Plus cost of damage to public right-of-way or street as determined by the Public Works Director.
Traffic control plan review/inspection	$675 per review plus $405 per each additional review
Use of credit card/debit card	2.5% of charged amount

Source: City of Carmel-by-the-Sea Fee Schedule Effective September 9, 2023 – June 30, 2024

In comparison with other jurisdictions in the County of Monterey, the fees in Carmel-by-the-Sea for new residential projects – both single-family and multi-family units – are generally in line. Table B-9, provides a comparison between the cities of Carmel-by-the-Sea, Pacific Grove, and Monterey, which are geographically, socioeconomically and demographically similar in size and types of residential development. Data for Monterey County has also been provided for context.

Table B-9 Jurisdictional Comparison of Average Design Review/Study Fees

Residential Development Application Type(s)	Carmel-by-the- Sea	Pacific Grove	City of Monterey	Monterey County
Staff/Admin	$690[1]/$990[2]	$241[3]/978[4]	$362[5]/$1,298[6]	$550[7]/$1,650[8]
Non-Staff/Admin (i.e., Planning Commission)	$3,910[9]/5,935[10]	$3,481[11]/$4,259[12]	$2,102[13]/$4,620[14]	$3,300[15]

Source: City of Carmel-by-the-Sea Fee Schedule Effective September 9, 2023 – June 30, 2024; City of Pacific Grove Master Fee Schedule Effective July 1, 2023 – June 30, 2024; City of Monterey Master Fee Schedule, Fiscal Year 2024; Monterey County Article IX-Land Use Housing & Community Development Fee Schedule.

Notes:

1. Track 1 Design Review/Study - Minor
2. Track 1 Design Review/Study – Major
3. Counter Review & Determination – no new square footage
4. Counter Review & Determination - new square footage
5. Architectural Review – Admin Minor
6. Architectural Review – Admin Major
7. Design Approval – Over the Counter
8. Design Approval – Administrative, review & approval required, no hearing required
9. Track 2 Design Review/Study – Minor
10. Track 2 Design Review/Study - Major
11. Architectural Permit – Single Family
12. Architectural Permit – Multifamily four units or less
13. Architectural Review – ARC Minor
14. Architectural Review – ARC Major
15. Design Approval, public hearing required

Note: The design study fees provided above do not reflect fees incurred if historic evaluation(s) is required, or a Preliminary Site Assessment, or other potentially relevant fees. See Table B-4 for a Summary of Community Planning & Building Fees, and Table B-6 for Estimate of Total Development Fees Imposed.

The City is not a full-service municipality; several agencies and special districts levy fees on new development for the provision of basic urban services. These agencies and special districts include the following.

- California American Water (Cal-Am);
- Monterey Peninsula Water Management District;
- Carmel Unified School District;
- Carmel Area Wastewater District;
- Carmel Fire Department (service provided by contract with Monterey Fire Department; and
- Transportation Agency for Monterey County (TAMC).

Special district fees add to development costs in the City. Carmel is under the jurisdiction of the Monterey Peninsula Water Management District (water district) and receives its water from the California-American Water Company (Cal-Am).

Cal-Am charges non-refundable Connection Fees as determined by CPUC guidelines. The fee is based on the meter size which is as follows:

1. ⅝" Meter - $3,000 (single-family)
2. 1" Meter - $5,000 (small multi-family)
3. 1½" Meter - $10,000 (large multi-family
4. 2" Meter - $16,000 (large volume requirement ex. hotel.)

The MPWMD has permit authority over the production and distribution of all water supplies within the Monterey Peninsula region, and allocates water supplies to cities and County areas within its jurisdiction. According to the water district, the City, as of June 2023, has a total available water allocation of 2.661-acre feet, which represents only three (3) percent of the water district's total available allocation across the district, which includes all of the Monterey Peninsula south to Carmel Valley and portions of the Santa Lucia Range. The current MPWMD permit fees are governed by the Fees and Charges Table (effective August 16, 2021) and start at $1,800 plus $90 per hour for more than 20 hours.

The Carmel Unified School District requires the payment of an impact fee of $0.49 per square foot for new residential construction. The school district does not offer any discounts for the payment of impact fees.

The Carmel Area Wastewater District charges a new residential connection fee of $8,242.66 and charges an annual rate of $1,005.94 for residential uses.

TAMC established a Regional Impact Fee (RDIF) program to address required mitigation for traffic impacts. Accessory Dwelling Units under 750 square feet are exempt from impact fees. Carmel-by- the-Sea is located with Zone 3: Peninsula/South Coast benefit zone and also subject to additional infill fee. Impact fees are calculated using an online spreadsheet and fees range from $4,599.04 for an Above Moderate single-family home, to $9,313.70 for a 5-unit Low-Income apartment to $28,161 for a 10-unit Above-Moderate condo or townhome. Impact fee discounts are applied to affordable units and are dependent on the affordability level.

Fees charged by these outside agencies vary according to project types and size and increase development costs. The City does not control fees for outside agencies, but outside agency fees are a constraint and add to the overall cost of development. See Table B-10, Estimates of Total Development Fees Imposed, below.

Table B-10 Estimate of Total Development Fees Imposed

	Single-Family*	Multi-Family (10 units) **
Track 2 Major Design Study	$5,935	$5,935
Preliminary Site Assessment (includes fee for Phase I Historic Evaluation)	$1,495	N/A
Phase II Historic Evaluation (applicable only for existing historic buildings proposed for expansion)	$2,040 plus $1,500 consultant deposit	N/A
Volume Study	$135, plus $1,500 consultant deposit	N/A
Use Permit	N/A	$3,060
Building Permit fee	$4,872	$9,872
Subtotal	$17,477	$18,867

	Single-Family*	Multi-Family (10 units) **
MPWMD	$225	$2,250
CUSD	$980	$9,800
Cal-Am	$3,000	$5,000
CAWD	$8,242	$82,426
TAMC	$4,036	$17,386
Regional Fees Subtotal	$16,483	$116,862
Total Fees	**$33,960**	**$135,729**

Source: City of Carmel-by-the-Sea Fee Schedule Effective September 9, 2023; MPWMD Fee Schedule, July 2023; CUSD Developer Fees, 2023; Cal-Am Fee Schedule, 2022; CAWD Fee Schedule 2023; TAMC Fee Schedule, 2022.
Notes: *Assumed $350K valuation and 2,000 sq. ft.
**Assumed $5,000,000 valuation and 20,000 sq. ft.

City fees to develop a single-family home roughly equal the regional fees. For multi-family development, regional fees comprise the bulk of the costs. As shown in Table B-9, total development fees for a 10-unit multifamily development would total approximately $135,729, of which regional fees total $116,862 – approximately six times the City fees ($18,867). On a per unit basis, total development fees for a single multifamily unit would total approximately $13,573.

Comparatively, this is significantly less than that of a single-family unit.

While fee types in comparable and neighboring jurisdictions do not precisely align with the fee types in Carmel-by-the-Sea for side-by-side comparison, the total estimated fees as cited in Pacific Grove's *Draft 2023-2031 Housing Element Update* (Table 1-42) offer comparative insight. While Carmel estimates a total fee of $33,960 for a single-family home and $135,729 for a 10-unit multi-family home, Pacific Grove estimates $68,928 and $212,350, respectively. This indicates Pacific Grove's City fees are substantially higher than Carmel-by-the-Sea's. The City of Monterey's *Draft 2023-2031 Housing Element* (Table C-10) does not provide estimated total fees for single-family and a 10-unit multi-family development for an "apples to apples" comparison with Carmel-by-the-Sea and Pacific Grove, however, fees for a four-unit multi-family project in the City of Monterey are estimated at approximately $18,841, which is on par with the City of Carmel-by-the-Sea's City fees, but no regional fees are included in Monterey's estimate.

Overall, Carmel-by-the-Sea's fees are less than neighboring jurisdictions. Regional impact fees pose the greatest constraint to the development of multifamily housing. Despite regional fees being beyond the City's control, the City is committed to lowering the cost to develop affordable multifamily residential units. Program 3.1.D establishes and monitors the implementation of reduced entitlement and development fees for projects with affordable units (see Chapter 2).

Processing and Permit Procedures

The processing time needed to obtain development permits and required approvals varies depending on the scope of the project. The size of projects in Carmel-by-the-Sea is typically limited to the remodeling or construction of a single-family home, a minor commercial modification, or the construction of an accessory dwelling unit. The City strives to keep its permit procedures streamlined and processing times short. The Planning Division is the lead agency in processing residential development applications

and coordinates the processing of those applications with other City departments such as the Building Safety Division and Public Works Department and other outside agencies as deemed appropriate, such as the fire and water districts.

Carmel-by-the-Sea has traditionally encouraged high architectural standards for new development. City zoning regulations require design review approval for any proposed additions to or the construction of new single-family homes, duplexes or multi-family developments. However, accessory dwelling units are exempt from design review by state law and must only meet the location and development standards outlined by state law (Government Code §65852.2).

Permit applications are generally processed in as an efficient manner as practical in Carmel-by-the-Sea. Although the Historic Resources Board, the Planning Commission, and the City Council only meet once a month, determination on a project is usually reached in one or two meetings. For Track 2 Design Study applications, the City does require applicants to take part in a Forest and Beach Commission if tree removal is proposed, as well as a separate Concept hearing and Final Details hearing with the Planning Commission prior to formal approval. There is no separate Design Review Board in Carmel, with the Planning Commission conducting design review. The typical processing time for Track 2 discretionary review is four to six months, depending on the degree of completeness of submitted plans, whether tree removal or replacement is proposed, whether the property is deemed historic or eligible for historic listing, whether the property falls within the "Beach and Riparian Overlay" (Coastal Commission Appeal Jurisdiction), and whether the project requires a volume study or any other technical study be conducted. While this review procedure assists in achieving project acceptability and allows for neighborhood participation through multiple public hearings, the overall scale and level of complexity of review does provide a barrier to applicants without the financial resources and time to see a residential project through to completion.

However, the City does have a practice of moving projects with affordable housing ahead of other projects in the development processing queue when setting development review agendas. Due to Permit Streamlining law, this incentive is less powerful than it once was. However, it may reduce review time by as much as a month. Even this minor benefit attracts developer attention during pre-application meetings. Projects that include affordable housing are also expedited through the plan check process.

Carmel-by-the-Sea's development process can be summarized in the following nine steps. All of these steps may not be necessary, depending on the nature of a project:

1. **Application Submittal** - The planning application submittal process begins when a developer, architect, property owner, or other applicant authorized by the property owner (Project Applicant) submits a development application, required fees, and application materials. Often times the developer will have met informally with the Planning Division to review the project and receive preliminary feedback on the proposal in advance of the formal project submittal.

2. **Plan Review** - After the application is received, it is routed to the relevant City Departments, including the Planning Division, Building Safety Division, Fire Prevention, and Public Works. A planner is assigned to serve as the liaison to the Project Applicant, helping to expedite the permit process and coordinating the department reviews. During a 30-day review period for completeness, individual departments assess the completeness of the application, work with the Project Applicant to correct any project deficiencies, and prepare preliminary Conditions of Approval.

3. **Application Assessment** - The application is assessed for its compliance with the standards of the Zoning Code (Title 17 of the municipal code) as well as the City's Residential or Commercial Design Guidelines.

4. **Environmental Review** - A review of the environmental issues associated with the proposed project (as required by the California Environmental Quality Act) will also be completed during the Plan Review stage of the process.

5. **Forest and Beach Commission/Historic Resources Board** – If a project proposes to remove a significant tree(s), it will require review by the Forest and Beach Commission. If the property is a listed historic resource or has potential eligibility for listing as a historic resource, the project is required to be reviewed by the Historic Resources Board.

6. **Planning Commission/City Council Approval** - If a project is determined to require discretionary action, it will be scheduled for review by the Planning Commission. A Public Notice will be provided and all property owners within 300 feet of the project site will be notified by mail. After projects receive approval by the Planning Commission there is a ten-working-day appeal period during which the project may be appealed to the City Council. The City Council decision is final, unless the project is located within the Coastal Commission appeal jurisdiction. There are different levels of planning review/approval depending on the scope of work proposed.

7. **Plan Check** - After the project receives all required approvals, construction plans may be submitted to the Building Safety Division for a plan check for building permits. The plans will be routed to the City's Planning Division and Public Works Department. The project planner will review the plans for conformance with the Zoning Code, any required Conditions of Approval, and with plans approved by the Planning Commission or City Council. The Building Safety Division will verify that all building, fire, mechanical, plumbing and electrical code requirements are fulfilled in compliance with the California Code and other State requirements.

8. **Building Permit** - After the construction plans receive approval from the relevant departments, the Building Safety Division issues a building permit. Construction can begin after this point. Regular inspections are required throughout the construction process. The final inspection requires clearance from all relevant City departments and the Carmel Fire Department.

9. **Occupancy Permit** - Once the final inspection is complete, the developer needs to secure a certificate of occupancy. New buildings or structures cannot be used or occupied until the Building Official has issued a certificate of occupancy.

Typical Processing Times

Processing times for development review vary based on the size of the project and the extent of environmental review required, and a can range from six months to over a year if an EIR is required. When an application is submitted, it is reviewed within 30 days to verify that it is complete or the applicant is notified that it is incomplete. Once the application is complete, typical processing times are as follows, in line with the requirements of the State Permit Streamlining Act of 1992. Table B-11 shows the typical processing time for a residential development application.

Table B-11 Review/Approval Requirements and Processing Times

Development Type	Design Study	Use Permit	CDP[1]	Typical Processing Time[2]
R-1 Single-Family Residential District				
Single family residence	Yes	No	Yes	6-9 months
ADU (Subordinate Unit)	Yes	No	Yes	1 month if exempt from Planning Review under State Law
Guest house	Yes	Yes	Yes	4-6 months
Building sites exceeding 30 percent slope	Yes	Yes	Yes	6-9 months
R-4 Multi-Family Residential District				
Single family residences	Yes	No	Yes	6-9 months
Multi-family residences 0-22 units/acre	Yes	No	Yes	8-10 months
Multi-family residences 23-44 units/acre	Yes	Yes	Yes	8-10 months
Commercial Districts				
Multi-family residences 0-22 units/acre	Yes	No	Yes	8-10 months
Multi-family residences 23-44 units/acre	Yes	Yes	Yes	8-10 months
Public and Quasi-Public Districts (A-2 and A-3)				
Senior Citizen Housing	Yes	Yes	Yes	8-10 months

Source: City of Carmel-by-the-Sea Community Planning and Building Department 2023
Notes:
1. CDP – Coastal Development Permit – required for all projects that increase the height and/or floor area on an existing structure by 10 percent or more.
2. Includes time for building plan check

Single-family homes, duplexes and multi-family projects go through the same zoning compliance and design review process. The review and approval of multi-family projects typically takes longer due to the complexity of a more intense development and the myriad issues that need to be considered including adequate site servicing, design review, potential tentative map review, and the more active involvement of other departments and agencies outside of Planning. Program 3.1.F has been included in this Housing Element to establish expedited permitting procedures to remove barriers to the development of multi-family housing (see Chapter 2). The program includes implementation of

concurrent permit processing to avoid multiple hearings and review bodies. This will streamline the permitting process allowing for timely review and entitlement of multi-family projects.

Although there is a high level of public input on some planning applications, Carmel-by-the-Sea's zoning standards and design review ordinance are fairly detailed. There is a level of certainty on behalf of the project applicants that if the project meets the standards and goals of the ordinances, the project will receive City support. Table B-12 shows the reviewing authority and typical processing times, in line with the requirements of the State Permit Streamlining Act of 1992.

Table B-12 Permit Streamlining Act Processing Times

Application	Final Authority	Typical Processing Time
Subdivision Parcel Map (Tentative)	City Council	45-60 days
Subdivision Parcel Map (Final)	City Council	45 days
Subdivision Tract Map (Tentative)	City Council	3-6 months
Subdivision Tract Map (Final)	City Council	2-4 months
Negative Declaration	Planning Commission	3-6 months
Environmental Impact Report	Planning Commission	1 year*

Source: City of Carmel-by-the-Sea
Note: If the applicant modifies the application, or if the applicant submits a written request for a time extension, the maximum time period for review may be extended for up to 90 additional days.
*Upon mutual consent of the Director and the project sponsor, this one-year time limit may be extended once for a period of not more than 90 days pursuant to CEQA Guidelines Section 15108.

Environmental Review

Environmental review is required for all development projects under CEQA. Carmel-by-the-Sea has a number of environmental constraints due to its coastal location and conservative approach to preserving its unique natural surroundings. Because of these environmental constraints, larger residential projects have required preparation of EIRs. An EIR is required of all developments that have the potential of creating significant impacts that cannot be mitigated. Most residential projects in Carmel-by-the-Sea are either Categorically Exempt or require only an Initial Study and Negative Declaration. The Negative Declaration process typically takes four to eight months to complete, depending on staffing levels and workloads. Categorically Exempt developments such as accessory dwelling units require a minimal amount of time. As a result, State-mandated environmental review does not pose a significant constraint to housing development.

SB 35 Streamlining

Government Code §65913.4 allows qualifying development projects with a specified proportion of affordable housing units to move more quickly through the local government review process and restricts the ability of local governments to reject these proposals. The bill creates a streamlined approval process for qualifying infill developments in localities that have failed to meet their RHNA, requiring a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for discretionary entitlements. Since the adoption of this section of the Government Code, the City has not received an application under these provisions.

As previously noted, the entire City is located within the California Coastal Zone and therefore was not subject to early implementation of SB 35 (see Government Code §65913.4(6)), which did not apply to areas located in a coastal zone. However, as of October 2023, SB 423 was signed into order expanding SB 35 measures to apply to coastal zones under specific criteria. The City has included Program 1.3.D in the 6th Cycle Housing Element to address SB 35 and SB 423 measures (see Chapter 2). The City will create a checklist and written procedures for processing SB 35 applications to ensure efficient and complete application processing.

SB 10 Building Opportunities for All

SB 10 makes it easier for cities to zone for smaller, lower-cost housing developments of up to 10 units to address California's housing crisis. SB 10 provides tools for local governments to zone for up to ten homes per parcel in transit-rich areas, or urban infill sites. SB 10 maintains local control, as a local legislative body must pass a resolution to adopt the plan. The City has included a program in the 6th Cycle Housing Element to address SB-10 and encourage urban infill on large properties zoned single-family (R-1).

SB 9 California Housing Opportunity and More Efficiency (HOME) Act

SB 9, also known as the California Housing Opportunity and More Efficiency (HOME) Act, is a state bill that requires cities to allow one additional residential unit on parcels zoned for single-dwelling units. The City has not received any inquiries of interest for SB 9 lot splits and is not currently processing any SB 9 applications.

Building and Fire Code

Building and safety codes are adopted to preserve public health and safety, and ensure the construction of safe and decent housing. These codes and standards also have the potential to increase the cost of housing construction or maintenance. The City's Building Code is currently based on the latest, 2022 version of the California Building Code, along with all required updates (City Ordinance No. 2022-004). The City has not made any amendments to the Code that might diminish the ability to accommodate persons with disabilities or other special-needs groups.

The 2022 California Fire Code as adopted by the City and effective January 1, 2023 (found in Chapter 15.55 of the CMC), prescribes the issuance of Fire Code Operational Permits for operations, processes, and/or activities that present higher levels of risk to life and property. Operational permits allow the City to better track specific hazards and to assure that safeguards for hazardous operations, processes, and activities are maintained in accordance with local, state, and federal regulations.

Carmel Municipal Code Title 8.32.100, Section 102.1(5) requires new structures, or existing structures to which additions, alterations or repairs are made that involve the addition, removal or replacement of 50 percent or greater of the linear length of the walls of the existing building (exterior plus interior) within a 5-year period, are required to be outfitted with an automatic fire sprinkler system. Fire sprinklers shall be addressed as part of the building permit review. It is recognized that the costs of an automatic fire sprinkler system can vary considerably based on various factors including water service

capabilities, whether a new meter is required, and the type of fire suppression system required for the application in question. However, it is generally recognized by City staff that installing fire sprinklers can be expensive and can present challenges from a water flow standpoint. Parts of Carmel have low water pressure affecting the ability to install sprinklers, which in-turn significantly increases construction costs if additional on-site infrastructure is needed (e.g., water holding tanks, pumps) to serve the sprinkler system.

Additionally, vehicular access within the community is affected by steep, hilly terrain and many secondary ridge lines. Many streets are narrow and winding, restricting the speed at which a fire apparatus may safely respond and also increasing the time lapse between fire detection and apparatus arrival, during which a household will face the fire or other emergency on their own.

The State Fire Marshal's Office, and the City of Carmel-by-the-Sea, have adopted regulations for protection of structures built in areas susceptible to wildland fires under California Building Code Chapter 7A (2019 edition). Exterior wildfire exposure protection within the City of Carmel-by-the- Sea is prescribed in Municipal Code Title 15, Buildings and Construction. Protective features include such active measures as combustible vegetation management and sprinkler systems; and passive protection features such as fire resistive roofing and building opening protection. The extent of protection is determined by the location of the property. The currently adopted (October 2008) California Department of Forestry and Fire Protection (CAL FIRE) *Very High Fire Hazard Severity Zones in Local Responsibility Areas* (LRA) map for Carmel-by-the-Sea, identifies a large area encompassing northern and eastern portions of the City as a "Very High Fire Hazard Severity Zone." It should be noted that all LRA maps across the state of California are undergoing updates and according to CAL FIRE are anticipated to be released sometime in 2024. Within the areas identified in the "Very High Fire Hazard Severity Zone," additional construction features are mandated. These typically include ignition resistant materials, spark protection for ventilation openings, and exterior window and door protection. Detailed requirements are contained in Chapter 7A of the California Building Code and in Carmel Municipal Code Titles 8 and 15.

Building Code and Zoning Code enforcement activities are undertaken on a proactive and complaint basis. The City finds that the adopted Building Code and Zoning Code and associated enforcement activities are not constraints to the development, maintenance or preservation of housing.

On-Site and Off-Site Improvement Standards

Because the City is largely built-out, all infrastructure, including curbs, gutters, sidewalks, streets and utilities are in place. Development of residential units involves hooking up to the existing utilities, which already exist in the right-of-way. All electrical distribution lines, telephone, cable television, and similar service wires or cables, which provide services to new development, are to be installed underground. Typical infrastructure costs in the CC, SC, RC, and R-4 districts are limited to sidewalk, curb, and gutter improvements, undergrounding of utility wires, stormwater drainage improvements, and landscaping. The City's Municipal Code does not contain requirements for subdivision off-site

improvements. However, the Code includes a chapter on requirements related to streets, sidewalks, and public places.

Sidewalks

Construction of sidewalks is not required in residential areas of the City. If sidewalk construction is proposed, a permit is required. The proposal must show that the construction of the sidewalk or walkway will preserve public safety, health or welfare, resolve a serious drainage problem, or that it would otherwise benefit the general public. The construction of the sidewalk or walkway must follow the natural contours of the land, and 50 percent or more of the sidewalk area in front of any building site must be retained in planting. It shall continue to be the policy of the City to avoid formal sidewalks in favor of meandering and unpaved footpaths where possible.

Driveways

Construction of a driveway requires a permit from the Department of Community Planning and Building in conjunction with the Director of Public Works and the Director of Forest, Parks and Beach.

Landscaping

Sidewalk street trees are encouraged by the City, with the City Forester determining the number of trees, species, and exact location. Sidewalk street trees should be located near the head of, and adjacent to, parallel parking spaces with the trunk of the tree located 4.5 feet back from the head of the parking space. For trees at the curb line there should be at least four feet between the trunk and the facing building or planters in front of the building. All tree planters are encouraged to be as large as possible so that additional landscaping can be incorporated into the planters.

The City also encourages including "mini-parks," which is a park that protrudes into the street from the curb line or is in the street. The design of mini-parks must be consistent with the standards in the Forest and Beach Management Plan.

Streets

The improved portion of residential streets in Carmel are narrow in width, 26 to 34 feet, with no gutters or sidewalks. This lack of formal development of streets throughout Carmel's residential neighborhoods has been a conscious effort on the part of residents to maintain a "village in a forest" atmosphere. As Carmel is a built-out city and new development will occur as infill or redevelopment on parcels within the established street grid, construction of new streets is not anticipated.

Therefore, street standards will have no impact on the cost and supply of housing.

Summary of Governmental Constraints

The governmental constraints to the development of affordable housing in Carmel-by-the-Sea are summarized below and outlined in Table B-13, along with implementation programs intended to address the constraints.

Lack of Water Resources

The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water. The lack of a reliable available water supply continues to limit growth in Carmel and throughout the Monterey Peninsula region.

Location in the Coastal Zone

Carmel-by-the-Sea is located in the California Coastal Zone and is therefore subject to a host of regulations that are not present in communities outside the Coastal Zone. The presence of additional land use regulation via the Local Coastal Program, in general, means that housing development in Carmel-by-the-Sea faces a high bar to succeed. The additional hurdles presented by Coastal Zone regulations represent an additional layer of complexity to the City's already time-consuming review process. For example, the Coastal Act requires visual analysis during the review phase of development to determine if significant coastal views are at risk of being obstructed by proposed development. The City has no control over this development requirement; however, they are able to modify what type of visual analysis is used. Program 3.1.F includes an amendment to the Municipal Code to allow 3-D modeling or other visual analysis in lieu of story poles for multi-family developments.

City Design Review and Permit Processing

Architectural design is important in Carmel-by-the-Sea. The historic character of Carmel's built environment has been shaped by decades of careful and deliberative design review (referred to as "design study" in Carmel) that addresses such features as site design, architectural style, building materials, color palettes, fenestration, tree placement and landscaping. This attention to detail has resulted in a beautiful, forested village atmosphere that continues to capture the imagination of people from around the world who visit and even choose to make Carmel their home. The same design review process that has contributed to Carmel becoming a world-famous destination, however, has also impacted its ability to provide housing for lower-income households.

The City's design review (design study) process may be lengthy for projects involving significant trees, historic resources, and/or underdeveloped plans. The following are governmental bodies responsible for decision-making through the course of development review:

- Forest and Beach Commission if removal of a significant tree is proposed (one hearing);
- Historic Resources Board for historic properties and also for non-historic properties in the Conservation District (one hearing to ensure development is compatible with neighborhood context);
- Planning Commission: One hearing, minimum, for commercial and multi-family residential projects. Preliminary hearing/review for commercial/multi-family is optional but encouraged. Two hearings, minimum (one Concept hearing, one Final hearing) for single-family projects;
- City Council review on appeal; and
- Coastal Commission review on appeal (Coastal Zone Appeal jurisdiction only).

In addition, the City's permit process, which includes a use permit above 22 du /acre and includes both objective and subjective standards, could also pose as a constraint to developers, especially of multi-family affordable housing projects. Program 3.1.G has been included in the 6th Cycle Housing Element to establish a minimum density of 22 dwelling units per acre and a maximum density of 40 dwelling units per acre for the base zoning in the CC, SC, RC, and R-4 districts (see Chapter 2). Establishing a minimum density will enable the development of residential units at a higher yield, lending to increased feasibility to develop affordable units.

City Fees and Regional Development Fees

The City's design review process may be financially prohibitive for lower-income households and likely most affordable housing projects. Regional development fees are exorbitant and make up the bulk of costs for multi-family developments.

Parking Requirements

Parking is limited within Carmel-by-the-Sea. Off-street parking requirements can be prohibitive to building multi-family and affordable housing.

Commercial Overnight Visitor Accommodation

The Municipal Code Section 17.56.060 limits the total number of overnight visitor accommodations (hotel/motel/inn) units which increases the value of the use and acts as a disincentive to redevelop existing older non-conforming overnight visitor accommodations to refurbished permanent multi-family residences. The limit also acts as a disincentive to add on-site employee housing because scarce square footage is more valuable as an overnight visitor accommodation use rather than a residential use that serves lower-income employees.

The City will explore the development of a program to allow the transfer of development rights of overnight visitor accommodation located in key areas of the City and, the City will develop an Employee Housing Program (Programs 1.1.F and 1.1.G).

Accessory Dwelling Units

The City of Carmel-by-the-Sea last updated it ADU ordinance in 2017, and therefore the City's regulations addressing ADUs are out of date. The City has included a new program in this 6th Cycle Housing Element to revise its Municipal Code to be consistent with ADU and JADU state law, and develop standardized ADU plans. The City is currently updating their ADU Ordinance to comply with recent changes to state law.

The City is following State ADU law while the ADU Ordinance is being developed. The State ADU Handbook is posted on the City website and distributed to ADU applicants. ADUs/JADUs that are 800 square feet or less, 16' tall or less, with at least 4' rear and side setbacks bypass review by the Planning Division and are routed straight to the Building Division. ADUs/JADUs that do not meet these standards are subject to a ministerial Planning review to confirm the project meets City floor area

standards (1,800 square feet of floor area permitted on a standard 4,000 square-foot-lot) and minimum setbacks (3' side setback, 3' rear setback if less than 15' high, 15' front setback).

ADUs/JADUs are not subject to the City's Residential Design Guidelines, which contain both objective and subjective guidelines, nor are they subject to any public hearings. Because parking is not required for ADUs located within one half-mile walking distance of public transit, ADUs in Carmel-by-the-Sea do not require parking.

Manufactured Homes and Mobile Homes

A new program to amend the Municipal Code to clarify that manufactured homes and mobile homes are allowed as a permitted use in the R-1 zoning district is included in the Housing Element.

Use Permits

There are opportunities to reduce redundancies and facilitate residential construction while still enabling development to meet City regulations. Taking an overall critical look at the application of use permits, including application to increased densities for affordable multi-family residential projects, and removing this permit requirement where it does not add any necessary regulations will remove a regulatory constraint that adds to residential developer uncertainty, extends the permit entitlement process, and overall residential development costs. The 6th Cycle Housing Element includes Program 1.4.A to eliminate unnecessary use permits.

Transitional and Supportive Housing

The 6th Cycle Housing Element includes Program 3.3.A to update the Municipal Code to further clarify that transitional and supportive housing in the R-1 and R-4 zoning district are permitted uses.

Low Barrier Navigation Centers

The 6th Cycle Housing Element includes Program 3.3.B to develop by-right procedures for processing low-barrier navigation centers.

The primary governmental constraints and the 6th Cycle Housing Element programs to address them, are shown in Table B-13.

Table B-13 Summary of Governmental Constraints

Governmental Constraint	Programmatic Action
Lack of Water Resources The primary infrastructure constraint to the development of housing in Carmel is the lack of potable water.	Program 1.2.A: Water Distribution Program 4.1.A: Water Conservation
Location in the Coastal Zone Carmel-by-the-Sea is located in the California Coastal Zone and is therefore subject to a host of regulations that are not present in communities outside the Coastal Zone.	Program 3.1.G: Establish Minimum Densities

Governmental Constraint	Programmatic Action
City Design Review and Permit Processing The historic character of Carmel's built environment has been shaped by decades of careful and deliberative design review (referred to as "design study" in Carmel) that addresses such features as site design, architectural style, building materials, color palettes, fenestration, tree placement and landscaping. The City's design review (design study) process can be lengthy, impacting the City's ability to provide housing for lower-income households.	Program 3.1.F: Expedited Processing Procedures Program 1.4.B: Objective Design Standards Program 2.2.A: Historic Preservation Educational Program Program 3.1.G: Establish Minimum Densities Program 1.4.A: Eliminate Unnecessary Use Permits Program 1.1.H: Accessory Dwelling Units Program 1.3.B: Manufactured Homes on a Foundation System Program 3.1.B: Housing for Extremely-Low Income Households Program 3.3.B: Low-Barrier Navigation Centers
City Fees The City's design review and permitting process may be financially prohibitive for lower income households and likely most affordable housing projects.	Program 3.1.D: Reduced Entitlement and Development Fees Program 3.1.E: Reduced Parking Requirements
Parking Requirements Parking is limited within Carmel-by-the-Sea. Off-street parking requirements can be prohibitive to building multi-family and affordable housing.	Program 3.1.E: Reduced Parking Requirements
Commercial Overnight Visitor Accommodation	Program 1.1.F: Overnight Visitor Accommodation (Conversion) Development Transfer Rights Program 1.1.G: Overnight Visitor Accommodation – Employee Housing Program

The City's development regulations are consistent with California housing law, and the Zoning Code enables development of affordable housing. However, because housing production has been limited in Carmel-by-the-Sea, primarily due to lack of potable water, the Housing Element Update includes programs to further incentivize development activity. Depending on site-specific conditions - such as the presence of significant trees or historic resources and degree of incompleteness of submitted plans, some applicants may find the City's design review process to be lengthy. The City's review fees, while comparable with those of surrounding jurisdictions, can pose a barrier for applicants without sufficient financial resources.

B.3 Non-Governmental Constraints

State law (Government Code §65583(a)(6)) requires an analysis of potential and actual governmental and non-governmental constraints to the maintenance, improvement, and development of housing for all income levels. The Housing Element must identify ways, if any, to reduce or overcome these constraints in order to meet the City's housing needs.

Land Availability and Cost

Three primary factors contribute to high land costs on the Monterey Peninsula, and in Carmel-by- the-Sea in particular: 1) the area is considered a desirable place to live, 2) available land is in short supply and 3) land costs vary both between and within jurisdictions based on factors such as the desirability of the location and the permitted density. According to the real estate website, Zillow, the typical land value for a single-family home is between $800,000 and $1.2 million in the city of Monterey, but between $1.5 million and $5 million in Carmel-by-the-Sea.

Because land availability is limited within Carmel-by-the Sea and the City is largely built out, a number of programs have been created to creatively increase density and affordable housing potential within the City.

Construction Costs

Construction costs associated with housing development generally comprise soft and hard costs. Soft costs for housing development include the cost of architectural, engineering, accounting, legal and other professional services, as well as the cost of obtaining permits and paying government-imposed fees. Carrying costs and the cost of construction financing can also be considered soft costs. Hard costs include the costs of labor and materials and can also include costs accumulated through permitting delays.

Hard costs are very high in Carmel-by-the-Sea, and both the high cost of labor and the high cost of materials could be considered constraints on housing development. Hard construction costs can vary significantly based on the varied and unique geographic conditions throughout the City. Hard costs can be higher than average in Carmel-by-the-Sea compared to Monterey County.

Hard and soft costs contribute significantly to the overall cost of developing new housing. High hard costs are difficult for an individual jurisdiction to mitigate.

Availability of Financing

As a stable and affluent community, private housing mortgage financing is readily available in Carmel-by-the-Sea. There are no mortgage-deficient areas in the City and no identifiable underserved groups in need of financing assistance. At the time this Housing Element was drafted, interest rates for homebuyers were increasing from a low of 2.75 percent in 2020 to almost 7 percent in 2023 for a fixed rate, 30-year mortgage. The current economic climate is uncertain and still affected by increasing inflation, the possibility of a recession, geopolitical tensions, businesses rebounding and responding to changes brought on by the COVID-19 pandemic, and ongoing supply chain disruptions; however, there are a number of ways to finance residential development in the City, some of which are outlined below.

Banks, Community Development Financial Institutions Fund (CDFIs), and State Housing Agencies

Banks, Community Development Financial Institutions Fund (CDFIs), and state housing agencies all play a role in providing affordable housing.

- **Banks** are regulated by the Community Reinvestment Act (CRA), which requires them to provide lending and services to all segments of their communities, including low-and moderate-income borrowers. Banks can meet their CRA requirements through a variety of activities, including making loans to affordable housing developers, providing grants to community development organizations, and investing in CDFIs.

- **CDFIs** are specialized financial institutions that provide loans, investments, and other financial services to low-income communities and individuals. CDFIs are often more flexible than traditional banks, and they can provide loans to borrowers who may not be able to qualify for financing from other sources.
- **State housing agencies** (SHAs) are government agencies that provide financial assistance for affordable housing development. SHAs can provide loans, grants, and tax credits to developers, and they can also help to promote affordable housing through public education and outreach programs.

Together, banks, CDFIs, and SHAs play a vital role in providing affordable housing. These organizations work to ensure that everyone has access to safe, decent, and affordable housing, regardless of their income. The California Housing Finance Agency (CalHFA) is a SHA that provides financing for affordable housing development in California. These organizations are essential partners in the fight to ensure that everyone has access to safe, decent, and affordable housing.

Housing Credits

Federal

The 4 percent and 9 percent LIHTC (Low-Income Housing Tax Credit) are federal tax credits that can be used to finance the construction or rehabilitation of affordable housing. The 4 percent credit is for the acquisition of existing buildings for rehabilitation and new construction financed by tax- exempt bonds. The 9 percent credit is generally for new construction and substantial rehabilitation with no federal subsidies. The amount of the credit is equal to 4 percent or 9 percent of the project's qualified basis, and it can be used to offset federal income taxes. The credit is claimed over a 10-year period.

The 9 percent LIHTC is more valuable than the 4 percent LIHTC, so it is typically used for larger projects. The 9 percent LIHTC is also more competitive, as there is a limited amount of 9 percent credits available each year. Both the 4 percent and 9 percent LIHTCs are important tools for financing affordable housing. They have helped to create millions of affordable housing units across the country.

State

State housing credit is a state-level program that provides tax credits to developers who build or rehabilitate affordable housing. The credits are similar to the federal Low Income Housing Tax Credit (LIHTC), but they are administered by state housing finance agencies (HFAs).

State HFAs allocate tax credits to developers through a competitive process. The credits are then sold to investors, who use them to offset their state income tax liability. The proceeds from the sale of the credits are used to finance the construction or rehabilitation of affordable housing.

State housing credit benefits both developers and low-income households. For developers, the credits provide a valuable source of financing that can help them make affordable housing projects financially feasible. For low-income households, the credits help to keep rents affordable.

Federal Home Loan Bank System

The Federal Home Loan Banks (FHLBs) are 11 regional banks that provide funding to financial institutions in all 50 states and U.S. territories. They were created by Congress in 1932 to help revitalize the housing market during the Great Depression.

FHLBs are cooperatively owned by their member institutions, which include community banks, credit unions, commercial banks, savings institutions, and insurance companies. These member institutions can borrow money from FHLBs at a discounted rate, which helps them to offer lower interest rates on mortgages and other loans to their customers.

In addition to providing funding, FHLBs also offer a variety of other services to their members, such as:

- Technical assistance on housing and community development
- Affordable housing programs
- Letters of credit
- Mortgage purchase programs

FHLBs play an important role in the U.S. housing market. They help to ensure that there is a steady supply of affordable mortgage credit available to borrowers, and they also support community development efforts.

Federal Home Loan Bank and Affordable Housing Program

The Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) is a grant program that provides funding for the creation and preservation of affordable housing. The AHP is funded by a 10 percent contribution from each FHLB's earnings.

The AHP can be used to finance the following types of affordable housing projects.

- **Owner-occupied housing:** The AHP can be used to finance the purchase, construction, or rehabilitation of owner-occupied housing for low-or moderate-income households.
- **Rental housing:** The AHP can be used to finance the purchase, construction, or rehabilitation of rental housing where at least 20 percent of the units are affordable for and occupied by very low-income households.
- **Mixed-income housing:** The AHP can be used to finance the purchase, construction, or rehabilitation of mixed-income housing where a portion of the units are affordable for low- or moderate-income households.

The AHP is a competitive program, and applications are typically reviewed on a quarterly basis. To be eligible for an AHP grant, a project must meet the following criteria:

- The project must be located in a low-or moderate-income census tract.
- The project must be affordable to low-or moderate-income households.
- The project must be developed by a qualified project sponsor.

The AHP is a valuable resource for developers of affordable housing. The program provides much-needed funding for the creation and preservation of affordable housing, and it helps to ensure that low- and moderate-income households have access to safe and affordable housing.

Housing First

Supportive housing is a type of housing that provides permanent, affordable housing with on-site supportive services to help people who are homeless or at risk of homelessness. The supportive services can vary depending on the needs of the individual or family, but they may include case management, mental health services, substance abuse treatment, job training, and education.

There are a variety of supportive housing subsidy programs available in the United States. Some of the most common programs include:

- **Housing Choice Vouchers (HCVs):** HCVs are a federal program that provides rental assistance to low-income households. HCVs can be used to rent apartments on the private market, and they can also be used to pay for supportive housing.
- **Veterans Affairs Supportive Housing (VASH):** VASH is a federal program that provides rental assistance and case management services to homeless veterans.
- **Rapid Re-housing:** Rapid Re-housing is a short-term program that provides rental assistance and case management services to help people who are homeless quickly find and maintain housing.

The Housing First approach to homelessness is a philosophy that emphasizes providing permanent housing to people who are homeless, regardless of their other needs. The Housing First approach has been shown to be effective in reducing homelessness and improving the lives of people who are homeless.

The supportive housing subsidy system in the United States is a complex system, but it is an important part of the Housing First approach to homelessness. The subsidy programs help to make supportive housing affordable for people who are homeless, and they help to ensure that people who are homeless have access to the supportive services they need to succeed.

Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. Carmel-by-the-Sea assumed the base density of 22 dwelling units per acre identified in the Carmel Municipal Code for the CC, SC, and RC Districts for the 5th Cycle sites inventory. Due to small lot sizes throughout the commercial districts, this density results in estimates of 1-8 units per site, with the majority of sites accommodating 1-2 units. A total development potential of 78 units was identified for the commercial districts. While a lack of water resources generally precludes higher-density projects, a review of development trends during the 5th Cycle showed densities ranging from 7 dwelling units per acre to 44 dwelling units per acre for projects in the CC, SC, and RC Districts. Carmel-by-the-Sea did

not receive requests during the 5th Cycle to develop below densities identified in the site's inventory; therefore, this is not a constraint to development. Additionally, the City identified a significant surplus of sites in the 5th Cycle Housing Element for a total capacity of 164 housing units (the 2015-2023 RHNA was 31 units), ensuring that any property that developed at a lower density than projected would not adversely impact the City's ability to maintain sufficient sites throughout the planning period to achieve the RHNA.

Small Lots and Large Units

Property within Carmel-by-the-Sea is typically smaller than a half-acre, which can be a constraint for housing production. Lot consolidation incentives may be a solution. Large multi-family units have become commonplace with recent housing proposals. Large units reduce the number of multi-family units overall, which decreases the housing variety available, and increases the number of expensive luxury housing options. The City has proposed a minimum density requirement for sites in the Central Commercial (CC), Service Commercial (SC), Residential and Limited Commercial (RC), and R-4 District (see Program 3.1.G in Chapter 2).

Seasonal Vacancies

Carmel-by-the-Sea has a 50 percent vacancy rate of which 80 percent is attributed to seasonal vacancies, given the community's strong tourism industry. Second homeowners seeking seasonal homes skews the demand for housing, driving up rents and home prices and making it challenging for those working in Carmel-by-the-Sea to find available housing. Rising housing prices decrease the stock of housing affordable to those living or working in and around Carmel-by-the-Sea, further spurring the statewide housing shortage. Programs to address this issue are incorporated in the 6th Cycle Housing Element and include encouraging Accessory Dwelling Units and establishing of an Affordable Housing Trust Fund which could be funded in part by a vacancy tax.

Length of Time between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. On average (based on City data from seven developments of vacant sites) there are 84 days between approval of a housing development and submittal of a building permit application, and 165 days between submittal of a building permit application and issuance of a building permit. The time between application approval and building permit issuance (249 days on average) is influenced by a number of factors, none of which are directly impacted by the City. Factors that may impact the timing of building permit issuance include required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors. Generally, building permits are submitted in a timely manner after planning entitlements; however larger projects have experienced longer timeframes given supply chain issues and labor shortages, neither of which the City controls.

Environmental Justice Element Requirement

An Environmental Justice Element or equivalent is not required for Carmel-by-the-Sea because no disadvantaged communities exist within the city's boundaries (as defined in Gov. Code, §65302,

> (h)(4)(A)). "Disadvantaged communities" means an area identified by the California Environmental Protection Agency pursuant to Section 39711 of the Health and Safety Code or a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

Environmental Constraints

Environmental constraints affecting housing include geologic and seismic conditions and fire hazards, which are a threat to the built environment. These constraints are discussed in detail below. However, the primary environmental constraint to the development of housing in Carmel-by-the- Sea is the limited water supply, as already discussed.

Fire Hazards

Carmel-by-the-Sea is often referred to as a "Village in the Forest," due to its extensive urban forest. The high density of structures within the Carmel residential areas and business district among numerous trees increases the fire hazard. In addition, the Pescadero Canyon, Del Monte Forest, and Mission Trails Nature Preserve, located adjacent to the City, introduce the possibility of a wildland fire. The currently adopted (October 2008) California Department of Forestry and Fire Protection (CAL FIRE) *Very High Fire Hazard Severity Zones in Local Responsibility Areas* (LRA) map for Carmel- by-the-Sea identifies a large area encompassing northern and eastern portions of the City as a Very High Fire Hazard Severity Zone. In such zones, roofs and exterior walls of new buildings must be made of noncombustible materials. It should be noted that all LRA maps across the state of California are undergoing updates and according to CAL FIRE are anticipated to be released sometime in 2024.

Obtaining insurance for structures is increasingly difficult given the Very High Fire Hazard Severity Zone, posing a constraint to residential development.

The City of Carmel-by-the-Sea is part of a regional coordination effort with other Monterey County cities, including Pacific Grove and Monterey. These neighboring agencies provide aid to each other on an as-needed basis. Fire protection for the City is provided by the City of Monterey Fire Department based out of the Carmel Fire Station located on 6th Avenue.

Emergency and Evacuation Planning

Emergency response is provided through coordinated efforts by the cities of Monterey, Pacific Grove, and Carmel. Emergency planning and evacuation pose many challenges for the City due to the precarious topography and narrow City roads. The General Plan Safety Element (both the currently adopted version and the updated Safety Element being prepared in conjunction with the 6th Cycle Housing Element) provides an in-depth analysis of emergency and evacuation planning and protocols, as well as scenario mapping and evacuation route mapping. City staff generally note that particularly in

Carmel, where small lots make meeting egress requirements difficult at higher densities, incentivizing lot mergers in the commercial district will help address concerns and challenges associated with emergency and evacuation planning across the City.

Seismic

The entire California Coast and Coast Range area is prone to earthquakes. Based on history, the probability of a moderate or high magnitude earthquake occurring in the greater Monterey region in the next few decades is quite likely. Faults that could present hazards to Carmel-by-the-Sea during an earthquake event include the following active or potentially active faults: San Andreas, San Gregorio-Palo Colorado, Chupines, Navy, and Cypress Point. The San Andreas and San Gregorio faults are two dominant faults within the Monterey County region that are considered active with evidence of historic or recent movement.

While the seismic hazards cannot be eliminated, there are a number of regulations that reduce the impact of these hazards. The Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface faulting to structures for human occupancy, by preventing the construction of buildings used for human occupancy on the surface trace of active faults. The California Building Code includes provisions associated with engineering design and building requirements that address seismic hazards. In addition, the City of Carmel-by-the-Sea General Plan includes policies addressing hazards from seismic activity.

Tsunami

The City would be minimally affected by a moderate to extreme tsunami event. This can be accredited to coastal topography along Carmel's western boundary. The steep cliff, or a step-down in elevation between the Scenic Road and the beach, acts as a protective boundary during a tsunami event. However, low lying portions of Carmel-by-the-Sea are susceptible to inundation from tsunami, known as waves produced from a seismic event. Only the southernmost portion of the City and the low-lying Carmel Lagoon neighborhood (within unincorporated Monterey County) could be impacted if a 21-foot-high tsunami wave were to enter the Carmel River lagoon. Impacts from tsunami could include damage to improvements from wave inundation and from wave-carried debris.

Tsunami is a potential safety hazard as well as a hazard to property. The actual areas that will be impacted from a tsunami will vary depending on factors such as the size of the tsunami wave, tide level at the time of the tsunami, the wave source location and the wave direction. In general, areas adjacent to the shoreline that are below an elevation of approximately 15 to 20 feet above mean sea level appear to have a higher level of risk.

Flooding

Carmel is located on a sloping terrain that offers good storm water runoff into both the Pacific Ocean and the Carmel River. Only a small portion of the City's southern tip is designated as a FEMA 100-year Flood Zone. Carmel Beach is subject to flooding during high tide and beach sand is lost yearly during winter storms. The beach is clearly separated from adjacent roads and houses by a moderately

steep hill. Due to that topographical feature, the coastal flooding rarely extends past the beach. There are several areas of the City, which have been identified in the City's general plan as being prone to localized flooding. The main area subject to localized flooding is located within the Mission Trail Nature Preserve. The Mission Trail site is owned by the City and used as a park, and the City recently approved a CDP to correct flooding issues within Mission Trails Nature Preserve. This use mitigates some of the damage that would normally result from the retention of water on the site and the City recently approved a Coastal Development permit to correct some flooding issues in this area.

The City's General Plan includes a Safety Element with policies and programs which address flooding (see policies P8-27 through P8-31). The Safety Element Update will also include and update where necessary the City's policies and programs related to flooding. The City's Municipal Code (Chapter 15.56 Community Floodplain) further addresses flood risks and hazards found in the City as well as identifying methods for reducing flood losses. In order to accomplish its purposes, this chapter of the municipal code includes regulations to:

1) Restrict or prohibit uses which are dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;

2) Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;

3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel floodwaters;

4) Control filling, grading, dredging, and other development which may increase flood damage; and

5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas. (Ord. 2018-03 § 1 (Exh. A §4), 2018).

Coastal Erosion and Landslides

Erosion on sloped inland areas and at the shoreline (beach) has been a problem for much of Monterey County, including Carmel. The hazards due to erosion are difficult to separate from those due to flooding and landsliding. In some cases, erosion is a result of flood and landslide conditions; in others, rapid water runoff and landsliding can occur in areas subject to prolonged erosion. The preventive costs of erosion are generally included within flood control measures and the overall costs of hillside development. Adoption of the present state of the art procedures for erosion prevention in hillside areas will, in most cases, eliminate losses.

Losses due to coastal erosion can be reduced most economically by avoiding construction in areas subject to severe erosion. Erosion of the beach bluffs is addressed in the City's Shoreline Management and Emergency Operations plans.

Summary of Non-Governmental Constraints

In summary, while Carmel-by-the-Sea is subject to the environmental constraints described above, the City's General Plan sets forth a series of actions to minimize these constraints. Carmel-by-the- Sea incorporates this information into its land use planning and development review processes. In an effort to continue to reduce constraints to housing development, the Housing Element Update includes specific policies and programs in Chapter 2 to reduce or eliminate non-governmental constraints to the extent feasible and practical.

The primary non-governmental constraints and the 6th Cycle Housing Element programs to address them are shown in Table B-14 below:

Table B-14 Summary of Non-Governmental Constraints

Non-Governmental Constraint	Programmatic Action
Land Availability and Cost Carmel-by-the-Sea's limited availability of land coupled with its desirable coastal location and world-renowned architecture has resulted in high cost of land and a lack of affordable housing. Some of the primary factors that have contributed to high land costs in Carmel-by-the-Sea are its limited availably of land.	Program 3.1.A: Mixed Use Affordable Housing Program 1.1.F: Overnight Visitor Accommodation (Conversion) Transfer of Development Rights. Program 1.1.B: Development on Small Sites Program 3.1.C: Density Bonus
Construction Costs Costs of labor and materials are very high in Carmel-by-the-Sea and could be considered constraints on housing development.	Program 3.1.C: Density Bonus
Availability of Financing	Program 2.1.D: Establish Affordable Housing Trust Fund Program 5.1.C: Shared Housing Information Program 5.1.B: Housing Choice Voucher Program Program 5.2.A: Support Community Organizations
Small Lots and Large Units	Program 3.1.G: Establish Minimum Densities
Seasonal Vacancies	Program 2.1.D: Establish Affordable Housing Trust Fund

Sites Inventory

C

APPENDIX

Table of Contents

Appendix C Sites Inventory C-4

C.1 Introduction C-4

C.2 Regional Housing Needs Allocation C-5

C.3 Regulatory Framework for Meeting the RHNA C-8

C.4 Carmel-by-the-Sea Strategies for Meeting RHNA C-10

C.5 Summary of RHNA Strategies C-59

C.6 Technical Background Documents C-61

Tables

Table C-1 Regional Housing Needs Allocation (RHNA) 2023-2031 ..... C-5

Table C-2 Remaining RHNA C-6

Table C-3 Projects Eligible for RHNA Credit C-6

Table C-4 ADU Development Trends C-11

Table C-5 Proforma of Sample Hotel-to-Residential Conversion C-12

Table C-6 Analysis of Hotel Key Value C-13

Table C-7 Carmel Hotels Grouped by Performance (RevPAR) C-14

Table C-8 Carmel Hotels and Hotel Room Inventory C-14

Table C-9 Hotel Room Conversion Potential C-16

Table C-10 Affordable Housing Potential on Church Properties C-20

Table C-11 Distribution of Lot Sizes C-21

Table C-12 Affordable Housing Projects on Small Sites C-22

Table C-13 Regional Redevelopment Trends C-24

Table C-14 Rent Comparison: Residential vs Commercial C-26

Table C-15 Properties with Live/Work Potential for Lower-Income Housing C-29

Table C-16 Mixed-Income Incentive Program Sites C-34

Table C-17 Past Mixed-Use Development Projects C-37

Table C-18 Additional Scattered Sites C-41

Table C-19 Site #S-1 Forest Cottages Specific Plan: Site Description C-42

Table C-20 Site #S-2 Court of the Fountains: Site Description C-44

Table C-21 Site #S-2 Court of the Fountains: Capacity Assumptions C-44

Table C-22 Site #S-4 Office Building: Site Description C-45

Table C-23 Site #S-4 Office Building: Capacity Assumptions C-46

Table C-24 Site #S-5 Yafa: Site Description C-47

Table C-25 Site #S-5 Yafa: Capacity Assumptions C-48

Table C-26 Site #S-7 Carmel Realty Office: Site Description....C-49
Table C-27 Site #S-7 Carmel Realty Office: Capacity Assumptions....C-49
Table C-28 Site #S-8 Parashis/Millard Building: Site Description....C-51
Table C-29 Site #S-8 Parashis/Millard Building: Capacity Assumptions....C-51
Table C-30 Site #S-9 The Agency: Site Description....C-52
Table C-31 Site #S-9 The Agency: Capacity Assumptions....C-53
Table C-32 Site #S-10 Enzos: Site Description....C-54
Table C-33 Site #S-10 Enzos: Capacity Assumptions....C-54
Table C-34 Site #S-11 Paseo San Carlos Square: Site Description....C-56
Table C-35 Site #S-11 Paseo San Carlos Square: Capacity Assumptions....C-56
Table C-36 Site #S-12 Carmel Office Supply & Business Center: Site Description....C-58
Table C-37 Site #S-12 Carmel Office Supply & Business Center: Capacity Assumptions....C-58
Table C-38 Summary of Sites Inventory....C-59
Table C-39 Basic Pro Forma of Hotel-to-Residential Program....C-61

Figures

Figure C-1 Trevvett Court....C-22
Figure C-2 Examples of Underutilized Commercial Spaces....C-26
Figure C-3 Live/Work Adaptive Re-Use Case Study....C-28
Figure C-4 Mixed-Income Case Study - "Midblock"....C-32
Figure C-5 Mixed-Income Case Study - "Corner Site"....C-32
Figure C-6 Mixed-Income Case Study - "Adaptive Re-Use"....C-33
Figure C-7 Sites Inventory Map....C-60

Appendix C Sites Inventory

C.1 Introduction

The Association of Monterey Bay Area Governments (AMBAG) forecasts that the two-county (Monterey and Santa Cruz) Monterey Bay Area will add 32,867 new households between 2020 and 2045.[1] For the 8-year time frame covered by this 6th Cycle Housing Element Update, the State Department of Housing and Community Development (HCD) has identified the region's housing need as 33,274 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to above-moderate income (market rate) housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance (DOF) as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from the DOF in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding, and the share of cost burdened households, and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the 6th Cycle RHNA resulted in a significantly higher number of housing units for which the Monterey Bay Area must plan compared to previous Housing Element cycles.

Revised Sites Inventory Strategy

In April 2024, the City of Carmel-by-the-Sea adopted the 6th Cycle Housing Element, which was found to be compliant with state law by the California Department of Housing and Community Development (HCD) on April 25, 2024. In pursuing the implementation of its adopted Housing Element, the City has come to realize that certain sites may be challenging to develop and that diversifying its housing stock and better integrating new housing throughout the community will yield faster and more successful affordable housing. In response, a group of resident volunteers came together called the Affordable Housing Alternatives Group, or "AHA." AHA is composed of a highly motivated group of residents that have devoted their energy and talents to crafting policies tailored to Carmel that will address the City's housing needs. In partnership with City staff, the AHA Group provided thousands of volunteer hours, met with City staff on a weekly basis (often more frequently), leveraged community connections to identify property owners interested in adding new housing on their properties, attended meetings with HCD, and genuinely dedicated themselves to finding housing solutions with the best chance of becoming reality. One of the many benefits that grew out of this collaboration was the development of an alternative sites strategy for meeting the City's RHNA that provides a more viable path to the creation of affordable housing opportunities within the village. This new Appendix C replaces the previously adopted Appendix C (April 2024) and represents the culmination of efforts by

[1] Source: Final 2022 Regional Growth Forecast, AMBAG, November 18, 2020

AHA members, the Carmel community, and City staff to refine the Housing Element in a way that maximizes the potential for affordable housing development in the City.

C.2 Regional Housing Needs Allocation

RHNA Summary

AMBAG adopted its Final 6th Cycle Regional Housing Needs Allocation Plan 2023-2031 on October 12, 2022. The Plan was approved by HCD on November 8, 2022. For Carmel-by-the-Sea, the RHNA to plan for in this cycle is 349 units. Details are provided below.

Carmel-by-the-Sea's share of the regional housing need for the 8-year period from 2023 to 2031 is 349 units, which is a 1,025 percent increase over the 31 units required during the 2014 to 2023 RHNA cycle. The housing need is divided into four income categories: Very Low Income, Low Income, Moderate Income, and Above Moderate Income (i.e., market rate). Table C-1 shows Carmel-by-the-Sea's RHNA for the 2023-2031 planning period.

Table C-1 Regional Housing Needs Allocation (RHNA) 2023-2031

Income Group	Carmel-by-the-Sea Units	Percent	Monterey County Units	Percent	Monterey Bay Area Units	Percent
Very Low Income (<50% of AMI)	113	32.3%	4,412	21.8%	7,868	23.6%
Low Income (50%-80% of AMI)	74	21.2%	2,883	14.2%	5,146	15.5%
Moderate Income (80%-120% of AMI)	44	12.6%	4,028	19.8%	6,167	18.5%
Above Moderate Income (>120% of AMI)	118	33.9%	8,972	44.2%	14,093	42.4%
Total	**349**	**100.0%**	**20,295**	**100.0%**	**33,274**	**100.0%**

Source: AMBAG 2021
Note: The Association of Monterey Bay Area Governments (AMBAG) Executive Board adopted the 2023-2031 Regional Housing Needs Allocation Plan (RHNA) on October 12, 2022 (Resolution No. 2022-24). The plan was approved by the California Housing and Community Development on November 8, 2022.

Progress Toward RHNA

The RHNA planning period for the 2023-2031 Housing Element (6th Cycle) is June 30, 2023 through December 15, 2031. The statutory adoption date for the 6th Cycle Housing Element is December 15, 2023 – 6 months after the beginning of the RHNA planning period. To account for this discrepancy, the City of Carmel-by-the-Sea can receive credits for the number of housing units entitled, permitted, or under construction since the beginning of the projection period, up to the data cutoff date for the writing of this Housing Element (December 31, 2024) and apply these to the RHNA. Accordingly, the units permitted in this 18-month period count toward the 2023-2031 Housing Element (6th Cycle) and are subtracted from the City's RHNA of 349 units.

Table C-2 provides a summary of the City's remaining RHNA obligations after accounting for eligible credits. Table C-3 lists three housing projects (totaling 23 units) that are either permitted, underway, or constructed during the RHNA projection period, eligible for RHNA credits. Eligible credits also include 45 ADUs that have earned approval for entitlements and/or permits and will begin construction during the 6th Cycle Housing Element. Therefore, the City has a remaining RHNA of 281 units for which the City must identify adequate sites.

Table C-2 Remaining RHNA

	Very Low-Income Units	Low- Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023–2031 RHNA	113	74	44	118	349
Units permitted between June 30, 2023 and December 31, 2024	13	13	13	29	68
Remaining RHNA	100	61	31	89	281

Source: City of Carmel-by-the-Sea, Community Planning & Building Department

Table C-3 Projects Eligible for RHNA Credit

APN	Project Name	Zoning	General Plan Land Use	Area	Min. Density (du/ac)	VLI	LI	MI	AM	Tenure	Entitlement Status
010138003000 010138021000	Ulrika Plaza	Service Commercial (SC)	Core Commercial	0.37	33	--	--	--	12	Rental	Approved
010145012000 010145024000 010145023000	JB Pastor	Service Commercial (SC)	Core Commercial	0.27	33	--	--	--	8	Rental	Conditionally Approved
010146010000	Scandia Lopez	Central Commercial (CC)	Core Commercial	0.09	33	--	--	--	3	Rental	Permitted and under construction
					Subtotal	**0**	**0**	**0**	**23**		
ADUs						13	13	13	6	Rental	Approved/ Permitted/ Constructed
					Totals	**13**	**13**	**13**	**29**	**Total RHNA Units = 68**	

Source: City of Carmel-by-the-Sea, 2025
Notes: VLI = very low-income; LI = low-income; MI = moderate-income; AM = above moderate-income.

Projects Eligible for RHNA Credits

Ulrika Plaza (Site No. P-1)

The Planning Commission approved the Ulrika Plaza project on August 9, 2023. On December 13, 2024, a building permit application was submitted to the City for demolition of existing improvements to prepare the site for new construction. On March 3, 2025, a building permit application for the construction of a new mixed-use building was submitted to the City and is currently in plan check review. Demolition work to prepare the site began in early September under a separate building permit. The project is slated to begin full construction by the end of 2025. The 16,000-square-foot (0.37 acre) project site includes a 22,400 square foot mixed-use building with 9,000 square feet of ground-floor

retail, 12 market rate residential units, and 28 parking spaces in an underground garage. The project density is 33 dwelling units per acre.

The project, previously known as Del Dono and Del Dono II, resulted from merging two 8,000-square-foot lots to create a 16,000-square-foot site. In this first incarnation of the project, the original developer planned to construct a mixed-use building containing ground-floor commercial space and 16 residential units, two of which were to be affordable to moderate income households. The project density was 44 dwelling units per acre. The project was approved and broke ground in 2019. A two-story commercial building with underground parking was demolished on the north lot, and a one-story commercial building with a surface parking lot was demolished on the south lot. The developer lost their funding during construction of the underground parking structure and the property was subsequently sold and redesigned as Ulrika Plaza.

This project is an example of the redevelopment of underutilized commercial buildings and a surface parking lot in the Service Commercial (SC) District. All land use entitlements have been obtained.

JB Pastor Building (Site No. P-2)

The Planning Commission approved the JB Pastor project on April 9, 2025. The project site is a 12,000-square-foot (0.27 acre) commercial parcel. The site is composed of three legal lots of record and is currently developed with a two-story, historic community room building, surface parking, a one-story commercial building, and a two-story mixed-use building (office & residential). The Planning Commission approved demolition of all existing site improvements, excluding the historic community room, and constructing two 2-story mixed use buildings totaling approximately 12,900 square feet with ground floor commercial space, eight market rate second-floor apartments, and 12 on-site parking spaces. The project density is 29 dwelling units per acre.

On April 23, 2025, an appeal of the Planning Commission's approval of the project was filed and on August 4 and September 8, 2025, the City Council heard the appeal, denying portions of the appeal and upholding others. Specifically, the City Council found that the developer did not sufficiently demonstrate the infeasibility of providing parking on-site and did not meet the required landscape threshold of 50% of the open space areas. The City Council remanded the project back to the Planning Commission with specific direction so that the applicant has the opportunity to make revisions to the project.

In December 2025, staff met with the Developer to review a revised project concept that includes reducing the amount of commercial square footage and increasing the number of residential units from eight to twelve inclusive of three affordable housing units. The revised project would meet the on-site parking requirements. There are no known barriers to the project being permitted in the planning period. The Developer plans on making a formal application submittal to the City in July 2026 with construction commencing in November 2027 and completing in May 2029.

This project is an example of the redevelopment of underutilized commercial properties, including a surface parking lot in the Service Commercial (SC) District.

Scandia Lopez/Hakim (Site No. P-3)

The Planning Commission approved additions to the historic Percy Parkes Building for three (3) new market rate apartments on July 13, 2022. The 4,000-square-foot (0.09 acres) project site includes a 2,750 square foot one-story historic commercial building. The project consists of a second floor addition to the existing commercial building and the construction of a two-story building in the courtyard behind the existing building. The project density is 33 dwelling units per acre.

This project is an example of additions to a one-story historic commercial building in the Central Commercial (CC) District to provide housing. The commercial tenant relocated to another retail space within the village prior to approval of the project. All land use entitlements have been obtained. No appeals of the project were filed. A building permit was issued in April 2025 and the project is currently under construction.

Accessory Dwelling Units

Between July 1, 2023 and December 31, 2024, the City issued certificates of occupancy and building permits, and is in the process of reviewing additional ADU applications, for a total of 45 ADUs and JADUs as documented in the City's Housing Element Annual Progress Reports submitted to HCD. The City continues to see a strong interest in ADUs and expects that trend to continue throughout the planning period.

In reviewing the City's ADU construction activities between 2017 and 2024, 64 ADU applications were processed in the City. Among these units, 15 (24 percent) were for units smaller than 300 square feet and 20 (32 percent) were between 301 and 500 square feet. Also 31 (49 percent) were for conversion from existing spaces (these units tend to be smaller and less expensive to construct, and therefore are more likely to be affordable). Based on a review of rental unit sizes in Monterey County, average unit sizes in the region are:

- Studio - 420 square feet
- One-bedroom - 646 square feet
- Two-bedroom - 938 square feet

Overall, 41 percent of the City's ADUs between 2017 and 2024 were significantly smaller than the average sized ADU in the region for that bedroom count. Rental rates for these smaller ADUs are reasonably expected to be lower than market rate, regularly sized units. Furthermore, discussions with local realtors indicate that many ADUs are occupied by caretakers at reduced or no costs. Therefore, the City uses the 30/30/30/10 income/affordability distribution approved for the ABAG jurisdictions and also used by most AMBAG jurisdictions for the 6th cycle Housing Element update. Overall, the 45 ADUs permitted are distributed into 13 very low income, 13 low income, 13 moderate income, and 6 above moderate income.

C.3 Regulatory Framework for Meeting the RHNA

The purpose of the Sites Inventory is to identify and analyze specific sites that are available and suitable for residential development to accommodate Carmel-by-the-Sea's remaining assigned 281 housing

units. The City is not responsible for building the housing, but must provide adequate capacity through land use policies and zoning regulation to accommodate the remaining RHNA.

Sites to Accommodate Lower-Income RHNA

Sites Used in Previous Housing Element Planning Periods

Government Code §65583.2(c)

Each site includes information about whether it was used in a prior Housing Element planning period, if it is currently vacant, and the number of anticipated housing units by income category.

Appropriate Zoning

Government Code §65583.2(c)(3)

Under state law, the "default density" for suburban jurisdictions such as Carmel-by-the-Sea, is at least 20 dwelling units per acre. At this density, a project site is deemed appropriate to accommodate lower-income housing. The General Plan designation that meets this requirement is Multi-Family Residential (and/or zoning at R-4), with a maximum density of 33 dwelling units per acre, or 44 dwelling units per acre with a local Bonus Density when affordable units are provided.

Residential uses are also permitted in the City's CC, SC, and RC zones, up to 22 units per acre by right and 33 units per acre with a conditional use permit. Projects meeting the local Bonus Density incentive may reach 44 units per acre. A 100 percent affordable housing project may reach 88 units per acre, inclusive of all state and local bonuses.

The City is implementing Program 3.1.G to change the maximum allowable density of 33 dwelling units per acre to a maximum allowable base density of 40 units per acre in the Commercial (CC, SC, and RC) Districts and the Multi-Family Residential (R-4) District. Combining local and state density bonuses, the total capacity can reach 88 units per acre. The City is also instituting a minimum density of 22 dwelling units per acre in the Commercial (CC, SC, and RC) Districts and in the Multi-Family Residential (R-4) District. These changes will enable a higher yield of residential units, rather than larger units at a lower yield, which is likely to result in increased financial feasibility for the development of affordable units. In addition, the City is modifying the Municipal Code to broaden the eligibility for receiving up to a total of 88 du per acre, inclusive of all state and local bonuses, in commercial zones from 100 percent affordable housing projects to projects that qualify for the Mixed-Income Incentive Program.

Site Size

Government Code Section 65583.2(c)(2)(A), (B), and (C)

Several factors outside of the City of Carmel-by-the-Sea's control impact the availability and developability of land throughout the village. The incorporated area of Carmel-by-the-Sea is one-square-mile, bordered by Pescadero Canyon to the north and Carmel Bay to the west. The City is located entirely within the Coastal Zone and has a certified Local Coastal Program that complies with the policies of the California Coastal Act. It is also built-out and composed of small lot sizes. The

original subdivision maps for the City (recorded in 1888 and 1902) established a grid pattern of commercial lots ranging in size from 2,500 square feet (0.057 acres) to 4,000 square feet (0.09 acres). While some parcels have been combined, many remain in their original configuration today.

No Net Loss

Government Code Section 65863

Through the 8-year RHNA planning period of the 6th Cycle Housing Element, pursuant to the State of California's No Net Loss Law, the City is required to identify an alternative site(s) if a site on the Sites Inventory is developed at a lesser ratio of lower-income units than planned. Program 1.1.A will regulate this requirement of No Net Loss for the 6th cycle (see Chapter 2).

Reliance on Nonvacant Sites to Accommodate More than 50 Percent of the RHNA for Lower-Income Units

Government Code Section 65583.2(g)(2)

Per state law, when more than 50 percent of the sites intended to accommodate the RHNA for lower-income households are nonvacant sites, the resolution adopting the Housing Element must include findings stating that the uses on these sites are likely to be discontinued during the planning period and outline the factors used to make that determination.

C.4 Carmel-by-the-Sea Strategies for Meeting RHNA

To fully accommodate the remaining RHNA and to foster housing opportunities throughout the community, the City is pursuing the following strategies:

- Promote the development of Accessory Dwelling Units (ADUs)
- Facilitate the conversion of underperforming hotels into affordable housing
- Pursue the development of affordable housing on religious facility sites
- Facilitate conversion of underutilized commercial spaces into affordable live/work housing
- Incentivize mixed-income affordable projects downtown

Accessory Dwelling Units (ADUs)

Assumptions and Analysis

ADUs represent a significant opportunity for Carmel-by-the-Sea to provide affordable housing throughout the community. Pursuant to state law, local jurisdictions are able to project the number of ADUs over the 8-year planning period based on the demonstrated trend of recent ADU production. Between 2019 and 2024 (Table C-4), the City issued building permits for 61 ADUs, with a sharply rising trend over the past 2 years, yielding an annual average of 10.2 units.

Table C-4 ADU Development Trends

	2019	2020	2021	2022	2023	2024	Average
Permitted ADUs	4	8	9	8	13	19	10.2

Source: City of Carmel-by-the-Sea, Community Planning & Building Department

Capacity During 6th Cycle Planning Period

Based on a historical average of 10 ADUs per year, the City estimates that 70 ADUs could be constructed over the remaining 7 years (2025-2031) of the 8-year planning period.

Proactive Efforts to Accelerate Affordable ADU Development

The City recognizes the significant potential role that ADUs can play in providing affordable housing. This Housing Element includes a program to accelerate the development of ADUs, particularly affordable ADUs, during the planning period. These efforts are designed to accelerate the City's ADU trend, which has already risen sharply in recent years. The City anticipates that this program will generate a potential 10 percent boost to its trends, resulting in an additional 7 ADUs, for a total of 77 ADUs over the remaining seven years (2025-2031) of the 8-year planning period.

Occupancy and Income/Affordability

Based on local knowledge, some ADUs are not used as rentals. Conservatively, the City discounts the ADU trend by 10 percent to account for potential ADUs with nonresidential uses. The 10 percent discount on the trend produces a conservative projected number of 70 ADUs. Using the previously discussed income/affordability distribution of 30 percent very low income, 30 percent low income, 30 percent moderate income, and 10 percent above moderate income, ADUs are projected to contribute 7 extremely low, 14 very low income, 21 low income, 21 moderate income, and 7 above moderate income units to the City's future housing stock over the course of the planning period.

Hotel-to-Residential Conversion

Assumptions and Analysis

Hotel-to-Residential Conversion Program (Hotel 'Key' Transfer) – How it Works

As noted in the description in Chapter 2, the goal of the Hotel-to-Residential Conversion Program is to incentivize hotel owners to convert underperforming hotels into mixed-income multifamily residential by creating a new legal right to sell the "hotel keys" associated with the converted hotel rooms (which are particularly valuable in light of the cap on the number of hotel rooms in the City). The intention is to provide property owners that undertake conversion projects with an above market return by allowing them to "sell the property twice" – i.e., by profiting from both the residual market value of the converted hotel and the market value of the hotel keys. The sample proforma in Table C-5 below illustrates the mechanics.

Consider a hypothetical 19-room hotel property with an average daily rate (ADR) of $211 and a 68% occupancy rate, equating to $143 in revenue per available room (RevPAR). In relation to other hotels in Carmel-by-the-Sea, such a hotel would operate below the 16th percentile in terms of performance (see

the following section), making it a prime candidate for the Hotel-to-Residential Conversion Program. Assume further that the hotel's 19 rooms are converted into 16 mixed-income apartment units (a roughly 85% conversion ratio) with the following income distribution: 4 very low, 4 low, 4 moderate, and 4 above moderate income. If a developer were to acquire the hotel from the existing hotel owner at a 4.50% cap rate for $7,675,580 and invest $1,600,000 in capital expenditures to convert the hotel rooms into apartments ($100,000 per unit), the developer's total cost basis would be $9,275,580. Assuming a projected net operating income of $302,717 and a cap rate of 6.00%, the former hotel (now mixed-income apartments) would sell for $5,045,280, which would result in an approximately $4.2 million loss for the developer. However, when the proceeds from the sale of the 19 hotel keys is taken into consideration (an estimated $438,656 per key multiplied by 19 keys equals $8,334,464 (see below for further analysis on how the value of keys is estimated), the gross proceeds from the overall investment rises to $13,379,744, resulting in a total profit of $4.1 million and a return on investment (ROI) of approximately 44%. Such a return is substantially above market for a commercial real estate investment with this risk profile, and has already generated a high degree of interest in the program on the part of developers and local hotel owners.

Table C-5 Proforma of Sample Hotel-to-Residential Conversion

Conversion of 19-Room Hotel to 16-Unit Affordable Housing	
Purchase Price of Hotel	$7,675,580
Housing Conversion Costs (@ $100,000 per room)	$1,600,000
Total Developer Investment	**$9,275,580**
Sale of Hotel Keys (@ $438,656 per key)	$8,334,464
Sale of Affordable Housing Building	$5,045,280
Total Developer Return	**$13,379,744**
Profit	$4,104,164
Return on Investment (ROI)	44%

Analysis of Hotel Key Value

To estimate the value that a Carmel hotel key could be sold for – the $438,656 per key used in the proforma above – a residual land value analysis was performed with respect to the keys (Table C-6). A common valuation method in the commercial real estate space, a residual land value analysis is used to calculate how much a developer can pay for land while still hitting their target return. Here, we assume that the hotel key is being purchased by a hotel developer or operator that already owns land in Carmel, so the relevant question becomes: how much can the purchaser of the hotel key pay for the key while still hitting their target return? Let's assume that the buyer of the hotel key projects an average daily rate of $450 and a 65% occupancy rate, equating to revenue per available room (RevPAR) of $293 and annual revenue of $106,763 for this to-be-built hotel room. If we assume that operating expenses are 45% of revenue, that would result in an annualized net operating income of $58,719. At a 6.00% cap rate, this hotel room would be worth $978,656 once constructed. Given this value, how much can the purchaser of the hotel key pay for the key while still hitting their return target? Conservatively assuming $1,000 per square foot in construction costs, the cost of a typical 400 square foot hotel room would be $400,000 If the buyer of the hotel key has an industry-standard target ROI of 35%, this equates to a target profit of $140,000. In such a scenario, the residual value of the hotel key – i.e., the most the

purchaser of the hotel key could pay for the key – is $438,656, which is the number used in the proforma in Table C-5 above. It is important to note that the City has no plan to set or regulate the price of hotel keys, but is only performing an analysis to estimate what the market value of a key would be.

Table C-6 Analysis of Hotel Key Value

Residual Key Value Analysis	
Average Daily Rate	$450
Occupancy	65%
RevPAR	$293
Annual Revenue	$106,763
Operating Expenses as % of Revenue	45%
Net Operating Income	**$58,719**
Value (*@ 6% Cap Rate*)	$978,656
Construction Cost	$400,000
Profit (*@ 35% ROI*)	$140,000
Residual Key Value	**$438,656**
Return on Investment (ROI)	**35%**

Capacity During the 6th Cycle Planning Period

Outreach and Developer and Hotel Owner Interest

In recent months the City and members of the AHA Group have held several meetings with hotel owners, affordable housing developers, and hotel developers to discuss the Hotel-to-Residential Conversion Program. These groups have expressed strong interest in the program.

The City and AHA Group have met with a mix of sophisticated, experienced developers, ranging from regional players to national firms with a broader focus. These include firms specializing in affordable housing, employee housing, and hospitality property redevelopment. They have provided valuable input on how to make the City's incentives more attractive, highlighted similarities between the program and successful models elsewhere, and expressed active interest in participating once the program launches.

In addition to engaging with developers, the City and the AHA Group have also met with a number of hotel owners. These owners have shown a strong interest in exploring opportunities under the Hotel-to-Residential Conversion Program. Hotel owners recognize that the program will allow participating developers to pay a higher price for their properties and are enticed by the potential for above-market returns.

This outreach demonstrates that there is a strong pool of capable and interested partners—both local and nonlocal—ready to collaborate with the City on converting underused hotel properties into much-needed mixed-income housing.

Identification of Hotel Room Opportunities Based on Existing Conditions

Based on data collected by the City from Transient Occupancy Tax (TOT) for Fiscal Year 2023-24, hospitality properties were graded on a curve (norm-referenced grading), based on revenue per available room or "RevPAR" (Table C-7).

Table C-7 Carmel Hotels Grouped by Performance (RevPAR)

	RevPAR	Hotels	Rooms	% of Total Rooms
Group 1	>$319	7	117	12%
Group 2	$231 - $318	12	287	30%
Group 3	$188 - $230	8	169	18%
Group 4	$144 - 187	8	239	25%
Group 5	$100 - $143	7	140	15%
Total		**42**	**952**	

Groups 4 and 5 in the table above include properties whose revenue per available room (RevPAR) falls between 0.5 and 1.5 standard deviations below the market average. Specifically, with a market average RevPAR of $231.31 and a standard deviation of $87.56, this range encompasses properties with RevPARs between approximately $100 and $187. These hotels are considered underperformers relative to the broader market and operate below the 16th percentile of market performance. All told, there are 15 hotels that are underperforming (i.e., in groups 4 and 5). These underperforming hotels have 379 total rooms, representing approximately 40 percent of Carmel's total hotel room inventory.

Table C-8 Carmel Hotels and Hotel Room Inventory

Site No.	APN	Address	Overnight Visitor Accommodation Establishment Name	No. of Rooms*
H-1	010148015000	Dolores & 8th	Adobe Inn	20
H-2	010095010000	Junipero between 5th & 6th	Best Western Carmel Bay View Inn	56
H-3	010136023000	5th & San Carlos	Best Western Carmel's Townhouse Lodge	28
H-4	010131011000	San Carlos between 4th & 5th	Briarwood Inn	12
H-5	010131013000	E/S San Carlos between 4th & 5th	Briarwood Inn II/Holland Court Inn	11
H-6	010136022000	San Carlos between 4th & 5th	Candle Light Inn	20
H-7	010286015000	San Antonio & 13th	Carmel Beach Hotel & Spa	22
H-8	010268008000	San Antonio & 8th	Carmel Cottage Inn LLC	5
H-9	010124009000	SE Dolores & 3rd	Carmel Country Inn LLC	12
H-10	010136021000	San Carlos @ 4th	Carmel Fireplace Inn	22
H-11	010104002000	4th & Torres	Carmel Garden Inn	10
H-12	010195501500	7th & Casanova	Carmel Green Lantern Inn	17
H-13	010096006000	Junipero & 5th	Carmel Inn & Suites	20
H-14	010097018000	Mission & 5th	Carmel Oaks	17
H-15	010021024000 010021025000 010021002000 010021003000 010021026000 010021027000 010021028000 010021029000	Carpenter between 1st & 2nd	Carmel Resort Inn	30
H-16	010094002000	Ocean & Junipero	Carmel Village Inn/Le Petit Pali	34
H-17	010123005000	4th @ Mission Street	Carmel Wayfarer Inn	17
H-18	010087002000	Junipero between 7th & 8th	Carriage House Inn	13
H-19	010142002000	San Carlos @ 7th	Coachman's Inn	30
H-20	010094001000	Torres & Ocean Ave	Comfort Inn Carmel by the Sea	19
H-21	010147008000	7th & Lincoln Ave	Cypress Inn	44

Site No.	APN	Address	Overnight Visitor Accommodation Establishment Name	No. of Rooms*
H-22	010287008000	San Antonio, 4 SE of 13th	Edgemere Cottages	Closed
H-23	010085005000	SW Ocean/Torres	Forest Lodge	4
H-24	010124001000 010124014000	2 NW of 4th on San Carlos	Hofsas House	37
H-25	010109015000	SWC 3rd & Junipero	Horizon Inn	20
H-26	010123014000	4th & San Carlos	Hotel Carmel	27
H-27	010191005000	Monte Verde @ 7th	L'Auberge Carmel	20
H-28	010264007000	8th & Camino Real	La Playa Hotel	75
H-29	010261014000	SE Camino Real & Ocean	Lamplighter Inn	6
H-30	010214032000	Ocean @ Monte Verde	Lobos Lodge	30
H-31	010196027000	Monte Verde & 7th	Monte Verde Inn	10
H-32	010201013000	Monte Verde @ 7th	Monte Verde Inn East	7
H-33	010196001000	Ocean & Monte Verde	Normandy Inn	48
H-34	010104005000	SEC 3rd & Junipero	Ocean View Lodge	6
H-35	010273014000	Camino Real between 11th & 12th	Sea View Inn	8***
H-36	010131028000	San Carlos at 5th	Stilwell Hotel	42**
H-37	010261015000	Camino Real 2 SE of Ocean	Sunset House	5
H-38	010124012000	4th & San Carlos	Svendsgaard's Inn	35
H-39	010214029000	Monte Verde & 6th	Tally-Ho Inn	12
H-40	010087003000	Junipero between 7th & 8th	The Hideaway/Le Petit Pali @ 8th	24
H-41	010148007000	NE Corner Lincoln & 8th	The Homestead	12
H-42	010213003000	Ocean between Lincoln/Monte Verde	The Pine Inn	49
H-43	010109016000	Mission @ 3rd Ave	Tradewinds Carmel	28
H-44	010136016000	Dolores & 4th	Vagabond House	13
H-45	010087013000	7th & Mission	Wayside Inn	22

Note: Hotels organized in alphabetical order only, not ranked.
*The total number of rooms currently available in the City exceeds the cap of 948 established in the General Plan and Carmel Municipal Code Section 17.56.020
**Closed for remodel during data gathering and not included in program analysis.
*** B&B and not included in the program analysis.

Capacity Calculations

There are 379 hotel rooms in the 15 underperforming hotels in Groups 4 and 5 (see Table C-7). While some of Carmel's hotels were originally apartments with kitchenettes, a portion of these hotel rooms may need to be merged with other hotel rooms to accommodate modern apartment living or to create additional bedrooms. On the other hand, hotels have additional square footage dedicated to lobby space and back of house operations, which can be repurposed into apartment units. Due to high construction costs and developers expressing interest in maximizing density under an adaptive reuse scenario, the City anticipates a hotel to housing conversion ratio of 85% (i.e., that 85 mixed-income apartments will be generated for every 100 hotel rooms converted through the program).

A sampling of three existing hotels, ranging from 13 to 22 rooms, was conducted and identified room sizes ranging from 498 to 635 square feet. This, coupled with public and back of house spaces utilized for housing (as noted above) validates the assumption of an 85% conversion rate. Based on this information, conversion of the underperforming hotel rooms could yield a total of 322 apartments.

The City's proposed program would require that at least 75 percent of the converted units become deed-restricted affordable units. More specifically, the proposed income distribution is 25 percent very low income; 25 percent low income; 25 percent moderate income; and 25 percent above moderate income.

While initial outreach efforts have generated overwhelming support and interest, the City recognizes that not every owner of a hotel in Groups 4 and 5 will pursue this option during this Housing Element cycle. A more conservative estimate is that 50 percent of the hotel rooms will be converted to mixed-income housing through this program. Applying the conservative assumption of an 85 percent hotel room to apartment conversion ratio (379 to 322), and then a further 50 percent reduction on those hotel rooms expected to convert during the 6th Cycle Housing Element planning period (322 to 161), the City is assuming that 161 housing units could result from this program in the 6th Cycle. The foregoing notwithstanding, it should be noted that *all* hotels are eligible to participate in the program. The incentives are not restricted to only the underperforming hotels.

Table C-9 Hotel Room Conversion Potential

	Rooms/Units
Hotel Rooms within Groups 4 and 5	379
Hotel Rooms to Housing Units Conversion (85%)	322
Hotel Conversions During 6th Cycle Planning Period (50%)	**161**
Income Mix of 161 Rooms	
Very Low Income (25%)	40
Low Income (25%)	40
Moderate Income (25%)	40
Above Moderate Income (25%)	41

Zoning, Infrastructure, and Environmental Constraints

Hotels identified for potential participation in this program are all located in zoning districts where residential uses are permitted. No zoning constraints are identified.

Hotel-to-residential conversions are most likely to occur through adaptive reuse of existing buildings. These are developed properties that are currently served with infrastructure and utilities. Given that this program is unlikely to include ground-up new construction, the City does not anticipate any environmental conditions or impacts that would preclude or significantly constrain the adaptive reuse of existing properties.

Affordable Housing on Religious Facility Properties

Capacity During 6th Cycle Planning Period

Outreach and Owner Interest

The City engaged with the five churches in the community and received strong interest in exploring opportunities to develop affordable housing.

On November 19, 2024, the Affordable Housing Alternatives (AHA) Group hosted the Faith & Homes community meeting at the Sunset Center. Representatives from all five Carmel-by-the-Sea churches attended the meeting and showed interest in the group's effort to integrate workforce housing throughout the community. Also in attendance were architects and developers interested in partnering with AHA and the church community to facilitate housing in Carmel. The program included presenters from various backgrounds and disciplines, all speaking with a focus on the goal of finding ways to make development of affordable housing on church sites easier.

Following the meeting, the AHA Group reached out via email to provide church representatives with additional resources and offered to meet again with representatives from individual churches to answer follow-up questions.

Two members of the AHA group formed a subcommittee to focus on engagement with the church community. In coordination with City staff, a regulatory analysis of the five church properties was undertaken to provide churches with a better understanding of the opportunities available for housing development on their sites. The analysis included a summary of state legislation and local regulations applicable to properties owned by religious institutions. The goal was to give local churches a head start on their planning efforts as they approach design professionals to start sketching out possibilities.

On March 5, 2025, AHA and city staff met with representatives of the First Church of Christ, Scientist to provide a tailored regulatory analysis of their 0.64 acre property to facilitate the development of a housing project under Senate Bill 4. The church's existing sanctuary is too large for their congregation's current needs and they are looking to downsize their facility. They would like to give back to the community by developing the underutilized portions of their property as housing.

On March 7, 2025, AHA and City staff met with representatives of the All Saints Episcopal Church to provide a tailored regulatory analysis of their 1 acre property to facilitate the development of a housing project under Senate Bill 4. The church currently operates a day school in Monterey County and has considered building housing for its teachers, as well as other local workers, on a portion of its property.

On April 1, 2025, AHA and City staff met with representatives of the Church of the Wayfarer to provide a tailored regulatory analysis of their 0.37-acre property. This religious institution is located in the Residential and Limited Commercial (RC) District and is permitted a density of up to a total of 88 du/ac, inclusive of all state and local bonuses. The church is located in the same zoning district as Trevvett Court, a low-income senior housing project with a density of 76 dwelling units per acre. The church is considering both adaptive reuse of existing buildings and demolition and reconstruction of portions of its site. AHA and City staff have continued to meet and communicate with the Church of the Wayfarer since their initial April meeting. In a subsequent meeting, it was discovered that the original master plan for the church included a two-story building that was never constructed. Based on conversations with the property owner, the additional development potential available on-site, and the past trends by zoning district and built density (e.g. Trevvett Court), the site can realistically achieve its permitted density.

To assist the churches in understanding their potential for development, the City conducted a preliminary site analysis for each church property. Churches may choose to pursue any of these options, other related options, or any combination thereof:

- Multi-family housing
- Transitional housing
- Supportive housing
- Single-room occupancy housing

To qualify for SB 4, 100 percent of the units must be affordable and deed-restricted for 55 years. Up to 20 percent of the units may be rented to moderate-income households, and up to 5 percent (per state law) may be occupied by church staff. Discussions with individual churches yielded confirmation of their intention to develop housing for lower income households.

Capacity Calculation

Two of the three church properties, which are currently zoned R-1 (All Saints and First Church of Christ, Scientist), will pursue affordable housing through an SB 4 application. For residentially zoned properties, SB 4 allows the church properties to develop housing at the State-established default density for lower income housing (20 units per acre for Carmel), without the need to rezone or amend the General Plan. The third church property (Church of the Wayfarer) is zoned RC, which allows affordable housing development up to 88 du/ac. The City has been in communication with the three churches and anticipates preliminary applications from All Saints and First Church of Christ, Scientist by the end of November 2025. The City estimates capacity based on gross density (under SB 4 for All Saints and First Church of Christ, Scientist and based on RC zoning for Church of the Wayfarer), allowing a flexible approach to accommodating housing. The churches could pursue a combination of infilling and adaptive reuse to maximize the number of units on site. Below are descriptions of the existing structures on church properties based on discussions with the churches and local knowledge. These descriptions demonstrate how additional units can be achieved on site through a combination of adaptive reuse and new construction.

All Saints' Episcopal Church. This church property consists of several attached and detached one- and two-story buildings with pitched roofs in a loose courtyard formation on a 1.01-acre irregular, steeply sloped site, which is the equivalent of around 11 standard Carmel lots, or 44,000 sf, in the R-1 district. The current building footprints occupy nearly one-third, or about 13,000 sf, of the site, and much of their interiors contain underutilized office, classroom, and accessory spaces. Landscaping and five parking spaces occupy the remainder of the site. Because church service parking cannot be accommodated on site, the congregation is considering eliminating some or all existing parking spaces and sponsoring a ride-share service instead. The congregation is considering both adaptive-reuse and new-construction design options and could accommodate 20 du/acre with either or both strategies.

First Church of Christ, Scientist. This church property consists of three semi- or fully-detached buildings of one and two stories, arrayed back-to-back but offset along two streets on a 0.63-acre site– the equivalent of around seven standard Carmel lots, or 28,000 sf, in the R-1 district. The current

building footprints occupy approximately one quarter or 7,000 sf of the site, and consist of a free-standing "Reading Room," a large Sunday school facility that is underutilized, and a large sanctuary that is now well over-sized for accommodating service attendance. About seventeen parking spaces occupy the remainder of the site. The congregation is considering substantially down-sizing their sanctuary, adaptively re-using other spaces, and adding new construction on their underutilized surface parking lots, which would accommodate 20 du/acre in multiple configurations.

Church of the Wayfarer. This church property consists of an L-shaped, two-story building with a pitched-roof attic space on a 0.37-acre rectangular sloped site, which is the equivalent of around four standard Carmel lots, or 16,000 square feet, in the RC district. The current building footprint occupies approximately two thirds, or 12,000 square feet, of the site, and much of its interior contains underutilized classroom and accessory spaces. There is no on-site parking and landscaping currently occupies the remainder of the site. The original church plans, which are still to be fully realized, include another wing that would transform the L-shape to a U-shape courtyard plan. The congregation is considering both adaptive-reuse and new-construction design options, yet could accommodate 88 du/acre within the envelope of the existing structure depending on unit types.

While this property is smaller than 0.5 acre, the City has experience developing 100 percent affordable housing on small properties (e.g., Trevvett Court at 0.18 acre). Regionally, similar communities have also successfully achieved affordable housing on small sites (see Table C-10, Affordable Housing Projects on Small Sites). The Church of the Wayfarer site is in fact larger than the sites identified in Table C-10.

Zoning, Infrastructure, and Environmental Constraints

Two of the church properties are currently zoned R-1 and one is zoned RC. All three churches have stated their intention to submit (or have submitted) preliminary applications to pursue affordable housing development on site. All Saints and First Church of Christ, Scientist will be pursuing affordable housing using SB 4 provisions. Church of the Wayfarer will be pursuing affordable housing as permitted by the RC zoning.

These church properties are developed with existing structures and paved parking on much of the property space. They are currently served with infrastructure and utilities. There are no known environmental conditions or impacts that would significantly constrain or preclude residential development on these sites.

Table C-10 Affordable Housing Potential on Church Properties

Site No.*	Church Address	APNs	Site Size	General Plan Land Use	Zoning	Allowable Density	Height	Estimated Capacity (Excluding Density Bonus)	Income
C-1	All Saints' Episcopal SWC Dolores Street & 9th Avenue	010-157-012 010-157-013	1.01	Single Family Residential	Single Family Residential (R-1)	20 du/ac	2-Story 24 feet	20	20 Lower Income
C-2	First Church of Christ, Scientist Monte Verde 2 NE of 6th Avenue	010-212-004 010-212-021 010-212-026 010-212-027 010-212-028 010-212-029 010-212-030	0.63	Single Family Residential	Single Family Residential (R-1)	20 du/ac	2-Story 24 feet	13	13 Lower Income
C-3	Church of the Wayfarer NWC Lincoln & 7th Avenue	010-191-002	0.37	Residential/Commercial	Residential and Limited Commercial (RC)	88 du/ac	2-Story 26 feet	32	32 Lower Income
	Total		**2.01**					**65**	**65 Lower Income (6 ELI/29 VL/30 L)**

*None of these sites were utilized in the 5th cycle Housing Element sites inventory.

Downtown Carmel

Characteristics and Underutilization

Affordable Housing on Small Lots

State law assumes sites 0.5 acres or larger are feasible for the development of affordable housing for lower income households, but Carmel, by virtue of its original development pattern, is primarily composed of small 4,000-square-foot lots. Indeed, while Carmel has only one parcel larger than 0.5 acre when hotel and cultural/recreational sites are excluded, downtown Carmel has a large number of 8,000-square-foot lots (0.18 acre), which have been formed over the years through the merging of two 4,000-square-foot lots. As illustrated in Table C-11, excluding hotels, existing multifamily housing, and cultural and recreational facilities, downtown Carmel has 36 lots of approximately 8,000 square feet in size.

Table C-11 Distribution of Lot Sizes

Lot Size	# of Parcels
<4,000 sf	120
4,001 to 7,999 sf	50
8,000 to 8,700 sf	**36**
10,000 to 12,000 sf	4
12,001 to 16,000 sf	3
>21,780 sf (0.5 acre)	1

Carmel, along with many similar communities, has successfully produced affordable housing on sites smaller than 0.5 acre. In exploring the feasibility of building affordable housing on small lots, the City has reviewed numerous Housing Elements of:

- Small communities of similar size as Carmel; and
- Coastal communities with similar market conditions and characteristics.

This search yielded many examples of affordable housing projects on sites smaller than 0.5 acre. However, in citing these examples in the Carmel Housing Element, the City only considered projects that are:

- Recent projects (within five years) that demonstrate recent development trends;
- Projects that received credit toward the 6th cycle RHNA for the respective jurisdictions; and
- Projects on small sites that approximate typical Carmel parcel sizes.

As shown in Table C-12, affordable housing has been either built, entitled, or is otherwise in the approval pipeline on numerous small sites in the region. For those projects that most closely approximate Carmel lot sizes, an average of 32 percent of the units are affordable. The density range of these projects span a wide spectrum, from fairly low density (15 units per acre) to higher high densities at about 100 units per acre.

Table C-12 Affordable Housing Projects on Small Sites

City	Project	Site Size (Acres)	Estimated Density	Very Low/ Low	Moderate	Above Moderate	% Lower Income
Monterey	480 Cannery Row	0.15	340	11	0	40	28%
Monterey	449 Alvarado St	0.30	90	7	0	27	21%
Santa Cruz	2120 Mission St	0.22	64	3	0	11	21%
Santa Barbara	21 E. Anapamu	0.10	120	12	0	0	100%
Santa Barbara	116 E. Cota	0.25	116	28	0	1	97%
Pacific Grove	301 Grand Ave	0.17	65	3	0	8	27%
St. Helena	963 Hope St	0.19	26	4	1	0	80%
Ojai	408-410 Montgomery St	0.20	15	3	0	0	100%

Like these other communities in the table above, Carmel has successfully produced affordable housing on small sites. The most recent such project, a 14-unit affordable development called "Trevvett Court," was built in 2010 on an 8,000-square-foot lot at a density of 76 units per acre and an FAR of 1.09 (see Figure C-1). The project is owned and managed by The Carmel Foundation and was developed without any public funding.

Figure C-1 Trevvett Court



Currently in Carmel only projects that are 100 percent affordable qualify for the enhanced density of 88 units per acre, while the maximum density on mixed-income projects is 44 units per acre. This represents an impediment to the production of affordable housing within the City. To address this, the City will be amending the Municipal Code to offer this same increased density to mixed-income

projects (tentatively, those in which at least 30 percent of the units are affordable). See the description of the Mixed-Income Incentive Program in Chapter 2.

Methodology for Identifying Underutilized Properties Downtown

Downtown Safari

To identify properties with the potential to generate new housing units via adaptive reuse/conversion or redevelopment, AHA mobilized its members to conduct site visits on every property in downtown Carmel. These site visits, which came to be known as "safaris," were a highly organized, months-long, boots-on-the-ground undertaking in which 17 volunteers canvassed the entire commercial district of the City. Utilizing a mobile app, these AHA volunteers catalogued 218 properties and nearly 1,000 leasable spaces, collecting data for each site (e.g., current use, occupancy, and property condition). When coupled with datasets from the City, the County, and from subscription-based commercial real estate data firms such as Reonomy, this data provided the City with an unprecedented level of precision and granularity in its effort to identify sites with housing development potential.

Objective Criteria for Identifying Underutilized Properties

The City used a number of characteristics to identify properties with redevelopment and adaptive reuse potential. These include:

- *Owner Interest:* The expressed interest of property owners in pursuing residential uses indicates that the current uses on the site are not so valuable to the owner that it would hinder potential redevelopment or adaptive reuse for residential purposes—an important factor in considering a non-vacant site for inclusion in the Sites Inventory.
- *Utilization:* 10 percent or more of total leasable spaces are vacant, or 20 percent or more of total leasable spaces are vacant or under-utilized (e.g., used as storage, reduced hours, by appointment only).
- *Age of Structure:* Buildings older than 35 years (built prior to 1990) typically require major system upgrades and are not ADA-compliant. Retrofitting existing structures to meet current ADA standards is usually cost prohibitive or even physically infeasible. Buildings that face such financial or physical constraints rarely receive significant investment for modernization or systems upgrades, rendering the buildings progressively unsuitable for current trends.
- *Condition of Structure:* AHA members used a rubric derived from the Uniform Appraisal Dataset (UAD) "Appraisal Condition Rating" standardized scale to conduct a visual survey of the physical condition of every commercial property in downtown Carmel. The scale ranges from a score of "C1" to "C6", with C6 representing properties in the worst condition. Structures rated C4, C5, and C6 are considered to have some level of impairment to their condition that makes them a more viable candidate for redevelopment:

- *C4 (Maintained, But Requires Minor Repairs)* - The property improvements show slight deferred maintenance and minor physical decline from regular wear and tear. The structure has been fairly well-kept but needs cosmetic and/or minor repairs.
- *C5 (Functional, But Requires Repairs or Rehabilitation)* – The property has not been adequately maintained but is functional. Does not have any significant safety concerns. The structure shows noticeable deferred maintenance and needs substantial repairs. While the functional utility and overall livability are somewhat diminished, the structure remains usable and functional as a residential dwelling.
- *C6 (Poorly Maintained with Significant Damage)* – The property has been poorly maintained. The improvements suffer from significant damage or deferred maintenance, with defects severe enough to impact safety, soundness, or structural integrity. Substantial repairs and rehab are required, encompassing many or most major building components.

- *FAR:* Existing FAR is less than or equal to 50 percent of allowable FAR, indicating a substantial potential for increasing leasable space.[2]
- *Improvement to Land Value Ratio:* An improvement to land value ratio of less than 1.0, indicating the value of the improvements (structures) is less than the value of land.

Communities often use similar factors in identifying nonvacant sites with potential for redevelopment. As illustrated in Table C-13, the factors used by Carmel are similar to those used by other communities in the coastal region.

Table C-13 Regional Redevelopment Trends

	Carmel	Capitola	Santa Barbara	Seaside
Vacancy	>10%	–	–	–
Building Conditions	Requiring repairs to significant damage	–	–	–
Age of Structure	35+ Years	–	–	30+ Years
FAR	<=50%	<=50%	–	<= 30%
Improvement to Land Value Ratio	<1.0	<1.0	<2.01	<0.5

After applying the factors outlined above, the City categorized viable sites as either a prospect for the City's new Live/Work Program or for the City's new Mixed-Income Incentive Program (See program descriptions in Chapter 2).

In evaluating the feasibility of adding residential uses (either through redevelopment or adaptive reuse), the City followed the rules described below:

[2] For properties where an FAR calculation was unavailable, we created a Building Height Index as a proxy for FAR. The Building Height Index is a weighted average that takes the percentage of the site that is 0 stories and assigns a value of 0; the percentage of the site that is 1 story and assigns a value of 1, and the percentage of the site that is 2 stories and assigns a value of 2. Thus, a site with 100% lot coverage with a single-story building would have a Building Height Index of 1.0. A site with 100% lot coverage with a two story building would have a Building Height Index of 2.0.

- *Live/Work Sites* – The City anticipates that live/work units will primarily be created through the conversion of existing commercial square footage. As such, among the factors discussed above, FAR is not relevant because the City's methodology for projecting the potential unit yield does not assume increasing building square footage. Therefore, for sites tagged as Live/Work sites, a site meeting three of the four factors would qualify a property as a viable site.
- *MIIP Sites (Redevelopment)* – In contrast to live/work sites, for redevelopment projects, the ability for the developer to substantially increase the building square footage or height is an important consideration. Therefore, FAR *is* included as one of the factors for consideration for sites tagged as Mixed-Income Incentive Program sites. For these MIIP sites, meeting three of the five factors would qualify a property as a viable site.

Downtown Live/Work Units

Assumptions and Analysis Based on Existing Uses

In cataloguing leasable spaces downtown, the resident volunteers on the safari teams identified 266 off-street, upper story, or peripherally located storefronts that were either vacant or under-utilized. The lack of demand for this off-street space translates into surprisingly low rents. The market for commercial space in downtown Carmel has two tiers: the spaces with frontage on main streets, such as Ocean Avenue, which command eye-popping rents (often in excess of $7.00 per square foot NNN), and these less desirable off-street spaces, which have surprisingly low rents (typically $1.50 to $2.00 per square foot NNN). (See Figure C-2 for illustrations of underutilized commercial spaces in the commercial district.) Carmel does not currently allow a live/work use – i.e., a dual purpose space where someone lives and operates a business in the same unit – but if it did, the commercial rents for these off-street commercial spaces are so low, that in most cases, a property owner could actually command a higher rent by renting these spaces as deed-restricted affordable live/work units than as strictly commercial space.

As an example, consider a 350-square-foot off-street or upper story commercial space. As a purely commercial use, that space would rent for $1.50 to $2.00 per square foot. For the purposes of this illustration, let us assume the more conservative $2.00 per square foot figure, which equates to $700 per month. By contrast, if that same space were converted into a live/work space and deed restricted at a rental rate affordable to a low-income household, the property owner could charge approximately $1,800 per month, or 157% more. Even if the space were converted into a live/work unit affordable to a very low-income household, the property owner would still be able to charge a meaningfully higher rent–$1,040 vs. $700. The conclusion is striking: a property owner could make more money renting a small, impaired commercial space in downtown Carmel as an affordable live/work unit than as a strictly commercial space. Table C-14 extends this analysis to commercial spaces of various sizes, demonstrating the overall economic viability of the proposed program.

Figure C-2 Examples of Underutilized Commercial Spaces



Table C-14 Rent Comparison: Residential vs Commercial

Downtown Carmel-by-the-Sea Live / Work Feasibility Analysis	1 Person Household			
	250 sf	350 sf	450 sf	550 sf
Moderate Income				
Max affordable live/work rent (net of Utility Allowance)	**$1,970**	**$1,970**	**$1,949**	**$1,949**
Current market rate commercial rent @ $2/sf	$500	$700	$900	$1,100
Low Income				
Max affordable live/work rent (net of Utility Allowance)	**$1,800**	**$1,800**	**$1,779**	**$1,779**
Current market rate commercial rent @ $2/sf	$500	$700	$900	$1,100
Very Low Income				
Max affordable live/work rent (net of Utility Allowance)	**$1,040**	**$1,040**	**$1,019**	**$1,019**
Current market rate commercial rent @ $2/sf	$500	$700	$900	$1,100

To be clear, the Live/Work Program does not propose the discontinuance of all existing uses, only allowing vacant and/or underutilized spaces to be renovated/converted in such a way that a new use (residential) can be added to enhance the financial viability of the overall properties. The buildings identified for conversion have high vacancies and underutilization rates. There are no known long-term leases that would preclude owner improvements to the spaces.

Live/Work Case Study

Downtown Carmel has a number of examples of an unusual building type, typically two-stories, that contains multiple, compact, commercial spaces arrayed along a narrow passageway or courtyard off the main pedestrian sidewalk. In an effort to explore the physical feasibility of live/work units within this unusual configuration, local architects familiar with the City's development regulations volunteered to conduct conversion exercises. They were asked to pursue three goals for solutions that would: 1) apply widely to different variations of this building type, 2) maintain the compact floor areas of their original commercial spaces in order to reinforce rent affordability, and 3) take advantage of existing commercial entrances in order to keep improvement costs low and comparable to typical commercial tenant improvements. Figure C-3 shows a case study on a 4,000 square-foot lot in the Central Commercial (CC) zone. Using the original commercial units and their original entrances, the architects demonstrated how the building yields eight off-street live/work units, between 350 to 430 square feet in size, while keeping the on-street commercial space intact. This adaptive-reuse approach maximizes the dwelling unit yield of this building and demonstrates how other similar buildings can do the same.

Figure C-3 Live/Work Adaptive Re-Use Case Study



Table C-15 Properties with Live/Work Potential for Lower-Income Housing

Site No. APN	Property Name	GP/ Zoning	General Plan Land Use	Property Owner Interest	Condition	Year Built	Improvement to Land Value Ratio	Potential Live/ Work Spaces	Conversion Rate Applied	Total Potential Units
L-1 010-135-026	Serena Court	Central Commercial (CC)	Core Commercial	**Yes**	C4	1972	0.69	7	100%	**7**
L-2 010-146-017	Doud Arcade	Central Commercial (CC)	Core Commercial	**Yes**	C5	1930	2.02	12	100%	**12**
L-3 010-131-027	Villa Carmel mixed use	Residential & Limited Commercial (RC)	Residential/Commercial	**Yes**	C4	1987	0.66	13	100%	**13**
L-4 010-135-028	Eastwood Building	Service Commercial (SC)	Core Commercial	**Yes**	C4	1972	0.69	8	100%	**8**
L-5 010-138-010	El Prado de Su Vecino	Service Commercial (SC)	Core Commercial	**Yes**	C4	1968	1.07	10	100%	**10**
L-6 010-145-018	Stonehouse Terrace	Service Commercial (SC)	Core Commercial	**Yes**	C3	1978	5.49	12	100%	**12**
L-7 010-132-003	Tejido Building	Central Commercial (CC)	Core Commercial	**No**	C4	1973	1.26	10	75%	**8**
L-8 010-132-016	Ivy Courtyard	Central Commercial	Core Commercial	**No**	C4	1976	0.50	10	75%	**8**
							Totals	**82**	**78 (8 ELI/ 31 VL/ 39 L)**	

*None of these sites were utilized in the 5th cycle Housing Element sites inventory.

Capacity During 6th Cycle Planning Period

Overall, the safari efforts identified 259 potential live/work spaces in downtown Carmel – i.e., vacant or under-utilized off-street or upper story commercial spaces. The City believes that all of these spaces are potential candidates for live/work conversion; however, the City and AHA have conservatively identified eight properties with a higher concentration of potential live/work spaces which have expressed t owner interest, to designate as potential live/work "sites" for RHNA credit. For these sites, due to strongly expressed owner interest, the City assumed that all of the potential live/work units would be converted. To be eligible for participation in this Live/Work Housing program, the converted units would be required to be deed restricted as housing affordable to lower income households (8 extremely low, 35 very low income, and 35 low income).

Zoning, Infrastructure, and Environmental Constraints

Properties identified for potential conversion from commercial/retail spaces into live/work units are all located on commercially zoned properties where residential uses are permitted. No direct zoning constraints are identified. However, in an effort to make the development process easier, the City will amend the Zoning Code to specify that live/work housing is a permitted residential use.

Live/work units are expected to be created through adaptive reuse of existing vacant or underutilized commercial/retail spaces in Downtown Carmel. These are developed properties located in the City's urban core, which is currently served with infrastructure and utilities. With little to no new construction activities associated with this program, the City does not anticipate any environmental conditions or impacts that would preclude or significantly constrain the adaptive reuse of existing properties to include residential uses.

Opportunities for the Mixed Income Incentive Program

Overall, the safari efforts identified 20 properties at least 8,000 square feet in size and appropriate for redevelopment/infill to provide housing units on site. These properties meet at least three of the factors used to determine suitability, and at 88 units per acre, these properties have a potential yield of 385 units. If following the Trevvett Court model (at 76 units per acre), these properties could accommodate 320 units.

However, this Housing Element conservatively includes only the two properties with expressed owner interest for redevelopment. These two properties have a combined capacity of 18 units at 40 units per acre (the maximum allowable density, excluding density bonus), with an income distribution of 2 very low income, 2 low income, 2 moderate income, and 12 above moderate income units (30 percent lower and moderate income).

Case Study Analysis

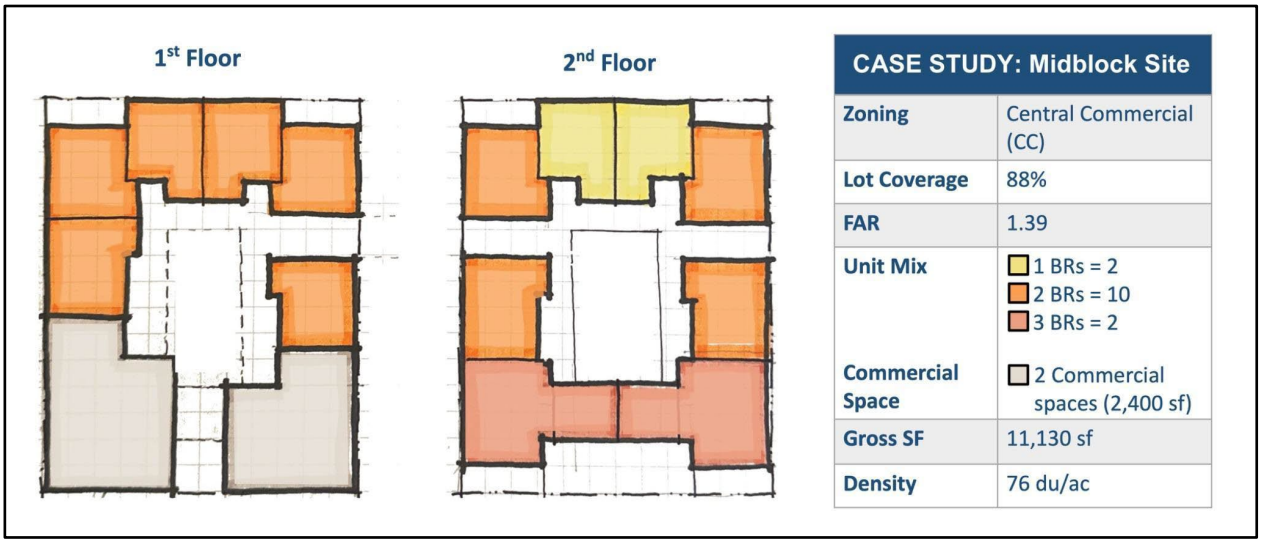
Trevvett Court (a recent 100% affordable housing site on an 8,000 square foot lot with 14 units – for a density of 76 du/acre) is a single-use senior residence. Both to test the feasibility of even higher densities on similar lots and the feasibility of introducing street-front commercial uses, which are mandatory in some downtown areas, local architects volunteered pro bono analytical services. They studied typical midblock and corner lots both with and without considering parking facilities, as new-builds or re-use projects, and with an eye toward providing a mix of apartment sizes, including family units. Their research showed that within current allowable building envelopes, densities of up to 88 du/acre are possible throughout all downtown zones, even when including street-front commercial space (see Figures C-4, C-5, and C-6).

Zoning, Infrastructure, and Environmental Constraints

Properties identified for potential conversion from commercial/retail spaces into mixed income housing are all located in commercially zoned properties where residential uses are permitted. No zoning constraints are identified.

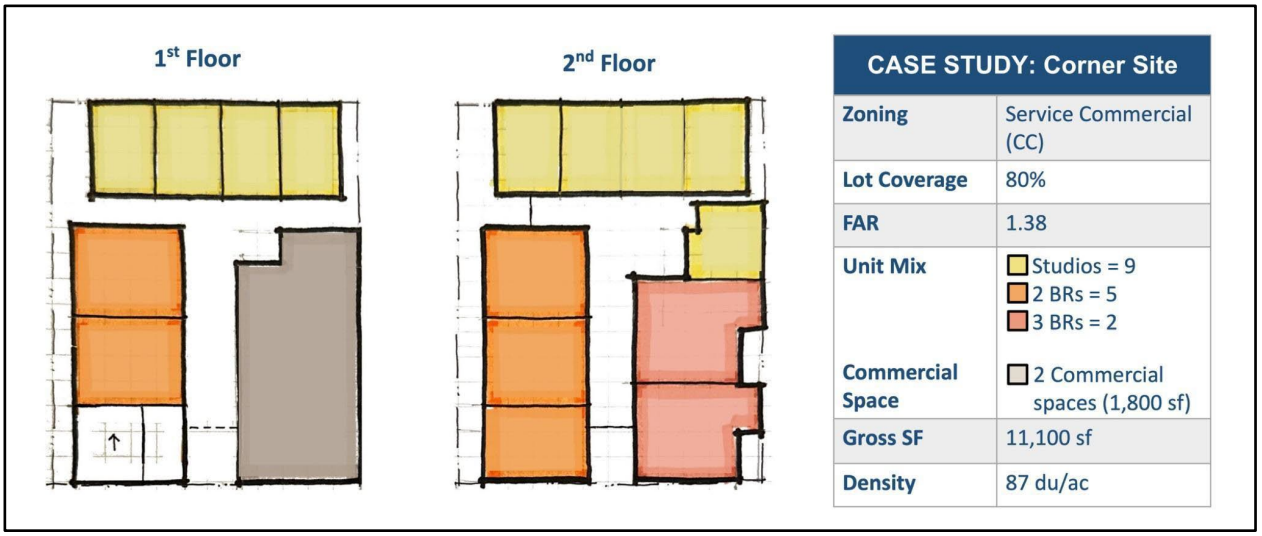
These are developed properties located in the City's urban core, which is currently served with infrastructure and utilities. The City does not anticipate any environmental conditions or impacts that would preclude or significantly constrain the redevelopment of existing properties to residential uses.

Figure C-4 Mixed-Income Case Study - "Midblock"



CASE STUDY: Midblock Site	
Zoning	Central Commercial (CC)
Lot Coverage	88%
FAR	1.39
Unit Mix	1 BRs = 2 2 BRs = 10 3 BRs = 2
Commercial Space	2 Commercial spaces (2,400 sf)
Gross SF	11,130 sf
Density	76 du/ac

Figure C-5 Mixed-Income Case Study - "Corner Site"



CASE STUDY: Corner Site	
Zoning	Service Commercial (CC)
Lot Coverage	80%
FAR	1.38
Unit Mix	Studios = 9 2 BRs = 5 3 BRs = 2
Commercial Space	2 Commercial spaces (1,800 sf)
Gross SF	11,100 sf
Density	87 du/ac

Figure C-6 Mixed-Income Case Study - "Adaptive Re-Use"



CASE STUDY: Adaptive Reuse	
Zoning	Service Commercial (SC)
Lot Coverage	80%
FAR	1.07
Unit Mix	Studios = 7 1 BRs = 3 2 BRs = 2 3 BRs = 1
Commercial Space	2 Commercial spaces (1,226 sf)
Gross SF	8,597 sf
Density	71 du/ac

Table C-16 Mixed-Income Incentive Program Sites

Site No. APN/ Parcel Size	Property Name	Zoning	General Plan Land Use	Property Owner Interest	Utilization (% Vacant or Under-utilized)	Condition	Year Built	Improvement to Land Value Ratio	FAR < / = 50% of Allowable	Units @ 40 du/ac	Income Distribution
M-1 010-138-020 8,000 SF	Su Vecino Court[1]	Central Commercial (CC)	Core Commercial	Yes	0%	C4	1963	0.55	No	7	1/1/1/4
M-2 010-142-001 8,000 SF	GBG Building[2]	Service Commercial (SC)	Core Commercial	Yes	0%	C3	1975	0.51	Yes	5	1/1/1/2
Total										**12**	
Note: 1/1/1/4 = 1 Very Low, 1 Low, 1 Moderate, 4 Above Moderate											

*None of these sites were utilized in the 5th cycle Housing Element sites inventory.

1. **Su Vecino Court:** The site contains a two-story commercial building with a mix of office uses on both floors. A total of ten commercial tenant spaces were identified, with seven appearing largely vacant or used for storage. The entries to the tenant spaces are off-street and inward-facing, fronting on a courtyard with limited to no visibility from the public way. A similar two-story building (Schultz) to the north, mirroring Su Vecino Court, is currently undergoing renovation to add an apartment to the second floor. Su Vecino Court has underground parking and is in a transition zone from Service Commercial (SC) to Single-Family Residential (R-1).

2. **GBG Building:** The site contains a two-story mixed-use building on one-half of the site and a parking lot on the other one-half. A retail clothing store occupies the first floor of the building with residential uses above. The owner has expressed interest in redeveloping the parking lot into apartments; however, the site lacks a sufficient water supply.

Additional Opportunities for Housing

In addition to the various opportunities presented in previous sections, the City also has a number of scattered sites where additional housing could be accommodated. These sites total 53 additional units, including 2 low-income and 51 above moderate-income units. Detailed descriptions of these sites are included in subsection C.6. While most of these sites were recycled from the previous Housing Element, none of these recycled sites are being used in the 6th cycle Housing Element to meet the lower income RHNA. Furthermore, many sites can be intensified with existing uses remaining by adding second story structures for residential uses.

Nonvacant Site Analysis Methodology

Government Code Section 65583.2(g)(2)

Existing Uses

Each site included in the Site Inventory has been selected by the City based on its perceived developability and/or expressed interest by a property owner. All zoning districts within the city allow residential uses.

Many sites included in the Sites Inventory are zoned commercial. This is, in part, a result of the City's Municipal Code requirement that all newly constructed second-story floor area, including area in new buildings, remodeled buildings, and replacement, rebuilt or reconstructed buildings, be occupied by residential dwellings only and not used for any commercial purpose (CMC 17.14.050.F). Currently, the Commercial District has a number of vacant spaces in need of remodeling and building code updates. Timing is ripe for redevelopment and/or second story additions to accommodate residential units, as remodels and repairs are currently being undertaken and are expected to continue.

These residential unit requirements have not been an impediment to development in the commercial district, and have successfully resulted in two-story structures that support residential development on the second floor and commercial on the ground floor. The City has not received applications or requests for single-story developments in the commercial district. This is in part due to land value and the cost of construction, which does not support the development of single-story commercial buildings in Carmel-by-the-Sea. The City's effort to support mixed-use development has been a strategy to encourage the development of housing, despite its built-out nature. Many commercial property owners have expressed interest in converting underutilized second floor office space to residential use or constructing a second story to accommodate residential units. To this end, there are several programs in Chapter 2 that seek to take advantage of this emerging opportunity by leveraging the in-depth analytical data collected by the AHA safari efforts including Programs 1.1.C (Live/Work Housing), 1.1.D (Mixed Income Incentive), and 1.1.E (Affordable Housing on Religious Facility Properties).

A goal in selecting sites has been to minimize displacement. For many sites, the expectation that housing will be developed in the future is based on receipt of property owner interest in adding a second story to existing commercial structures to develop residential units. Conversion of overnight

visitor serving units either through redeveloped housing sites (Program 1.1.F: Hotel to Residential Development) or construction of on-site employee housing (Program 1.1.G: Employee Housing) is another viable strategy that the City is employing to develop residential units due to actual interest. In addition, the conversion of downtown office space and parking lots appears to have a strong possibility of yielding residential units (Program 2.1.A: Incentives for Mixed Use Development and Program 2.3.A: Preserve and Increase Upper Floor Residential Use).

While the City does not anticipate the displacement of low- or very low-income households, the City is prepared to comply with the requirements of Government Code section 65915, subdivision (c)(3). Program 2.1.C in Chapter 2 will be in effect to require replacement housing units subject to the requirements of the Government Code. Additionally, CMC 17.14.050.A prohibits the conversion or demolition of an existing residential unit unless replacement housing is provided subject to the findings in 17.64.070.

Development Trends

Historically, residential development in Carmel-by-the-Sea has been most feasible using densities ranging between 22-33 dwelling units per acre. Development trends in the City reveal successful residential development in the commercial district primarily through office conversion and second-story additions for residential units. In the last 10 years, the City has not had any one-story developments in the commercial districts. All new construction in the commercial districts has consisted of two-story buildings with second-floor residential use (as required in CMC Section 17.14.050.F).

This has been a successful strategy utilized by the City to enable the development of residential units within the constraints of limited developable land. The following projects are examples of 5th cycle residential development in Carmel-by-the-Sea, which have been considered in determining the realistic capacity of sites identified in the Site Inventory.

Some of the most recent mixed-use development projects include:

Great Valley Holdings/Clark Apartments: In 2020, the Planning Commission approved the construction of a new two-story mixed-use building. The 3,600-square-foot site contained a 2,200-square-foot two-story commercial building with surface parking. The project consisted of demolishing the existing building and constructing a new 3,500-square-foot two-story mixed-use building for a ground-floor restaurant and two second-floor rental apartment units. The building was previously occupied on both floors by a restaurant and had been vacant for a few years. The project density is 25 dwelling units per acre.

This project is an example of redeveloping an underutilized site with a new two-story mixed-use building in the Service Commercial (SC) District. No appeals of the project were filed. The project has been constructed and received final occupancy.

Schultz: In 2020 the Community Planning & Building Director approved an interior and exterior remodel of a commercial space in a 4,500-square-foot multi-tenant two-story mixed-use building in the

Service Commercial (SC) District for the conversion of second-floor commercial space to a 1,160-square-foot apartment. The property is 4,000 square feet (0.09 acres). The residential density on this mixed-use parcel is 22 du/acre.

Parashis: In 2020 the Community Planning & Building Director approved minor exterior alterations to a 6,700-square-foot two-story commercial building in the Central Commercial (CC) District to facilitate the conversion of second-floor office space to a 2,118-square-foot apartment. The property is 6,400 square feet (0.15 acres). The residential density on this mixed-use parcel is 7 du/acre. Other past mixed-use development projects are shown in Table C-17.

Table C-17 Past Mixed-Use Development Projects

Project Name	Year Approved	Zoning District	Lot Size (square feet)	Residential Spaces	Units Per Acre
Del Dono	2016	Service Commercial (SC)	8,000	8	44
Fink Condominium	2017	Central Commercial (CC)	4,000	1	11
Lincoln Lane	2018	Service Commercial (SC)	8,000	2	11
Marliz Estate	2018	Central Commercial (CC)	2,750	1	17
Brigantino	2018	Residential & Limited Commercial (RC)	3,500	2	25
MDC Real Estate	2018	Central Commercial (CC)	4,000	1	11
Brosche Building	2019	Central Commercial (CC)	3,470	2	28
Flint-Herman Residence	2019	Residential & Limited Commercial (RC)	3,500	1	25
Der Ling Building	2019	Central Commercial (CC)	3,000	1	16

While many of the projects listed above were approved for densities between 22-33 dwelling units per acre, some were approved at 44 dwelling units per acre (Del Dono I and Del Dono II) and a few were approved below 20 dwelling units per acre (Fink Condominium; Lincoln Lane; MDC Real Estate; Marliz Estate; Der Ling Building; and Parashis). Additionally, all but one of the projects listed above are less than 0.5 acres. These factors were taken into consideration when determining appropriate densities to apply to the Sites Inventory, and supports the City's decision to amend the base zoning for the commercial zoning districts (SC, RC, and CC) and the multi-family residential district (R-4) to establish a minimum density of 33 dwelling units per acre. The intention of this zoning code amendment is to facilitate the development of residential units at a higher yield, rather than enabling the development of larger units at a lower yield.

Considerations for Capacity Analysis

Dry Utilities and Water Capacity

Current or planned availability and accessibility of sufficient water, sewer, and dry utilities has also been considered for each site. All sites have sufficient dry utilities. Program 1.2.A has been included to grant priority water and sewer services to proposed developments that include units affordable to lower-income households.

On January 27, 2025, the Monterey Peninsula Water Management District (MPWMD) adopted Ordinance 197 allocating 14 acre feet of water to the City of Carmel-by-the-Sea from the Pure Water Monterey/Groundwater Replenishment Project, an advanced water recycling project jointly developed by MPWMD and Monterey One Water. MPWMD anticipates that this water will be available for use by the fourth quarter 2025.

In accordance with the City's water management program (Carmel Municipal Code Chapter 17.50), the City Council must establish a list of defined land use or project categories for which water will be made available and the quantity of water to be allotted for each category. At least 10 percent of available water resources must be reserved for projects that will create new affordable housing units for very low, low, or moderate income units. 10 percent of 14 acre feet is 1.4 acre feet of water which could serve approximately twenty (20) 1-2 bedroom/1 bath apartments. The Carmel City Council will consider establishing land use categories and the quantity of water to be allotted for each category in the Fall of 2025 (see Chapter 2).

Site Typology

Government Code Section 65583.2 (c)

This housing plan and Site Inventory provides capacity for a variety of housing types; including multi-family rental housing, factory-built housing, mobile homes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. The Zoning Ordinance and General Plan for the sites allow the housing types listed above. Figure C-2 illustrates the anticipated housing development types included in this site inventory.

To enable the development of a variety of housing types, the City has expanded possible options for property owners to construct, rehabilitate, convert, or add to an existing single-story structure including:

- Zoning changes included with Program 1.1.F in Chapter 2 that incentivize existing overnight visitor accommodation sites to be converted into multi-family housing units; and
- Zoning changes with Program 1.1.G in Chapter 2 that incentivize the construction of employee housing units at overnight visitor accommodation sites; and
- Zoning changes with Program 1.1.C in Chapter 2 that incentivize the development of "Live/Work" units in vacant and underutilized commercial spaces.

Adequate Infrastructure Capacity

Government Code Section 65583.2 (b)(5)

Sewer

The Carmel Area Wastewater District (CAWD) serves the wastewater treatment needs for Carmel-by-the-Sea. The District completed a rehabilitation project at the wastewater treatment plant to renew existing infrastructure that was originally installed in the 1970s and 1980s. The wastewater treatment plant has a permitted capacity of 3.0 million gallons per day (MGD).

The CAWD uses a wastewater generation rate of 100 gallons per day (GPD) per residential unit. Based on this rate, the City's RHNA of 349 residential units is projected to generate 40,000 GPD of wastewater. The wastewater treatment plant currently has the capacity and ability to take on the City's RHNA (Barbara Buikema, General Manager, September 13, 2023).

Water

Carmel-by-the Sea receives its water from the California-American Water Company (Cal-Am) Central Division who pumps its water from several local water sources: groundwater from the Carmel River Aquifer, Seaside Groundwater Basin, Aquifer Storage and Recovery, indirect portable reuse from Pure Water Monterey, and desalinated water from Sand City. The majority of water received in the City is from the Carmel River and the Seaside Groundwater Basin (City of Carmel-by-the-Sea 2023b).

Cal-Am's Final Urban Water Management Plan (UWMP) (June 2021) provides several tables illustrating normal, single- and five consecutive-dry year water supply and demands to determine the total available supply. The supply from the Carmel River Aquifer, Seaside Groundwater Basin, Sand City Desalination Plant, and Monterey Peninsula Water Supply Project (MPWSP) Desalination Plant (anticipated to be operational by 2030) are all anticipated to be reliable and provide their contractual or design supply in all year types.

Until the MPWSP Desalination Plant is online, it is expected that demands will need to be constrained through the enactment of the Water Shortage Contingency Plan (California-American Water Company 2021, p. E-4). As described in the UWMP, the Water Shortage Contingency Plan is used to provide guidance to the Monterey County District's governing body, staff, and the public by identifying response actions to allow for efficient management of any water shortage with predictability and accountability. It provides the tools to maintain reliable supplies and reduce the impacts of supply interruptions due to extended drought or catastrophic supply interruptions.

The water demand for the UWMP was calculated based on regional population growth projections available prior to the release of AMBAG's current RHNA. The RHNA would result in more residential units within Cal-Am's service area than what was considered in the UWMP. According to the Monterey Peninsula Water Management District's (MPWMD) Technical Memorandum dated June 1, 2023, the City requires 40 acre feet of water to accommodate its RHNA of 349 units. When including the 17 percent buffer in the Housing Element Update approximately 46 acre-feet of water would be needed to meet the needs of the City's RHNA (i.e., total of 410 housing units).

On January 27, 2025, MPWMD adopted Ordinance 197 allocating 14 acre feet of water from the Pure Water Monterey Expansion project to the City of Carmel-by-the-Sea. The District anticipates that the additional water supply will be on-line by the fourth quarter of 2025.

Many of the housing sites are developed with existing businesses or residences that currently use water. It would be speculative at this time to document the existing water use at each site and whether adaptive reuse or redevelopment of those sites would result in the need for more or less water supply.

Therefore, as development applications are received for the housing sites, City staff will evaluate the applications to determine if additional water supply is required, and if it is available to the project.

The City of Carmel Regional Housing Needs Allocation (RHNA) is for 231 units of moderate, low-, or very low-income housing (out of a total 349 units). Section 17.50.040.A of the City Municipal Code states that projects involving no net increase in water use or that will create new housing affordable to moderate, low-or very low-income households may be accepted and processed without regard to water allocations.

Adjustment Factors for Realistic Capacity

Government Code Section 65583.2(c)(2)

Land use controls and site improvement requirements have been analyzed for constraints within Appendix B – Housing Constraints, and necessary changes to the review process are included as programs within Chapter 2 – Goals, Policies and Programs. Additionally, the City will amend the Municipal Code base zoning for the commercial zoning districts (SC, RC, and CC) and the multi-family residential (R-4) zoning district to establish a minimum density of 22 dwelling units per acre and a maximum allowable density of 40 units per acre, with a total capacity of 88 units per acre inclusive of local and State density bonuses, to increase the potential yield of residential units. The realistic development capacity for the sites begins with assuming those process changes to be in place by or prior to July 2025. Generally, the following adjustment factors have been considered for determining realistic capacity of the sites.

- Site geometry and on-site improvements
- Age of structures and building conditions
- Vacancy and under-utilization
- Improvement-to-land value ratio
- FAR

The table below identifies additional opportunities for residential development. While the City has previously demonstrated that small sites are typically developed at the maximum allowable density and can be feasible to facilitate affordable housing development, the City does not rely on these small sites below to meet its lower income RHNA. Development capacity on these sites is conservatively estimated at 33 units per acre, not at the proposed change to 40 units per acre.

Table C-18 Additional Scattered Sites

Site #	Location (Reference to ECONW Study)	APN	Zoning	General Plan Land Use	Acreage	Applied Density (DU/AC)	Minimum Capacity	Very Low	Low	Moderate	Above Moderate
Primary Underutilized Sites											
S-1	Forest Cottages Specific Plan NE Corner of Ocean & Mountain View	010085004000 010085005000 010085003000	Single Family Residential (R-1)	Single Family Residential	0.30	20	6	--	2	--	4
				Subtotal Primary Underutilized Sites	**0.30**		**6**	**0**	**2**	**0**	**4**
Sites Recycled from 5th Cycle											
S-2	Court of the Fountains NW Corner Mission & 7th	010141003000	Central Commercial (CC)	Core Commercial	0.37	33	12	--	--	--	12
S-3	Deleted										
S-4	Office building NE Corner Monte Verde & 7th	010191004000	Residential & Limited Commercial (RC)	Residential/ Commercial	0.07	33	2	--	--	--	2
S-5	Yafa NW Corner Junipero & 5th	010097007000	Service Commercial (SC)	Core Commercial	0.18	33	5	--	--	--	5
S-6	Deleted										
S-7	Carmel Realty Office Site (#4) NE Corner 8th & Dolores	010145008000	Residential & Limited Commercial (RC)	Residential/ Commercial	0.19	33	6	--	--	--	6
S-8	(Parashis) Millard Building NW Corner Dolores & 6th	010138006000	Central Commercial (CC)	Core Commercial	0.13	33	4	--	--	--	4
S-9	The Agency NW Corner Ocean & Dolores	010139001000	Central Commercial (CC)	Core Commercial	0.09	33	2	--	--	--	2
S-10	Enzo's San Carlos 2 SW of Ocean	010146001000	Central Commercial (CC)	Core Commercial	0.15	33	4	--	--	--	4
S-11	Paseo San Carlos Square #1 San Carlos 2 NW of 7th Ave	010146003000	Central Commercial (CC)	Core Commercial	0.18	33	5	--	--	--	5
S-12	Carmel Office Supply & Business Center Lincoln SE of Ocean	010147010000	Central Commercial (CC)	Core Commercial	0.09	33	2	--	--	--	2
				Subtotal Recycled Sites	**1.45**		**42**	**0**	**0**	**0**	**42**
				Total	**1.75**		**48**	**0**	**2**	**0**	**46**

Site #S-1 Forest Cottages Specific Plan

The Forest Cottages site is approximately 0.30 acres and is located within a Specific Plan area. The Forest Cottages Specific Plan was adopted by the City Council in 2006 and amended in 2008. Existing uses on the site include a hotel/motel consisting of 3 rental units and 1 manager's unit. The existing buildings were constructed in the 1920's. Except for a reroof permit in 2024, there have been no permits issued for building upgrades in over 30 years. Based on data collected for the Hotel-to-Residential Conversion program, the hotel currently operates below the market average. Based on the age of existing structures, lack of improvements, and lower hotel performance, the site is ripe for redevelopment.

The Specific Plan allows a total of 6 units, of which 4 are single-family residential units. It contains an affordable housing requirement of two multi-family residential units permanently dedicated and used to provide housing for low-income or very low-income households as defined by State statutes. The Specific Plan requires that a deed restriction be recorded establishing this requirement prior to issuance of the first building permit within the Specific Plan.

Developed at 20 dwelling units per acre, the site would allow a total of six units to accommodate two low-income units and four above-moderate income units (Table C-19). This density calculation does not account for adjustments, as the site is part of a Specific Plan that has approved densities, anticipated unit counts by income category, and existing site improvements. The Specific Plan affordable housing requirement discussed above satisfies the "interest" in developing affordable housing on the site.

Table C-19 Site #S-1 Forest Cottages Specific Plan: Site Description

Site Description		Site Image & Capacity Calculation
Address	Northeast corner of Ocean and Mountain View	
APN	010-085-004-000 010-085-005-000 010-085-003-000	
By-Right with 20% Affordable	No, not used in the previous cycle	
Size of Site	0.30 acre	
Zoning	R-1	
Allowable Density	20 du/ac	
RHNA Affordability	Low-Income: 2 unit Above Moderate-Income: 4 units	
Existing Use	Non-vacant; hotel/motel	
Infrastructure Availability	Yes, no constraints.	Realistic Capacity = (0.30 X 20) = 6 units Specific Plan Approved Density
Environmental Constraints	None known	

Site Description		Site Image & Capacity Calculation
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

Source: City of Carmel-by-the-Sea

Site #S-2 Court of the Fountains

The Court of the Fountains is approximately 0.37 acres. Existing uses include multi-tenant retail shops and a restaurant across multiple single-story commercial buildings. The site was included in the 5th Cycle inventory as a nonvacant site. The Court of the Fountains site has a building conditions rating of C3, which is generally well maintained with minimal wear. This is in the mid-range of the building conditions scale. The building was constructed in 1964 and is 62 years old. The existing floor area ratio is 0.46, and the current zoning allows up to 1.5. The improvement-to-land ratio is below 1.0 at 0.89. This site meets three of the four objective criteria previously discussed for selecting underutilized sites with potential for redevelopment. Ground floor commercial uses could be retained with the addition of second story residential uses, similar to the construction of the condominium over the one-story commercial space occupied by a restaurant on Dolores Street, south of Piccadilly Park.

The site is zoned Central Commercial (CC), which currently allows residential densities up to 22 du/acre by-right, 33 du/acre with approval of a conditional use permit, 44 du/acre under the Density Bonus law, and up to 88 du/acre if the project is 100 percent affordable. Program 3.1.G has been included in this housing element to establish a by-right density of 22-40 du/acre for residential development in the commercial districts (see Chapter 2).

Developed at 33 du/acre, the gross acreage of the site would produce 12 above moderate-income units. When factoring in potential land-use controls and site improvements, the site's realistic capacity, and typical densities, the site's net acreage would yield 9 above moderate-income units (Tables C-20 and C-21). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both located in the commercial district, the City has determined that 33 du/acre, including adjustments, is the most feasible density for development on this site. A density of 33 du/acre would be achieved through a zoning code amendment allowing a by-right density of 22-40 du/acre.

Table C-20 Site #S-2 Court of the Fountains: Site Description

Site Description		Site Image and Capacity Calculation
Address	Northwest corner of Mission Street and 7th Avenue	 Realistic Capacity utilizing factors = (0.37 X 38) (.90) (.95) (.95) = 9 units 75% of minimum density
APN	010-141-003-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant . Not used to meet lower income RHNA for 6th cycle.	
Size of Site	0.37 acre	
Zoning	CC	
Allowable Density	0-22 du/ac*	
Applied RHNA Affordability	Above Moderate-Income: 12 units	
Existing Use	Non-vacant	
Infrastructure Availability	Yes, no constraints.	
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

Source: City of Carmel-by-the-Sea
Notes: *The existing Carmel Municipal Code establishes a by-right density of 0-22 du/acre in the commercial zones (CC, SC, and RC). Program 3.1.G establishes a by-right density of 22-40 du/acre in the commercial zones. Assumptions for site development use 33 du/acre.

Table C-21 Site #S-2 Court of the Fountains: Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

Source: City of Carmel-by-the-Sea

Site #S-3 Removed

Site #S-4 Office Building

The Office Building site is approximately 0.07 acres. The property is currently significantly underdeveloped. The one-store commercial building is occupied by a private foundation and used as professional office space. The site is in a transition zone from the Residential & Limited Commercial (RC) District to Single-Family Residential (R-1) District with a hotel to the north (that was originally constructed as apartments), an apartment complex to the south, and a duplex to the west. The site was included in the 5th Cycle inventory as a nonvacant site. The Office Building at Monte Verde & 7th has a building conditions rating of C4, which is maintained but requires minor repairs. This is in the lower tier of the building conditions rating. The building was constructed in 1935 and is 91 years old. The existing floor area ratio is 0.53, and the current zoning allows up to 0.95. The improvement-to-land ratio is below 1.0 at 0.49. This site meets three of the four objective criteria previously discussed for selecting underutilized sites with potential for redevelopment. The office use could relocate during construction and return upon project completion. Ample vacant office space is available throughout the village.

The site is zoned Residential & Limited Commercial (RC), which allows residential densities up to 22 du/acre by-right, 33 du/acre with approval of a conditional use permit, 44 du/acre under the Density Bonus law, and up to 88 du/acre if the project is 100 percent affordable. Program 3.1.G has been included in this housing element to establish a by-right density of 22-40 du/acre for residential development in the commercial districts (see Chapter 2).

Developed at 33 du/acre, the gross acreage of the site would produce 2 above moderate-income units. When factoring in potential land use controls and site improvements, the site's realistic capacity, and typical densities, the site's net acreage would yield a total of 1 above moderate-income unit (Tables C-24 and C-25). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both located in the commercial district, the City has determined that 33 du/acre, including adjustments, is the most feasible density for development on this site. A density of 33 du/acre would be achieved through a zoning code amendment allowing a by-right density of 22-40 du/acre.

Table C-22 Site #S-4 Office Building: Site Description

Site Description		Site Image & Capacity Calculation
Address	Northeast corner of Monte Verde Street and 7th Avenue	
APN	010-191-004-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant. Not used to meet lower income RHNA for 6th cycle.	
Size of Site	0.07 acre	
Zoning	RC	
Allowable Density	0-22 du/ac*	
Applied RHNA Affordability	Above Moderate-Income: 2 units	
Existing Use	Non-vacant; office space	

Realistic Capacity utilizing factors = (0.07 X 33) (.90) (.95) (.95) = 1 unit
50% of minimum density

Site Description		Site Image & Capacity Calculation
Infrastructure Availability	Yes, no constraints.	
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

Source: City of Carmel-by-the-Sea
Notes: *The existing Carmel Municipal Code establishes a by-right density of 0-22 du/acre in the commercial zones (CC, SC, and RC). Program 3.1.G establishes a by-right density of 22-40 du/acre in the commercial zones. Assumptions for site development use 33 du/acre.

Table C-23 Site #S-4 Office Building: Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

Source: City of Carmel-by-the-Sea

Site #S-5 Yafa

The Yafa Building is located on a corner lot totaling 0.18 acres. A restaurant currently occupies the existing single-story commercial building. The site was included in the 5th Cycle inventory as a nonvacant site. The Yafa site has a building conditions rating of C4, which is maintained but requires minor repairs. This is in the lower tier of the building conditions rating. The building was constructed in 1967 and is 59 years old. The existing floor area ratio is 0.52, and the current zoning allows up to 1.5. The improvement-to-land ratio is below 1.0 at 0.72. This site meets all four objective criteria previously discussed for selecting underutilized sites with potential for redevelopment. Ground floor commercial uses could be retained with the addition of second story residential uses, similar to the construction of the condominium over the one-story commercial space occupied by a restaurant on Dolores Street, south of Piccadilly Park.

The site is zoned Service Commercial (SC), which currently allows residential densities up to 22 du/acre by-right, 33 du/acre with approval of a conditional use permit, 44 du/acre under the Density Bonus law, and up to 88 du/acre if the project is 100 percent affordable. Program 3.1.G has been included in this housing element to establish a by-right density of 22-40 du/acre for residential development in the commercial districts (see Chapter 2).

Developed at 33 du/acre, the gross acreage of the site would produce 5 above moderate-income units. When factoring in potential land-use controls and site improvements, the site's realistic capacity, and typical densities, the site's net acreage would yield 4 above moderate-income units (Tables C-26 and C-27). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both located in the commercial district, the City has determined that 33 du/acre, including adjustments, is the most feasible density for development on this site. A density of 33 du/acre would be achieved through a zoning code amendment allowing a by-right density of 22-40 du/acre.

Table C-24 Site #S-5 Yafa: Site Description

Site Description		Site Image & Capacity Calculation
Address	Northwest corner of Junipero and 5th Avenue	 Realistic Capacity utilizing factors = (0.18 X 33) (.90) (.95) (.95) = 4 units 80% of minimum density
APN	010-097-007-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant. Not used to meet lower income RHNA for 6th cycle.	
Size of Site	0.18 acre	
Zoning	SC	
Allowable Density	0-22 du/ac*	
Applied RHNA Affordability	Above Moderate-Income: 5 units	
Existing Use	Non-vacant; commercial space and parking lot	
Infrastructure Availability	Yes, no constraints.	
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

Source: City of Carmel-by-the-Sea
Notes: *The existing Carmel Municipal Code establishes a by-right density of 0-22 du/acre in the commercial zones (CC, SC, and RC). Program 3.1.G establishes a by-right density of 22-40 du/acre in the commercial zones. Assumptions for site development use 33 du/acre.

Table C-25 Site #S-5 Yafa: Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

Source: City of Carmel-by-the-Sea

Site #S-6 Removed

Site #S-7 Carmel Realty Office

Carmel Realty Office is a 0.19-acre corner lot currently owned and used by Carmel Realty, a real estate agency, for office space. It is a single-story structure with low lot coverage, surrounded by two-story structures to the north and east. The site was included in the 5th Cycle inventory as a nonvacant site. The Carmel Realty Office site has a building conditions rating of C3, which is generally well maintained with minimal wear. This is in the mid-range of the building conditions scale. The building was constructed in 1934 and is 92 years old. The existing floor area ratio is 0.43, and the current zoning allows up to 0.95. The improvement-to-land ratio is below 1.0 at 0.48. This site meets three of the four objective criteria previously discussed for selecting underutilized sites with potential for redevelopment. The office use could relocate during construction and return upon project completion. Ample vacant office space is available throughout the village.

The site is zoned Residential and Limited Commercial (RC), which currently allows residential densities up to 22 du/acre by-right, 33 du/acre with approval of a conditional use permit, 44 du/acre under the Density Bonus law, and up to 88 du/acre if the project is 100 percent affordable. Program 3.1.G has been included in this housing element to establish a by-right density of 22-40 du/acre for residential development in the commercial districts (see Chapter 2).

Developed at 33 du/acre, the gross acreage of the site would produce 6 above moderate-income units. When factoring in potential land-use controls and site improvements, the site's realistic capacity, and typical densities, the site's net acreage would yield 5 above moderate-income units (Tables C-30 and C-31). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both located in the commercial district, the City has determined that 33 dwelling units per acre, including adjustments, is the most feasible density for development on this site. A density of 33 du/acre would be achieved through a zoning code amendment allowing a by-right density of 22-40 du/acre.

Table C-26 Site #S-7 Carmel Realty Office: Site Description

Site Description		Site Image & Capacity Calculation
Address	Northeast corner of Dolores Street and 8th Ave	 Realistic Capacity utilizing factors = (0.19 X 33) (.90) (.95) (.95) = 5 units 83% of minimum density
APN	010-145-008-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant. Not used to meet lower income RHNA for 6th cycle.	
Size of Site	0.19 acre	
Zoning	RC	
Allowable Density	0-22 du/ac*	
Applied RHNA Affordability	Above Moderate-Income: 6 units	
Existing Use	Non-vacant; office space	
Infrastructure Availability	Yes, no constraints.	
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

Source: City of Carmel-by-the-Sea
Notes: *The existing Carmel Municipal Code establishes a by-right density of 0-22 du/acre in the commercial zones (CC, SC, and RC). Program 3.1.G establishes a by-right density of 22-40 du/acre in the commercial zones. Assumptions for site development use 33 du/acre.

Table C-27 Site #S-7 Carmel Realty Office: Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

Source: City of Carmel-by-the-Sea

Site #S-8 Parashis/Millard Building

The Parashis/Millard Building is a 0.13-acre mixed-use parcel that includes one- and two-story buildings. Commercial uses primarily occupy the first floor, while professional offices historically occupied the second floor. The second floor has been undergoing a remodel for a few years. The property is now under new ownership and plans for the property include additional residential development. The Parashis/Millard Building site has a building conditions rating of C4, which is maintained but requires minor repairs. This is in the lower tier of the building conditions rating. The building was constructed in 1960 and is 66 years old. The existing floor area ratio is 1.08, and the current zoning allows up to 1.5. The improvement-to-land ratio is below 1.0 at 0.40. This site meets three of the four objective criteria previously discussed for selecting underutilized sites with potential for redevelopment. Additionally, with the recent availability of water, the property owner is actively pursuing the creation of additional residential units on this existing mixed-use site.

The site is zoned Central Commercial (CC), which currently allows residential densities up to 22 du/acre by-right, 33 du/acre with approval of a conditional use permit, 44 du/acre under the Density Bonus law, and up to 88 du/acre if the project is 100 percent affordable. Program 3.1.G has been included in this housing element to establish a by-right density of 22-40 du/acre for residential development in the commercial districts (see Chapter 2).

Developed at a minimum of 33 du/acre, the gross acreage of the site would produce 4 above moderate-income units. When factoring in potential land-use controls and site improvements, the site's realistic capacity, and typical densities, the site's net acreage would yield 3 above moderate-income units (Tables C-32 and C-33). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both located in the commercial district, the City has determined that 33 du/acre, including adjustments, is the most feasible density for development on this site. A density of 33 du/acre would be achieved through a zoning code amendment allowing a by-right density of 22-40 du/acre.

City staff met with the new property owner in June 2022. They are interested in redeveloping the site with a new mixed-use building (similar to the MacDonald Gallery building one block west). As of August 2025, plans to add four apartments to the site are in design development.

Table C-28 Site #S-8 Parashis/Millard Building: Site Description

Site Description		Site Image & Capacity Calculation
Address	Northwest corner of Dolores Street and 6th Ave	
APN	010-138-006-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant. Not used to meet lower income RHNA for 6th cycle.	
Size of Site	0.13 acre	
Zoning	CC	
Allowable Density	0-22 du/ac**	
Applied RHNA Affordability	Above Moderate-Income: 4 units	
Existing Use	Non-vacant; commercial space	
Infrastructure Availability	Yes, no constraints.	
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

Realistic Capacity utilizing factors =
(0.13 X 33) (.90) (.95) (.95) = 3 units
75% of minimum density

Source: City of Carmel-by-the-Sea
Notes: *The existing Carmel Municipal Code establishes a by-right density of 0-22 du/acre in the commercial zones (CC, SC, and RC). Program 3.1.G establishes a by-right density of 22-40 du/acre in the commercial zones. Assumptions for site development use 33 du/acre.

Table C-29 Site #S-8 Parashis/Millard Building: Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

Source: City of Carmel-by-the-Sea

Site #S-9 The Agency

The Agency is a single-story real estate office located on a 0.09-acre corner lot. It has low lot coverage and is surrounded by two-story structures to the west and by two-story structures across the street to the east. The site was included in the 5th Cycle inventory as a nonvacant site. The Agency site has a building conditions rating of C3, which is generally well maintained with minimal wear. This is in the mid-range of the building conditions scale. The building was constructed in 1945 and is 81 years old. The existing floor area ratio is 0.68, and the current zoning allows up to 1.5. The improvement-to-land ratio is below 1.0 at 0.40. This site meets three of the four objective criteria previously discussed for

selecting underutilized sites with potential for redevelopment. The ground floor office use could be retained with the addition of second story residential uses, similar to the construction of the condominium over the one-story commercial space occupied by a restaurant on Dolores Street, south of Piccadilly Park.

The site is zoned Central Commercial (CC), which currently allows residential densities up to 22 du/acre by-right, 33 du/acre with approval of a conditional use permit, 44 du/acre under the Density Bonus law, and up to 88 du/acre if the project is 100 percent affordable. Program 3.1.G has been included in this housing element to establish a by-right density of 22-40 du/acre for residential development in the commercial districts (see Chapter 2).

Developed at 33 du/acre, the gross acreage of the site would produce 2 above moderate-income units. When factoring in potential land-use controls and site improvements, the site's realistic capacity, and typical densities, the site's net acreage would yield 2 above moderate-income units (Tables C-34 and C-35). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both located in the commercial district, the City has determined that 33 du/acre, including adjustments, is the most feasible density for development on this site. A density of 33 du/acre would be achieved through a zoning code amendment allowing a by-right density of 22-40 du/acre.

Table C-30 Site #S-9 The Agency: Site Description

Site Description		Site Image & Capacity Calculation
Address	Northwest corner of Ocean and Dolores	 Realistic Capacity utilizing factors = (0.09 X 33) (.90) (.95) (.95) = 2 units 100% of minimum density
APN	010-139-001-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant. Not used to meet lower income RHNA for 6th cycle.	
Size of Site	0.09 acre	
Zoning	CC	
Allowable Density	0-22 du/ac*	
Applied RHNA Affordability	Above Moderate-Income: 2 units	
Existing Use	Non-vacant; retail space	
Infrastructure Availability	Yes, no constraints.	
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

Source: City of Carmel-by-the-Sea
Notes: *The existing Carmel Municipal Code establishes a by-right density of 0-22 du/acre in the commercial zones (CC, SC, and RC). Program 3.1.G establishes a by-right density of 22-40 du/acre in the commercial zones. Assumptions for site development use 33 du/acre.

Table C-31 Site #S-9 The Agency: Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

Source: City of Carmel-by-the-Sea

Site # S-10 Enzos

Enzo's is a 0.15-acre corner lot adjacent to the Doud Arcade. It is a single-story structure occupied by a restaurant that could either be fully redeveloped or receive a second-floor addition. The site was included in the 5th Cycle inventory as a nonvacant site. The Enzo's site has a building conditions rating of C4, which is maintained but requires minor repairs. This is in the lower tier of the building conditions rating. The building was constructed in 1940 and is 86 years old. The existing floor area ratio is 0.92, and the current zoning allows up to 1.5. The improvement-to-land ratio is below 1.0 at 0.85. This site meets three of the four objective criteria previously discussed for selecting underutilized sites with potential for redevelopment. Ground floor commercial uses could be retained with the addition of second story residential uses, similar to the construction of the condominium over the one-story commercial space occupied by a restaurant on Dolores Street, south of Piccadilly Park.

The site is zoned Central Commercial (CC), which currently allows residential densities up to 22 du/acre by-right, 33 du/acre with approval of a conditional use permit, 44 du/acre under the Density Bonus law, and up to 88 du/acre if the project is 100 percent affordable. Program 3.1.G has been included in this housing element to establish a by-right density of 22-40 du/acre for residential development in the commercial districts (see Chapter 2).

Developed at 33 du/acre, the gross acreage of the site would produce 4 above moderate-income units. When factoring in potential land-use controls and site improvements, the site's realistic capacity, and typical densities, the site's net acreage would yield 4 above moderate-income units (Tables C-36 and C-37). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both located in the commercial district, the City has determined that 33 dwelling units per acre, including adjustments, is the most feasible density for development on this site. A density of 33 du/acre would be achieved through a zoning code amendment allowing a by-right density of 22-40 du/acre.

Table C-32 Site #S-10 Enzos: Site Description

Site Description		Site Image & Capacity Calculation
Address	San Carlos 2 Southwest of Ocean	
APN	010-146-001-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant. Not used to meet lower income RHNA for 6th cycle.	
Size of Site	0.15 acre	
Zoning	CC	
Allowable Density	0-22 du/ac*	
Applied RHNA Affordability	Above Moderate-Income: 4 units	Realistic Capacity utilizing factors = (0.15 X 33) (.90) (.95) (.95) = 4 units 100% of minimum density
Existing Use	Non-vacant; commercial	
Infrastructure Availability	Yes, no constraints.	
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

Source: City of Carmel-by-the-Sea
Notes: *The existing Carmel Municipal Code establishes a by-right density of 0-22 du/acre in the commercial zones (CC, SC, and RC). Program 3.1.G establishes a by-right density of 22-40 du/acre in the commercial zones. Assumptions for site development use 33 du/acre.

Table C-33 Site #S-10 Enzos: Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

Source: City of Carmel-by-the-Sea

Site #S-11 Paseo San Carlos Square (Parcel 1)

Paseo San Carlos Square (Parcel 1) is a multi-tenant commercial building located on a 0.18-acre parcel. It has low lot coverage and is a single-story structure that is surrounded by two-story structures to the west and across the street to the east. The site was included in the 5th Cycle inventory as a nonvacant site. The Paseo San Carlos site has a building conditions rating of C4, which is maintained but requires minor repairs. This is in the lower tier of the building conditions rating. The building was constructed in 1975 and is 51 years old. The existing floor area ratio is 0.75, and the current zoning allows up to 1.5. The improvement-to-land ratio is 1.92. This site meets three of the four objective criteria previously discussed for selecting underutilized sites with potential for redevelopment. Ground floor commercial uses could be retained with the addition of second story residential uses, similar to the construction of the condominium over the one-story commercial space occupied by a restaurant on Dolores Street, south of Piccadilly Park.

The site is zoned Central Commercial (CC), which currently allows residential densities up to 22 du/acre by-right, 33 du/acre with approval of a conditional use permit, 44 du/acre under the Density Bonus law, and up to 88 du/acre if the project is 100 percent affordable. Program 3.1.G has been included in this housing element to establish a by-right density of 22-40 du/acre for residential development in the commercial districts (see Chapter 2).

Developed at 33 du/acre, the gross acreage of the site would produce 5 above moderate units. When factoring in potential land-use controls and site improvements, the site's realistic capacity, and typical densities, the site's net acreage would yield 4 above moderate-income units (Tables C-38 and C-39). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both located in the commercial district, the City has determined that 33 dwelling units per acre, including adjustments, is the most feasible density for development on this site. A density of 33 du/acre would be achieved through a zoning code amendment allowing a by-right density of 22-40 du/acre.

Table C-34 Site #S-11 Paseo San Carlos Square: Site Description

Site Description		Site Image & Capacity Calculation
Address	San Carlos 2 Northwest of 7th Ave	 Realistic Capacity utilizing factors = (0.18 X 33) (.90) (.95) (.95) = 4 units 80% of minimum density
APN	010-146-003-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant. Not used to meet lower income RHNA for 6th cycle.	
Size of Site	0.18 acre	
Zoning	CC	
Allowable Density	0-22 du/ac*	
Applied RHNA Affordability	Above Moderate-Income: 5 units	
Existing Use	Non-vacant; commercial space	
Infrastructure Availability	Yes, no constraints.	
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

Source: City of Carmel-by-the-Sea
Notes: *The existing Carmel Municipal Code establishes a by-right density of 0-22 du/acre in the commercial zones (CC, SC, and RC). Program 3.1.G establishes a by-right density of 22-40 du/acre in the commercial zones. Assumptions for site development use 33 du/acre.

Table C-35 Site #S-11 Paseo San Carlos Square: Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

Source: City of Carmel-by-the-Sea

Site #S-12 Carmel Office Supply & Business Center

Carmel Office Supply & Business Center is a 0.09-acre parcel that includes a single-story structure that neighbors a two-story structure to the south. The building contains two commercial tenant spaces, one of which is currently vacant. The site was included in the 5th Cycle inventory as a nonvacant site. The Carmel Office Supply & Business Center site has a building conditions rating of C5, which is functional but requires repairs or rehabilitation. This is in the lower tier of the building conditions rating. The building was constructed in 1958 and is 68 years old. The existing floor area ratio is 0.97, and the current zoning allows up to 1.5. The improvement-to-land ratio is below 1.0 at 0.74. This site meets three of the four objective criteria previously discussed for selecting underutilized sites with potential for redevelopment. Additionally, the property owner has met with the City and expressed interest in adding residential uses above the ground floor commercial space. Ground floor commercial uses could be retained with the addition of second story residential uses, similar to the construction of the condominium over the one-story commercial space occupied by a restaurant on Dolores Street, south of Piccadilly Park.

The site is zoned Central Commercial (CC), which currently allows residential densities up to 22 du/acre by-right, 33 du/acre with approval of a conditional use permit, 44 du/acre under the Density Bonus law, and up to 88 du/acre if the project is 100 percent affordable. Program 3.1.G has been included in this housing element to establish a by-right density of 22-40 du/acre for residential development in the commercial districts (see Chapter 2).

Developed at 33 du/acre, the gross acreage of the site would produce 2 above moderate units. When factoring in potential land-use controls and site improvements, the site's realistic capacity, and typical densities, the site's net acreage would yield 2 above moderate-income units (Tables C-40 and C-41). Based on recent developments, such as Ulrika Plaza and Scandia Lopez/Hakim, both located in the commercial district, the City has determined that 33 dwelling units per acre, including adjustments, is the most feasible density for development on this site. A density of 33 du/acre would be achieved through a zoning code amendment allowing a by-right density of 22-40 du/acre.

Table C-36 Site #S-12 Carmel Office Supply & Business Center: Site Description

Site Description		Site Image & Capacity Calculation
Address	Lincoln Southeast of Ocean	 Realistic Capacity utilizing factors = (0.09 X 33) (.90) (.95) (.95) = 2 units 100% of minimum density
APN	010-147-010-000	
By-Right with 20% Affordable	No, used in 4th and 5th cycles, but nonvacant. Not used to meet lower income RHNA for 6th cycle.	
Size of Site	0.09 acre	
Zoning	CC	
Allowable Density	0-22 du/ac*	
Applied RHNA Affordability	Above Moderate-Income: 2 units	
Existing Use	Non-vacant; commercial space	
Infrastructure Availability	Yes, no constraints.	
Environmental Constraints	None known	
Other Constraints	Shape: None Access: None Title Conditions: None Historic Preservation: None Easement: None	

Source: City of Carmel-by-the-Sea
Notes: *The existing Carmel Municipal Code establishes a by-right density of 0-22 du/acre in the commercial zones (CC, SC, and RC). Program 3.1.G establishes a by-right density of 22-40 du/acre in the commercial zones. Assumptions for site development use 33 du/acre.

Table C-37 Site #S-12 Carmel Office Supply & Business Center: Capacity Assumptions

Site Description	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to challenging site geometry, on-site improvements, and utility easement needs.
Realistic capacity of the site	95%	Based on market demand for medium-density housing types such as condominiums, apartments, townhomes, and single-family and current cost of construction.
Typical densities	95%	Future medium-density projects in Carmel-by-the-Sea are more likely to be built out close to maximum density due to lot sizes, limited developable sites, and very high demand for new units.
Infrastructure availability	No adjustment	Not applicable, no constraints
Environmental Constraints	No adjustment	No known site constraint

Source: City of Carmel-by-the-Sea

C.5 Summary of RHNA Strategies

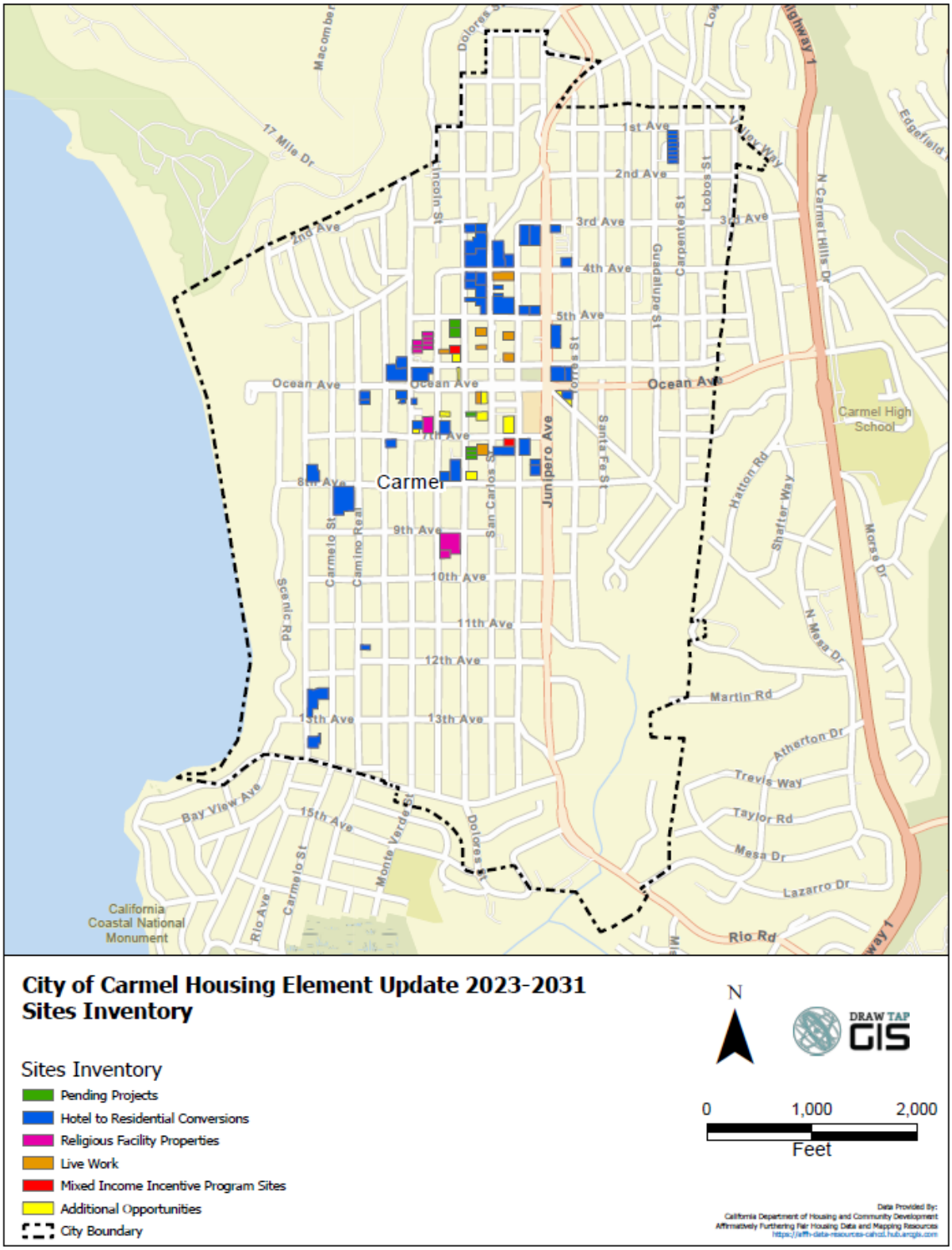
The revised Housing Element provides a comprehensive strategy to meet the City's RHNA through diverse housing options and locations.

Table C-38 Summary of Sites Inventory

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
RHNA Figures					
Total RHNA	113	74	44	118	349
Credits (ADUs and Pipeline Projects)	13	13	13	29	68
Remaining RHNA	**100**	**61**	**31**	**89**	**281**
ADUs	**21**	**21**	**21**	**7**	**70**
Hotel Conversion	**40**	**40**	**40**	**41**	**161**
Church Properties	**33**	**32**	**0**	**0**	**65**
All Saints' Episcopal	10	10	0	0	20
First Church of Christ, Scientist	7	6	0	0	13
Church of the Wayfarer	16	16	0	0	32
Live/Work Units	**39**	**39**	**0**	**0**	**78**
Mixed-Income Incentive Program	**2**	**2**	**2**	**6**	**12**
Other Housing Opportunities	**0**	**2**	**0**	**46**	**48**
Forest Cottages Specific Plan	0	2	0	4	6
Other Market Rate Scattered Sites	0	0	0	42	42
Total Capacity	**135**	**136**	**63**	**100**	**434**
Over Remaining RHNA	35	75	32	11	153
% Over Remaining RHNA	35%	123%	103%	12%	54%

Source: City of Carmel-by-the-Sea, Community Planning & Building Department

Figure C-7 Sites Inventory Map



C.6 Technical Background Documents

Exhibit A - Hotel Conversion Full Proforma

Table C-39 Basic Pro Forma of Hotel-to-Residential Program

Sample Hotel Operating at one standard deviation below average RevPAR in Carmel Market			
Rooms		19	
Average Daily Rate (ADR)		$ 211	
Occupancy		68%	
Revenue Per Available Room (RevPAR)		$143	
Annual Revenue		**$ 995,034**	**$ 52,370 per key**
Net Operating Income (NOI)	35%	$ 348,262	$ 18,330
Valuation Method			
Gross Rent Multiplier (GRM)	7.7%	$ 7,612,009	
Cap Rate Value	4.50%	$ 7,739,152	
Average Valuation		**$ 7,675,580**	**$ 403,978**
Sample Hotel Conversion to Affordable Housing			
Hotel to Housing Conversion Ratio		85%	
Affordable Housing Units Created		16	
Affordable Housing Type	**Approx. Share**	**Units Created**	
Efficiency/Studio (1)	50%	8	
1 Bedroom (1.5)	50%	8	
Efficiency/Studio (1)	**Qty**	**Mo. Rent**	**Mo. Revenue**
Very Low	2	$ 1,159	$ 2,318
Low	2	$ 1,854	$ 3,708
Moderate	2	$ 2,168	$ 4,336
Market Rate	2	$ 2,600	$ 5,200
1 Bedroom (1.5)	Qty	Monthly. Rent	Monthly Revenue
Very Low	2	$1,325	$ 2,650
Low	2	$ 2,120	$ 4,240
Moderate	2	$ 2,478	$ 4,956
Market Rate	2	$ 3,000	$ 6,000
Annual Housing Revenue		**$ 400,896**	**$ 25,056 per Unit**
Maintenance	20%	$ (80,179)	
Utilities (excludes Market Rate Units)		$ (18,000)	
Net Operating Income (NOI)		$ 302,717	$ 18,920
Cap Rate Value*	**6.00%**	**$ 5,045,280**	**$ 315,330**
Summary			
Purchase of Hotel			$ 7,675,580
Conversion Costs Per		$ 100,000	$ 1,600,000
Total Developer Investment			**$ 9,275,580**
Sale of Hotel Keys Per		$ 438,656	$ 8,334,464
Sale of Affordable Housing			$ 5,045,280
Total Developer Return			**$ 13,379,744**
Return on Investment (ROI)			**44.25%**

* Deed-Restricted Affordable Housing, compared to market rate multifamily properties which fall in the 4% range.

Review of Previous Housing Element

D

APPENDIX

Table of Contents

APPENDIX D REVIEW OF PREVIOUS HOUSING ELEMENT D-1

D.1 Introduction D-1

D.2 Effectiveness of the Element D-1

D.3 Progress in Implementation D-2

D.4 Summary D-13

Tables

Table D-1 Overview of Adopted Programs D-3

Table D-2 Housing Units Produced, 2015-2023 ..... D-13

Appendix D
Review of Previous Housing Element

D.1 Introduction

In order to effectively plan for the future, it is important to reflect back on the goals of the previous Housing Element and to identify those areas where progress was made and those areas where continued effort is needed. State Housing Element guidelines require communities to evaluate their previous Housing Element according to the following criteria:

- Effectiveness of the Element;
- Progress in Implementation; and
- Appropriateness in Goals, Objectives and Policies.

D.2 Effectiveness of the Element

The City's 2015 Housing Element identified the following goals:

Goal G3-1 Preserve the existing housing stock;

Goal G3-2 Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts;

Goal G3-3 Provide adequate sites for the development of a wide range of housing types for all citizens;

Goal G3-4 Protect the stability of residential neighborhoods by promoting year-round occupancy and neighborhood enhancement; and

Goal G3-5 Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.

In order to achieve these goals, the 2015 Housing Element listed a series of policies and actions. The policies covered a range of actions, including (but not limited to): development of mixed-use projects with high-density housing; preserving existing second-floor housing over first-floor commercial uses; converting R-1 hotels to housing; enforcing the City's prohibition on short-term rentals; reviewing requirements for conditional use permits on multi-family developments with

densities greater than 22 du/ac; using City-owned surplus sites for affordable housing; and granting water priority to affordable housing projects. The 2015 policies and programs complied with State Housing Law guidelines in effect at the time.

D.3 Progress in Implementation

To assess the City's progress in implementing the 2015 Housing Element, the following key areas were reviewed:

- Adopted Programs;
- Production of Housing;
- Preservation of "At Risk" Units; and
- Rehabilitation of Existing Units.

Each of these areas is discussed in detail below.

Overview of Adopted Programs

Table D-1, Overview of Adopted Programs, identifies all of the actions the City committed to in the 2015 Housing Element. The table also includes a description of the progress that was made during the 2015–2023 planning period.

Production of Housing

The 2015 Housing Element identified a Regional Housing Needs Allocation of 31 housing units in the City of Carmel-by-the-Sea between January 1, 2015 and June 30, 2023. The RHNA was divided into the following income categories:

- 7 units affordable to extremely low- and very low-income households;
- 5 units affordable to low-income households;
- 6 units affordable to moderate-income households; and
- 13 units affordable to above moderate-income households.

Table D-1 Overview of Adopted Programs

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Goal G3-1: Preserve the existing housing stock.			
Program 3-1.1.a	**Housing Rehabilitation Information**. Distribute information on the Inspection Services and Housing Rehabilitation programs available through Monterey County, and alternative ways of financing home repairs.	During the planning period, the City provided information on rehabilitation programs, inspection services, and home repair financing at City Hall and on the City's website. During the Planning period, the City's website was redesigned with new features that make navigation easier. Dissemination of information at City Hall and on the City's website is a passive activity that can effectively educate and inform the public.	Modify to improve effectiveness by taking a more active role in disseminating information at established venues such as the Farmer's Market, Library programming and local service organizations.
Program 3-1.1.b	**Residential Inspection Services.** Inspect residences in the community for structural deficiencies and repair needs at the request of the property owner.	Throughout the Planning period, the City provided residential inspection services to residents as part of Code Enforcement complaints and during the building permit process. However, the City is not staffed to provide inspections outside of the building permit process and does not maintain the required certifications to identify structural deficiencies.	Delete
Program 3-1.1.c	**Housing Maintenance Information.** Disseminate informational materials identifying techniques used to upgrade property consistent with health and safety standards. The informational materials will continue to be disseminated at public buildings, through the City's website, and in conjunction with Program 3-1.1.a.	During the planning period, the City provided housing maintenance information at City Hall and on the City website to facilitate the preservation of the existing housing stock. During the Planning period, the City's website was redesigned with new features that make navigation easier. Dissemination of information at City Hall and on the City's website is a passive activity that can effectively educate and inform the public. To improve program effectiveness, capture a broader audience, and take a more active role in disseminating information, the City will take advantage of established venues such as the Farmer's Market, Library programming, and local service organizations to promote available resources.	Modify and Combine with 3-1.1.a.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Goal G3-2: Preserve existing residential units and encourage the development of new multi-family housing in the Commercial and R-4 Districts.			
Program 3-2.1.a	**Incentives for Mixed-Use Development**. Provide floor area bonuses of up to 15 percent for projects that include housing for Moderate-, Low- and Very-Low-income households. Distribute informational materials outlining the floor area and other applicable incentives.	The City continues to encourage affordable housing in mixed-use development. No development participated in this program and it was not effective in generating additional new units.	Modify to improve the incentive
Program 3-2.1.b	**Preserve and Increase Second Floor Residential Uses.** Prohibit the conversion of existing second-floor residential floor space to commercial use. Require newly constructed floor space at the second floor to be used as residential units.	The City continues to preserve existing second floor residential uses and encourages the conversion of second floor commercial space to residential use. This was a successful program that resulted in protection of existing units and construction of new units.	Continue.
Program 3-2.1.c	**Incentives for Mixed Use Affordable Housing.** Explore options to further incentivize upper-story housing opportunities, such as the potential of allowing a third story when devoted to affordable housing subject to appropriate design standards, including the City's 30-foot height limit.	The City continues to look for ways to increase affordable housing opportunities. The City approved the Del Dono I and Del Dono II projects which included Moderate income units and a 3rd floor mezzanine.	Modify to specify 3rd floor mezzanine.
Program 3-2.1.d	**Multi-Family Residential Development Review.** Monitor multi-family residential development applications to assess whether the CUP requirement (CUP for MFDs at densities 22 du/ac +) is posing an unreasonable development constraint. If it is determined that the CUP requirement is negatively affecting the cost and supply of housing, the City will initiate Zoning Code and LCP amendments to revise permit requirements for residential projects with densities greater than 22 du/ac to ensure permits are granted based on objective criteria.	The City monitored the review process for multi-family residential development and found that the Use Permit requirement for multi-family projects at densities between 23 and 33 dwelling units per acre was not a deterrent to development. The primary constraint to increased density remains a lack of water resources. However, the City remains open to eliminating the Use Permit requirement for all densities greater than 22 dwelling units per acre. While the monitoring of multi-family residential development applications did not reveal an unreasonable development constraint, the elimination of the Use Permit requirement would result in cost savings for applicants who would no longer have to pay the Use Permit application fee. Additionally, the application processing time would be reduced by eliminating one of the permit entitlements.	Modify to remove the CUP requirement for densities up to 33 du/ac.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Goal G3-3: Provide adequate sites for the development of a wide range of housing types for all citizens.			
Program 3-3.1.a	**Adequate Sites**. The City will encourage and facilitate the development of new dwelling units consistent with the RHNA need by continuing to work with housing providers such as the Carmel Foundation. The City will also encourage development of new affordable units through incentives and concessions outlined in Programs 3-5.4.a, 3-5.4.b, 3-5.5.a, 3-5.5.b, and 3-5.5.c of this Housing Element.	The City encouraged the construction of new dwelling units to meet the City's RHNA requirements and promoted incentives and concessions to facilitate new construction. A lack of water resources continues to be the largest constraint to developing high-density housing. The Carmel Foundation manages 50 affordable senior housing units in Carmel. While the City has a long-standing relationship with the Foundation, they do not accept government funding, and the operating costs of the housing units result in an annual deficit. Identification of additional funding sources and housing providers should be considered while maintaining a strong relationship with the Foundation. City staff regularly promotes the incentives available for developing new affordable units when meeting with prospective developers and processing new development applications. The primary constraint to increased density remains a lack of water resources.	Modify. The City will craft a policy requiring minimum densities.
Program 3-3.1.b	**Surplus Sites.** Investigate the feasibility of utilizing surplus sites for housing development and partnering with housing providers to develop housing for lower-income households and/or senior housing on appropriate surplus sites.	The City continues to evaluate the feasibility of constructing new housing on surplus land, specifically the Sunset Center parking lots (north and south). No development partners emerged during this Housing Element cycle; however, discussions remain ongoing.	Modify to identify underutilized City-owned sites including Flanders Mansion, Sunset Center parking lots, Post Office parking lot and Vista Lobos.
Program 3-3.1.c	**Development on Small Sites.** The City will continue incentives and provisions that facilitate development on small sites including reduced parking requirements for affordable housing projects (0.5 parking spaces per unit), density bonuses that allow for development up to 88 du/ac, flexible or in some cases no required	During the planning period, the City maintained reduced parking requirements for affordable housing projects and the density bonus provisions allowing high-density housing development of up to 88 dwelling units per acre. A lack of water resources continues to be the largest constraint to developing high-density housing.	Modify to continue lot merger approval by Director, simplify parking requirement reductions,

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
	setbacks in the R-4 zone, and lot mergers. The City will review its Lot Merger Program to determine if any refinements should be made, including a requirement that mergers be approved by the Planning Commission rather than the Director. The City may also consider incentives for commercial lot mergers when lower-income units are provided, and eliminating any provisions of this program that have the unintended effect of restricting housing opportunities.	The City continued to promote incentives associated with lot mergers in the single-family district, including additional floor area for the primary dwelling and accessory dwelling units, additional site coverage, and an additional accessory structure. Lot merger applications continue to be approved by the Community Planning & Building Director. No development participated in the density bonus or setback incentive in the commercial or multi-family districts. The City did not pursue a lot merger incentive program for the commercial districts. Density bonus regulations continue to provide the greatest incentive. Most lot merger applications were for single building sites comprised of multiple legal lots of record. Merging these sites did result in the granting of incentives	reevaluate the density bonus and setback incentives.
Program 3-3.2	**Address Infrastructure Constraints.** Work cooperatively with the Monterey Peninsula Water Management District (MPWMD) and other regional agencies to address infrastructure limitations (e.g. sewer, water, roads) that affect the ability to serve new housing development. Grant water allocation priority to those projects that assist the City in meeting its share of the regional housing need for lower- and moderate-income households.	During the planning period, the City continued to work with regional agencies such as the Monterey Peninsula Water Management District (MPWMD) and the Carmel Area Wastewater District (CAWD) to ensure adequate infrastructure is in place to accommodate new housing and maintenance of existing residential units. Additionally, the City focused on stormwater drainage improvements to reduce flooding. The City's Public Works Department continues to improve City infrastructure related to road maintenance and storm drains. The City continued prioritizing water allocation for lower-income units; however, no development applications were received for lower-income housing. Lack of water resources continues to be a significant constraint to housing development. The City will establish a formal policy to prioritize water allocations to affordable housing projects.	Modify to further prioritize water allocation for lower income units by developing a new City policy.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Goal G3-4: Protect the stability of residential neighborhoods by promoting year-round occupancy and neighborhood enhancement.			
Program 3-4.1.a	**Permanent Housing.** Continue to implement the ordinance adopted in 1988 prohibiting short-term, transient rentals and timeshares of residential dwellings in the R-1 District.	The City continued to enforce the prohibition of short-term rentals in the single-family residential district. The City continues to use Host Compliance as part of the ongoing enforcement. On average, 27 violation letters were mailed annually during the planning period. A significant percentage of single-family homes continue to remain vacant for part of the year due to second home ownership. During the planning period, the City enforced the provisions of the Timeshare Ordinance and made minor updates to the Ordinance to increase clarity. One enforcement action was taken against a timeshare company during the planning period.	Modify to explore methods to raise funds including establishing an Affordable Housing Trust Fund, , property tax reduction or ADU incentive program.
Program 3-4.1.b	**Conversion of R-1 Motels.** Continue to allow conversion of R-1 motel units into permanent residences with the transfer of vacated rooms to the commercial district.	During the planning period, the City allowed the conversion of R-1 motels to permanent residences. Specifically, the Happy Landing Inn was converted to a permanent residence during the planning period. Additionally, a change in ownership of the Carmel Resort Inn resulted in a development application to downsize the footprint of the hotel property and construct 8 new single-family dwellings. Two of the 8 homes have been approved by the Planning Commission.	Modify to better incentivize the program to encourage MFD.
Program 3-4.2.a	**Neighborhood Compatibility.** Continue to enforce height, coverage and floor area standards to ensure that new construction and remodels do not present excess visual mass or bulk to public view or to adjoining properties. Continue to enforce design standards which ensure that buildings relate to a human scale and that they avoid use of oversize design elements that make them appear dominating or monumental. Continue to require that projects not meeting adopted design guidelines be reviewed by the Planning Commission.	The City continues to review new construction for compatibility with the existing neighborhood. In 2021, the City received 26 new Track 2 Design Study planning applications for single-family units which required Planning Commission hearings.	Delete.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-4.2.b	**Support Community Organizations.** Continue to support neighborhood organizations that promote neighborhood involvement, safety and improvement. When appropriate, develop partnerships with these organizations to promote neighborhood enhancement programs, conduct outreach, and solicit community input.	The City continues to support and partner with neighborhood organizations such as the Carmel Residents Association and the Carmel Foundation and the more recently formed Carmel Cares. These community organizations are an effective means to provide a wide variety of services to residents including meal programs, mobility equipment loans, caregiver support and general information and resources to help navigate the complex world of services and resources.	Modify to further support outreach and education.
Program 3-4.3.a	**Neighborhood Preservation Educational Programs.** Continue to use education programs to improve public understanding of the City's rich cultural and design heritage as a means of encouraging compatible housing design within existing neighborhoods, and provide zoning flexibility and incentives to facilitate rehabilitation of historic resources.	The City continues to implement the Historic Preservation Ordinance and the review of properties for historical significance upon submittal of a planning application. In 2021, the City reviewed 75 residential properties for historical significance and property improvements. The City uses the Historic Building Code to facilitate residential rehabilitation.	Continue.
Goal G3-5: Preserve and increase the supply of housing for lower- and moderate-income households, senior citizens and other special needs groups. Prohibit discrimination in the sale or rental of housing.			
Program 3-5.1	**Reasonable Accommodation Procedures**. Continue to implement Policy C11-01, which describes procedures to provide reasonable accommodation for persons with disabilities in compliance with the provisions of SB 520. Information on reasonable accommodation procedures shall be provided at City Hall and on the City's website.	The City continues to promote the reasonable accommodation process to residents on a project specific basis. A number of inquiries were received throughout the planning period; however, only seven (7) applications were received. All applications were approved. The City is currently evaluating the application fee to ensure it does not discourage the use of the policy.	Modify to reduce permit fee.
Program 3-5.2	**Shared Housing Information.** Distribute informational materials from the Monterey County Housing Authority to the Carmel Foundation and display information at City Hall and other public buildings and posted on the City's website.	The City continues to provide information related to shared housing information at City Hall and on the City's website. This program has generally been effective and the Carmel Foundation has over 2,600 members, many of whom live in Carmel and the surrounding region.	Modify to clarify intent and enhance education and outreach.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-5.3a	**Condominium Conversions.** Continue to implement condominium conversion policy, which restricts the conversion of apartments to condominiums to preserve the lower-cost rental housing options, typical of apartments, within the City. Apartments cannot be converted to condominiums unless a new apartment is being created to offset the conversion.	The City continues to implement the Condominium Conversion Ordinance to actively preserve and protect existing apartments. No formal applications for condominium conversions were submitted during the planning period and the Ordinance appears to be effective in halting conversions.	Continue.
Program 3-5.3.b	**Section 8 Rental Assistance.** Continue to facilitate use of the Section 8 program in the community by distributing information for the program at City Hall and the Library.	The City continues to provide information regarding Housing Choice Voucher (Section 8) rental assistance at City Hall, on the City's website, and through the library.	Continue.
Program 3-5.3.c	**Subordinate Units.** The City's Municipal Code allows construction of new subordinate units as a permitted use on lots of 8,000 square feet or greater to provide additional rental housing in the R-1 District to lower-income households. To further encourage the creation of subordinate units, the City will investigate potential amendments such as permitting subordinate units on smaller lots. In addition, the City will implement incentives which may include waiver/reduction of certain fees, priority processing, and reduced parking and setback requirements. The City will provide informational materials on incentives and technical assistance to property owners. The informational materials will be available at City Hall and on the City's website.	The City has a long history of permitting Subordinate Units (now called Accessory Dwelling Units). The City reviewed the subordinate unit regulations during the planning period and adopted updated regulations to facilitate new dwelling units. The amended regulations were approved by the California Coastal Commission and incorporated into the City's Local Coastal Plan. The City is currently working on additional amendments to the regulations in accordance with State law. During the planning period 36 applications (in 2021, the City received 18 new applications) for Accessory Dwelling Units (ADUs) were received and continues to issue building permits for ADUs. This program was effective and will be modified to further encourage ADUs and Junior ADUs.	Modify to reflect State Laws governing ADUs and combine regulations for Subordinate Units and Guest Houses to clarify regulations. Allow the use of ADUs at existing hotels as a means of employee housing.
Program 3-5.3.d	**Monitor Affordable Housing Stock.** Continue to monitor affordable housing projects and work with the owners to preserve affordability through identification of funding sources and/or opportunities for partnerships with other housing providers. Annually monitor the affordable housing stock in the coastal zone to ensure the affordable housing within the coastal zone is being protected and provided as required by Government Code Section 65590. The City will track data on the new construction, demolition, conversion and replacements housing units for low- and moderate-income households within the coastal zone including the following:	The City continued to monitor the existing affordable housing stock in partnership with the Carmel Foundation. Other than the defunct Del Dono I and II projects, no new affordable housing units were approved in the Coastal Zone during the planning period. Additionally, no existing affordable units were demolished or converted.	Modify to update the City database to better track affordable housing and facilitate monitoring.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
	• The number of new housing units approved for construction within the coastal zone; • The number of housing units for persons and families of low- and moderate-income required to be provided in new housing developments either within or within three miles of the coastal zone; • The number of existing residential dwelling units occupied by low- and moderate-income households required either within or three miles of the coastal zone that have been authorized to be demolished or converted; and, • The number of residential dwelling units for low- and moderate-income persons and families that have been required for replacement (of those units being demolished or converted) within or three miles of the coastal zone.		
Program 3-5.4.a	**Density Bonus.** Review and revise applicable density bonus ordinances to comply with State law.	The City adopted a new density bonus ordinance in conformance with State requirements. No development took advantage of the density bonus ordinance during the planning period possibly because the regulations are confusing and difficult to apply.	Modify to clarify regulations.
Program 3-5.4.b	**Housing for Extremely-Low Income Households.** Encourage the development of housing units for households earning 30 percent or less of the Median Family Income (MFI) for Monterey County. Specific emphasis shall be placed on the provision of family housing and non-traditional housing types such as single-room-occupancy units and transitional housing. Encourage development of housing for extremely-low-income households through a variety of activities such as targeted outreach to for-profit and non-profit housing developers on at least an annual basis, providing in-kind technical assistance, fee deferrals, expedited/priority processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding for developments that include housing for ELI households and/or	The City continued to work with developers and promote the construction of affordable housing. Projects that included affordable housing units received expedited review. These included Del Dono I and Del Dono II. However, no applications for lower-income households were submitted during the planning period. During the planning period, the construction of Accessory Dwelling Units (ADUs) provided housing opportunities for extremely low-income households. Group Residential facilities are permitted with the approval of a Use Permit in the R-4 district. Group Residential is defined as *Shared living quarters without separate kitchens or bathrooms for each room or unit, including boarding houses, dormitories, and private residential clubs, but excluding guesthouses*.	Continue.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
	offering additional incentives to supplement the density bonus provisions in State law.		
Program 3-5.5.a	**Reduced Entitlement and Development Fees.** Continue to reduce the amount of fees required for projects that provide affordable housing to the extent feasible.	The City continued to waive parking requirements for apartments in the Central Commercial (CC) District. The City also provides reduced parking in-lieu fees for constructing new residential units in other commercial zones. Fee studies are conducted every 3 years. Fees are based on staff processing time. Other than the parking in-lieu fee (which has not been collected in years), the City does not impose impact fees.	Modify to reduce fees for affordable residential projects.
Program 3-5.5.b	**Reduced Parking Requirements.** Continue to offer reduced parking requirements for affordable housing developments. In addition, investigate the feasibility and effectiveness of further reducing existing in-lieu fees and amending the existing shared parking program to include housing units in affordable housing projects.	The City continued to offer reduced parking standards for affordable housing and senior housing units. The City also waived on-site parking requirements and payment of parking in-lieu fees for new apartments in the Central Commercial (CC) zoning district. Additionally, the City passed an Ordinance fixing the parking in-lieu fee at the 2003 rate until further notice. The regulations can be confusing and the City will work to better clarify the program.	Modify.
Program 3-5.5.c	**Expedited Processing Procedures.** Continue to offer expedited review procedures for residential projects that include affordable housing units.	The City continues to expedite the review of projects that include an affordable housing component. Specifically, the City expedited the review of two housing projects, Del Dono I and Del Dono II, which included 16 residential units with 2 deed-restricted moderate-income units. Unfortunately, a lack of construction funding halted the project's construction, and the properties are now under new ownership. A revised housing proposal that includes 12 apartments is under review and does not currently include any affordable housing and therefore does not qualify for expedited processing. The expedited regulations can be confusing and the City will work to better clarify the program.	Modify to clarify and refine expedited processing procedures.
Program 3-5.6.a	**Energy Conservation and Green Building.** Continue to review applications for new construction and substantial alterations taking into consideration solar orientation and access to sunlight. Additionally, continue to require compliance with current state building standards for energy efficiency in all new homes.	The City continues to promote energy conservation through the building plan check review process. The City will continue to implement the energy conservation requirements set forth in the Building Code and look for opportunities to promote energy conservation at City Hall and on the City website.	Modify to enhance outreach efforts.

Program Number	Programs/Actions [The text provided in this column is a synopsis only; for complete program language please refer to the 2015 Housing Element]	Achievements/Effectiveness	Continue/ Modify/ Delete in 6th Cycle
Program 3-5.6.b	**Water Conservation.** Enforce the Water Management Program and provide information to the community on water conservation retrofits and best practices. In addition, provide information on and promote water conservation education and retrofit rebates provided by the Monterey Peninsula Water Management District.	The City continues to promote water conservation in coordination with the Monterey Peninsula Water Management District. The City will continue these efforts and look for opportunities to further promote water conservation measures.	Modify to enhance outreach efforts.
Program 3-5.7	**Fair Housing Services.** The California Department of Fair Employment and Housing and the Conflict Resolution and Mediation Center of Monterey County provide fair housing services and information. These agencies advise persons in need of information on housing and employment, mediate landlord/tenant disputes and research complaints about discriminatory housing practices. The City shall coordinate with these agencies to provide printed information about fair housing services at City Hall, on the City's website, and in other public buildings. The City shall also refer inquiries related to fair housing to these agencies.	The City provides fair housing information to the public at City Hall and on the City website and will continue to maintain and update the information. The City will continue to maintain, update and look for opportunities to expand the information available to the public.	Modify to enhance outreach efforts.
Program 3-5.8	**Zoning for Transitional and Supportive Housing.** In compliance with SB 2, the City will continue to allow transitional/supportive housing as a residential use, subject only to those requirements of other residential dwellings of the same type in the same zone.	The City did not receive any inquiries regarding transitional or supportive housing during this planning period.	Continue and update the Municipal Code.

SOURCE: City of Carmel-by-the-Sea

Table D-2 provides a summary of housing units produced in the city from 2015-2023. During the 2015–2023 planning period, 18 new units were added to the City's housing stock, achieving approximately 58 percent of the City's RHNA. This indicates that residential growth was slower than anticipated, likely due to the lack of available water, the COVID pandemic, the cost of land, and the overall lack of support for new housing development in the community. All 18 units produced were affordable to households with above-moderate incomes.

Table D-2 Housing Units Produced, 2015-2023

Affordability	New Construction Need	Housing Units Produced	Percent Achieved
Very Low	7	0	0.0%
Low	5	0	0.0%
Moderate	6	0	0.0%
Above Moderate	13	18	100.0%
Total	**31**	**18**	**58%**

SOURCE: HCD Annual Progress Report Dashboard (as of May 19, 2023).
NOTE: This table should be updated prior to finalization to account for units through January 1, 2024.

Preservation of "At Risk" Units

The California Housing Partnership Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing.[1] According to the database, there are no federal or state assisted units in Carmel-by-the-Sea. Currently, there are no affordable housing units at risk of conversion to market rate.

Rehabilitation of Existing Units

The 2015 Housing Element identified an objective of rehabilitating a total of 16 affordable units and 784 above-moderate-income units in the 2015–2023 planning period. The City issued over 250 building permits on average each year that permitted re-roofs, water heater upgrades and replacement, electrical upgrades, window repairs and replacements, and remodels.

D.4 Summary

Like many communities, the City of City of Carmel-by-the-Sea experienced strong development of single-family homes, Accessory Dwelling Units and conversion of second-floor commercial space to residential units during the 2015–2023 planning period. Of the 31 units identified in the City's

[1] This database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured.

RHNA, the City permitted 18 units (approximately 58 percent of the total), all of them for above moderate-income households; however, some of these units are ADUs which represent housing opportunities for lower-income housing.

The goals, objectives, and policies identified in the 2015 Housing Element were appropriate for the 2015-2023 timeframe because they complied with the program requirements mandated by State law at the time. The 6th Cycle Housing Element will be revised to address new state mandates and to put the City of Carmel-by-the-Sea on track to fully meet its housing obligations.

List of Contacted Organizations

E

APPENDIX

Table of Contents

APPENDIX E LIST OF CONTACTED ORGANIZATIONS E-1

E.1 Introduction E-1

E.2 List of Contacted Organizations E-1

E.3 City Contact List E-4

E.4 Tribal Consultation E-5

E.5 Service Organizations E-7

E.6 Additional Outreach E-9

Appendix E
List of Contacted Organizations

E.1 Introduction

This Appendix provides the names of organizations, tribal units, and other stakeholders that were contacted during the preparation of Carmel-by-the-Sea's 6th Cycle Housing Element. In addition to these contacts, the City created a dedicated website called: "HOME Carmel-by-the-Sea" which can be found at https://homecarmelbythesea.com. This website provides a portal to all of the Housing Element-related community engagement activities that were available to members of the public during the update process. This includes information on Housing Element basics, site surveys, stakeholder surveys, and materials from community workshops.

E.2 List of Contacted Organizations

This section provides contact information for organizations and agencies in the Monterey Bay Area, stakeholder property owners, and interested parties that were contacted during the Housing Element preparation.

Organizations and Agencies

Association of Monterey Bay Area Governments
24580 Silver Cloud Court
Monterey, CA 93940
T: (831) 883-3750
Heather Adamson
Association of Monterey Bay Area Governments (ambag.org)

Monterey Peninsula Water Management District
5 Harris Court, Building G
Monterey, CA 93940
T: (831) 658-5601
Stephanie Locke
Monterey Peninsula Water Management District (mpwmd.net)

Carmel Area Wastewater District
3945 Rio Rd.
Carmel, CA 93922
T: (831) 624-1248
Carmel Area WasteWater District (cawd.org)

Carmel Chamber of Commerce
Ocean Ave. between Junipero and Mission
Inside Carmel Plaza 3rd Floor
Carmel, CA 93921
(831) 624-3877
Carmel Chamber of Commerce

Carmel Foundation
SE Corner of 8th Ave. and Lincoln St.
Carmel, CA 93923
T: (831) 624-1588
Holly Zoller
www.carmelfoundation.org

Landwatch Monterey County
306 Capitol Street #101
Salinas, CA 93901
T: (831) 759-2824
Jose Torres
Monterey County - LandWatch

Stakeholder Property Owners

- Esperanza Carmel, Christopher Mitchell;
- Carmel Realty, Bill Mitchell;
- Pine Inn, Richard Gunner & Dave Tipton;
- Bruno's, Thomas Sweeney;
- 3 Garages, Judie Profeta;
- First Church of Christ, Kent Wadsworth;
- Café Carmel, Greg Kraft and Kim Marie Archer;
- Wells Fargo, Brian Buhowsky;
- GBG, Montag Ivestor;
- Carmel Presbyterian, Bob Spencer;
- Yafa Property, Sandy Freschi;
- Levett Properties, Denny Levett & Jeanne Cox Levett;
- Doud Arcade, John Plastini; and
- Linggi Building / Flaherty's, Alan Buchwald.

Interested Parties

- Eric Miller Architects, Eric Miller;
- Silverie Properties, Dan Silverie III;
- Silcon Constructors, Dan Silverie IV;
- Winter & Co, Nore Winter;
- Carmel Plaza, Kristin Torrice;
- Carmel Residents Association, Nancy Twomey;
- Carmel Preservation Association;
- Carmel Heritage Society;
- Monterey Bay AIA, Executive Director;
- Builders Exchange, Sandy Steele;
- Christ Tescher Construction, Chris Tescher;
- Carmel Boutique Inns/Vagabond House Inn, Amanda Levett;
- Jody LeTout;
- Walker and Reed, Jim Heisinger;
- American Legion, Gerry Paratore;
- Cal-Clark Farms, Stu Clark;
- Bennett Sculpture Carmel, Ashley Stoddard;
- Sue McCloud;
- Su Vecino, Shari Polovneff;
- Vesuvio, Little Napoli, Carmel Bakery, Rich Pepe;
- Luca/L'auberge/Carmel Beach Hotel, David Fink;
- Hakim, Jack Hakim;
- Mandurrago & Associates, John Mandurrago;
- Forge in the Forest, Greg Profeta;
- Classic Hotels, Mary Crowe;
- Carmel Lodge, Mark Stilwell;
- Dyar Architects, Erik Dyar;
- Thomas Bateman Hood Architects, Thomas Hood;

- Justin Pauly Architects, Justin Pauly;
- Cushman Wakefield Properties, Michael Schoeder;
- Fred Kern;
- Lewis Builders, Scott Julian;
- Beesley Realty, Ben Beesley;
- Visit Carmel, Amy Herzog;
- Jeanne Cox Levett;
- Gerard Rose;
- Franklin Williams; and
- Catherine and John Compango.

E.3 City Contact List

This section provides contact information for City officials that were involved with Housing Element preparation.

Elected and Appointed Officials

City Council

- Dave Potter, Mayor;
- Payor ProTem/Housing Ad Hoc Member, Bobby Richards;
- City Councilmember/Housing Ad Hoc Member, Karen Ferlito;
- City Councilmember Jeff Baron; and
- City Councilmember, Alissandra Dramov.

Planning Commission

- Michael LePage;
- Stephanie Locke;
- Chris Bolton;
- Robert Delves; and
- Erin Allen.

Historic Resources Board

- Eric Dyar;
- Karyl Hall;
- Jordan Chroman;
- Kathy Pomeroy; and
- Esther Goodhue.

City Staff

- Brandon Swanson, Director of Community Planning & Building;
- Marnie Waffle, AICP, Principal Planner;
- Katherine Wallace, AICP, Associate Planner;
- Chip Rerig, City Administrator;
- Robert Harary, Public Works Director;
- Gaudenz Panholzer, Fire Chief; and
- Ashlee Wright, Library and Community Activities Director.

E.4 Tribal Consultation

This section provides contact information for all tribal consultation during Housing Element preparation.

Irene Zwierlein, Chairperson
Amah Mutsun Tribal Band of Mission San Juan Bautista
3030 Soda Bay Road
Lakeport, CA, 95453

Valentin Lopez, Chairperson
Amah Mutsun Tribal Band
P.O. Box 5272
Galt, CA 95632

Tony Cerda, Chairperson
Costanoan Rumsen Carmel Tribe
244 E. 1st Street
Pomona, CA, 91766

Rudolph Rosales (Ulax Huchumas)
Indigenous Peoples Consultant
Esselen Nation
P.O. Box 647
Monterey, CA 93942

Susan Morley, Cultural Resources
Esselen Tribe of Monterey County
3059 Bostick Avenue
Marina, CA 93933

Tom Little Bear Nason, Chairman
Esselen Tribe of Monterey County
P. O. Box 95
Carmel Valley, CA, 93924

Ann Marie Sayers, Chairperson
Indian Canyon Mutsun Band of Costanoan
P.O. Box 28
Hollister, CA, 95024

Kanyon Sayers-Roods, MLD Contact
Indian Canyon Mutsun Band of Costanoan
1615 Pearson Court
San Jose, CA, 95122

Isaac Bojorquez, Chairman
Kakoon Ta Ruk Band of Ohlone-Costanoan Indians of the Big Sur Rancheria
PO Box 8355
Woodland, CA, 95776

Christanne Arias, Vice Chairperson
Ohlone/Costanoan-Esselen Nation
519 Viejo Gabriel
Soledad, CA, 93960

Louise Miranda-Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation
P.O. Box 1301
Monterey, CA, 93942

Dee Dee Ybarra, Chairperson
Rumsen Am:a Tur:ataj Ohlone
14671 Farmington Street
Hesperia, CA, 92345

Kenneth Woodrow, Chairperson
Wuksache Indian Tribe/Eshom Valley Band
1179 Rock Haven Ct.
Salinas, CA, 93906

E.5 Service Organizations

Housing Authority of the County of Monterey
123 Rico Street
Salinas, CA 93907
(831) 775-5000

Monterey County Department of Social Services
1000 South Main Street
Salinas, CA 93901
(831) 755-4448

Catholic Charities Dioceses of Monterey
922 Hilby Avenue, Suite C.
Seaside, CA 93955
Monterey Peninsula (831) 393-3110
Salinas Valley (831) 422-0602

United Way Monterey County
232 Monterey Street
Suite 200
Salinas, CA 93901
(831) 372-8026

CHISPA, Inc.
295 Main St. #100
Salinas, CA 93901
(831) 757-6251

Mid-Peninsula Housing Coalition
303 Vintage Park Drive
Suite 250
Foster City, CA 94404
(650) 356-2900
info@midpen-housing.org

Habitat for Humanity Monterey Bay
108 Magnolia Street
Santa Cruz, CA 95062
(831) 469-4663
www.habitatmontereybay.com

ECHO Fair Housing Services
580 Pacific Street
Monterey, CA 93940
(831) 566-0824
https://www.echofairhousing.org/fair-housing-services.html

Central Coast Center for Independent Living
318 Cayuga Street
Suite 208
Salinas, CA 93901
(831) 757-2968
https://www.cccil.org/

Center for Community Advocacy
22 West Gabilan Street
Salinas, CA 93901
(831) 753-2324
https://cca-viva.org/

The Salvation Army Good Samaritan Center
1491 Contra Costa
Seaside, CA 93955
(831) 899-4911
https://montereypeninsula.salvationarmy.org/

Hope Services
1144 Fremont Blvd.,
Suite D
Seaside, CA 93955
(831) 393-1575
https://www.hopeservices.org/

Coalition of Homeless Service Providers
1942 Fremont Boulevard
Seaside, CA 93955
(831) 883-3080
https://chsp.org/

Monterey County Stand Down for Homeless Veterans
https://www.montereystanddown.org/

Diocese of Monterey
425 Church Street
Monterey, CA 93940
(831) 373-4345
https://dioceseofmonterey.org/

E.6 Additional Outreach

- Website: "Housing Opportunities Made Easier (H.O.M.E.) Carmel-by-the-Sea" (homecarmelbythesea.com) launched April 5, 2023. The website is presented in English with surveys in English and in Spanish. Information continues to be posted on this website;
- Housing Element Website Information Published: April 2023, May 2023, June 2023;
- April, 2023 – ongoing: E-Notification informing the public to, "Visit our Dedicated Housing Element Website" was sent in April 2023 and included in subsequent "City Administrator Friday Letter" e-notifications on a near-weekly basis;
- November 17, 2022: Housing Ad Hoc Committee Community Meeting provided a Housing Element Introduction and Overview;
- February 7, 2023: City Council meeting to review the Housing Feasibility Study by ECONorthwest and enter into contract with EMC Planning Group for Housing and Safety Element updates;
- March 28, 2023: Housing Ad Hoc Committee Community Meeting provided an overview of the housing feasibility study authored by ECONorthwest and constraints that limit housing production;
- April 6, 2023: Housing Ad Hoc Committee Community Meeting addressed 5th Cycle accomplishments and goals, programs, and policies;
- May 24, 2023: Housing Ad Hoc Committee Community Meeting discussed the importance of equity, housing needs assessment information, and potential 6th Cycle programs, and provided some strategies for sites and ways to provide feedback throughout this process;
- June 15, 2023: Joint City Council and Planning Commission Special Meeting hosted by the Housing Ad Hoc Committee was held to discuss the draft Housing Element and the 30-day public comment period and to provide an opportunity for the public to give verbal feedback/comments on the draft Housing Element;
- July 11, 2023: City Council to provide strategic direction related to public comment received;
- August 1, 2023: City Council to review revised draft Housing Element before submittal to HCD;
- Advance (10-day minimum) public notice of all scheduled Housing Ad Hoc and Council meetings published in the local newspaper, *The Carmel Pine Cone*;
- City staff have notified all property owners of identified sites via U.S. mail and - where e-mail addresses were known - have e-mailed property owners to encourage potential redevelopment of private property; and

- The City has implemented varied methods of involvement for community members, including: the HOME Carmel-by-the-Sea website, the Carmel-by-the-Sea City website/Long-Range Planning page, "Housing" email Listserv, "City Council" email listserv, announcements published in the City Administrator's "Friday Letter" and vlog, public notices in *The Carmel Pine Cone*, a staffed table at the local Farmer's Market; a Community Housing Stakeholder Survey made available in both English and Spanish, and seven (5) community meetings specific to the Housing Element topic and three (3) regular City Council meetings with an agendized Housing Element topic completed prior to submission of the Draft Housing Element to HCD.

ECONorthwest Feasibility Study

F

APPENDIX

ECONorthwest Study Background

On May 20, 2022, the City of Carmel-by-the-Sea entered into a professional services agreement with ECONorthwest to prepare a housing feasibility study. The study informs the analysis required as part of the 6th Cycle Housing Element update. The feasibility study evaluated current market conditions, the City's development standards related to housing, and potential opportunities for housing development. The study was not meant to be exhaustive. Instead, it starts the conversation about development opportunities and constraints within the City of Carmel-by-the-Sea.

ECONorthwest
ECONOMICS · FINANCE · PLANNING

DATE: January 27, 2023
TO: Brandon Swanson, City of Carmel-by-the-Sea
FROM: Chris Blakney, ECONorthwest
SUBJECT: Housing Element Analysis for the City of Carmel-by-the-Sea

Introduction

In the State of California, local jurisdictions maintain a General Plan that serves as a blueprint for its long-term vision. Among the required "elements" of a general plan is the Housing Element. The Housing Element is the only element that state law requires be updated on a periodic cycle. The California Department of Housing and Community Development (HCD) is responsible for overseeing Housing Element updates. Every eight years, HCD allocates a share of projected statewide housing need to regions across the state. This is called the Regional Housing Need Allocation (RHNA). The state is currently in the sixth of these cycles. The sixth cycle will cover the June 30, 2023 to December 15, 2031 planning period for the City of Carmel-by-the-Sea [Carmel].

The City is a part of the Association of Monterey Bay Area Governments (AMBAG). AMBAG is responsible for developing a methodology for allocating its regional share of housing need to its individual jurisdictions. The Final Sixth Cycle (2023-2031) Regional Housing Needs Allocation plan, completed in October 2022, determined that Carmel's share of regional housing need is 349 units; 187 of these units must be suitable to accommodate lower income households. It is important to note that RHNA targets reflect zoned capacity, not a construction quota.

Figure 1: Regional Housing Needs Allocation, Fifth and Sixth Cycle
Source: California Department of Housing and Community Development[1]

Cycle	Income Level				Total
	Very Low	Low	Moderate	Above Mod.	
RHNA5 (2015-2023)	11	5	6	13	31
RHNA6 (2023-2031)	113	74	44	118	349
Sixth Cycle Income and Rent Ranges (County of Monterey)					
Income Levels	*$0 - $45,050*	*$45,050 - $72,080*	*$72,080 - $108,120*	*$108,120 +*	
Rent Level/mo	*$0 - $1,126*	*$1,126 - $1,802*	*$1,802 - $2,703*	*$2,703 +*	

While the City satisfied its Fifth Cycle RHNA planning target and received a certification for the 2015-2023 planning period, the market did not produce all 31 planned units. This underscores a considerable hurdle for the City in the Sixth Cycle which represents a 1,000% increase in its housing target for the cycle. This capacity is particularly challenging because Carmel does not have a deep supply of vacant land and presently lacks water resources to accommodate significant growth. This is further complicated by a parcelization pattern that includes many

[1] https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf

small taxlots and market conditions that support high values for existing structures, making redevelopment improbable.

Executive Summary

As City officials begin to prepare for the Housing Element Update, they want to better understand some of the challenges to development and opportunities for adding housing capacity. This analysis summarizes our work exploring market conditions, observations in the City's zoning code, and sites/locations that are most likely to have development potential. While this report does not constitute a site alternatives analysis suitable for the City's Housing Element Update, it may provide insights into the development challenges, opportunities, and candidate sites for meeting the City's RHNA obligation in the Sixth Cycle.

Although renovation and replacement construction is common in Carmel, the City has had very limited net-new residential development during the Fifth Cycle (2015-2023) RHNA planning period[2]. This has been in part a function of barriers in the current zoning code, access to water rights, market conditions, and the existing development pattern in the City's commercial core. In this work, we have found that existing development standards, such as a two-story heigh limit, effectively prohibit achieving maximum allowed residential densities. Another challenge is a parcelization pattern of smaller lots with existing moderate scale commercial development with well-performing tenants. Despite these challenges, our analysis identified 17 sites in or adjacent to the commercial core that could be viable candidates for redevelopment or densification. To be sure, for development to occur on these sites—specifically development serving lower income households—the City will need to take action to remove barriers and identify resources to support financial feasibility. Actions recommended for consideration include financial subsidies, disposition of City-owned land, targeted rezoning of specific sites adjacent to the existing commercial zones, and amendments to development standards to remove development constraints.

Local Context

Carmel-by-the-Sea is a small coastal community located on the Monterey Peninsula. Incorporated in 1916, the City is among the most affluent communities in California. The City has a strong residential character and a centralized business district. Carmel's architecture in its business district has a distinct character, having been built out during the 1920s and 1930s. Over 45 properties in the commercial district are considered historical resources.

Carmel is also a popular coastal tourism and second home destination. There are over three dozen hotels in Carmel and roughly 40 percent of all housing units are for seasonal, recreational, or occasional use—a rate ten times the national average.[3] This dynamic has created a housing market that severely lacks affordability. Forty-seven percent of all households that

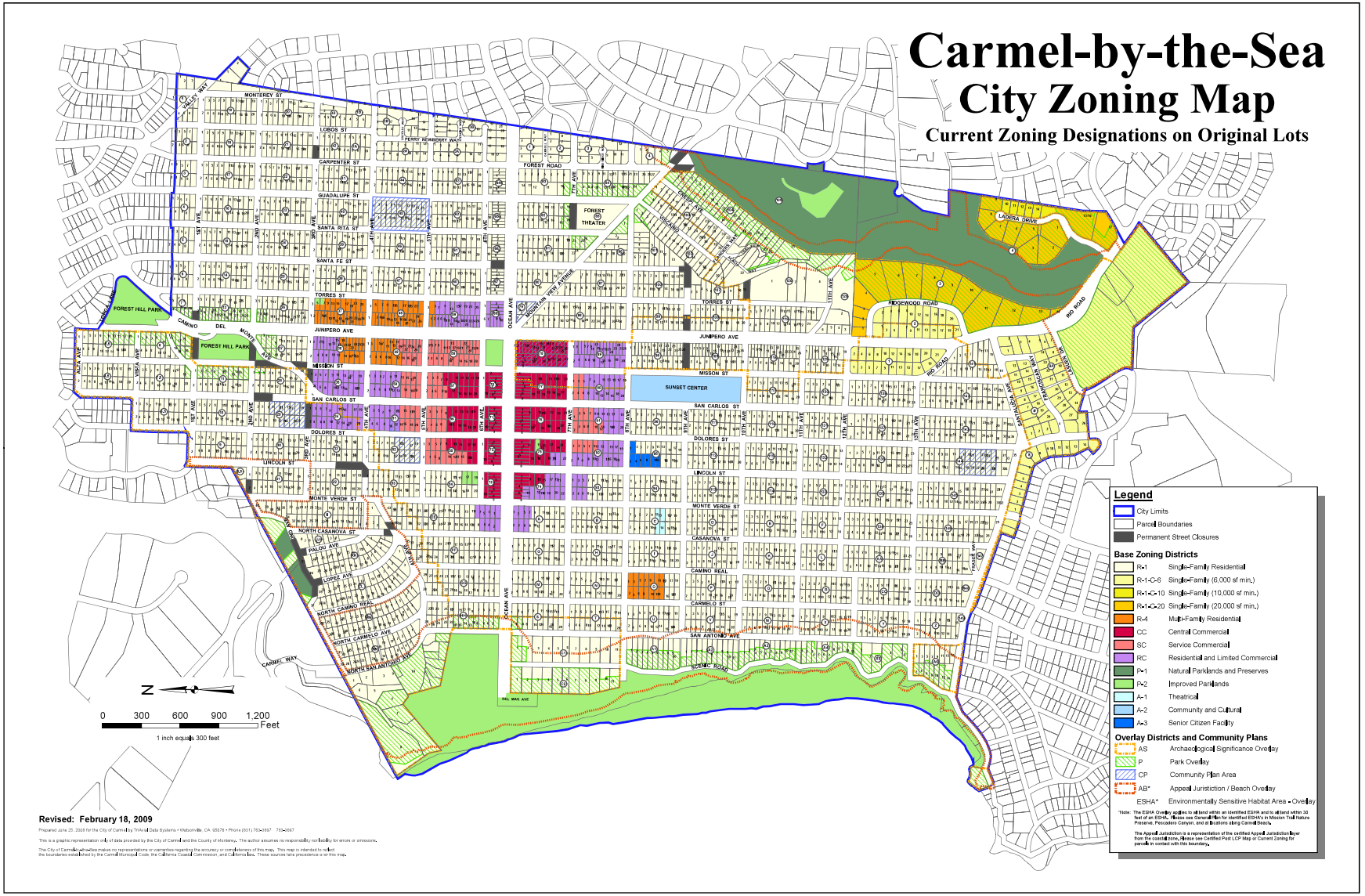
[2] According to Carmel's most recent Annual Progress Report to HCD.

[3] U.S. Census Bureau. American Community Survey 5-Year Estimates (2016-2020); Table B2004. (See https://data.census.gov/)

rent (vs. own) their homes in Carmel are cost burdened, spending greater than 20 percent of their income on housing. Among these, a full 25 percent of renter households are severely cost burdened, spending 50 percent or more of their income on housing. 2,102 individuals work in Carmel, of whom only 2.6 percent live in Carmel.[4]

[4] U.S. Census Bureau Longitudinal Employer-Household Dynamics Data (See https://lehd.ces.census.gov/)

Figure 2: Carmel-by-the-Sea Zoning Map on Original Plat
Source: City of Carmel-by-the-Sea (see https://planningsites.org/CarmelPlanning/)



Site Visit

In June 2022, City staff hosted a walking tour of the village. The purpose of this exercise was to observe the characteristics of the built environment and evaluate the potential of City-owned sites to accommodate development of housing. Key themes from this visit include:

Height. The City's current code has a two-story height limit. However, there are many older structures throughout the commercial core that are taller than two stories and are adjacent to single- or two-story buildings.

Interior Courtyards. One of the unique characteristics of Carmel's built environment is the network of interior courtyards and intra-block passageways that connect businesses. Residents and visitors are encouraged to explore these interior areas behind business frontages and facades.

City-Owned Sites. The City owns several sites across the village. In addition to larger and potentially underutilized sites in the downtown core, it owns a series of sites that are unimproved street rights-of-way.

Sunset Center North and South Lots. If on-site parking could be accommodated, the north lot of the Sunset Center could be a redevelopment candidate. The South Lot may also be explored for development potential.

Topography. Some areas within and on the periphery of the commercial district have steep slopes. These areas could be opportunities for development with tuck-under parking.



Low density retail in commercial district



Example of interior courtyard



Ulrika Plaza at 5th and Dolores



Example of City-owned ROW site



Sunset Center North Lot



Example of underutilized parking

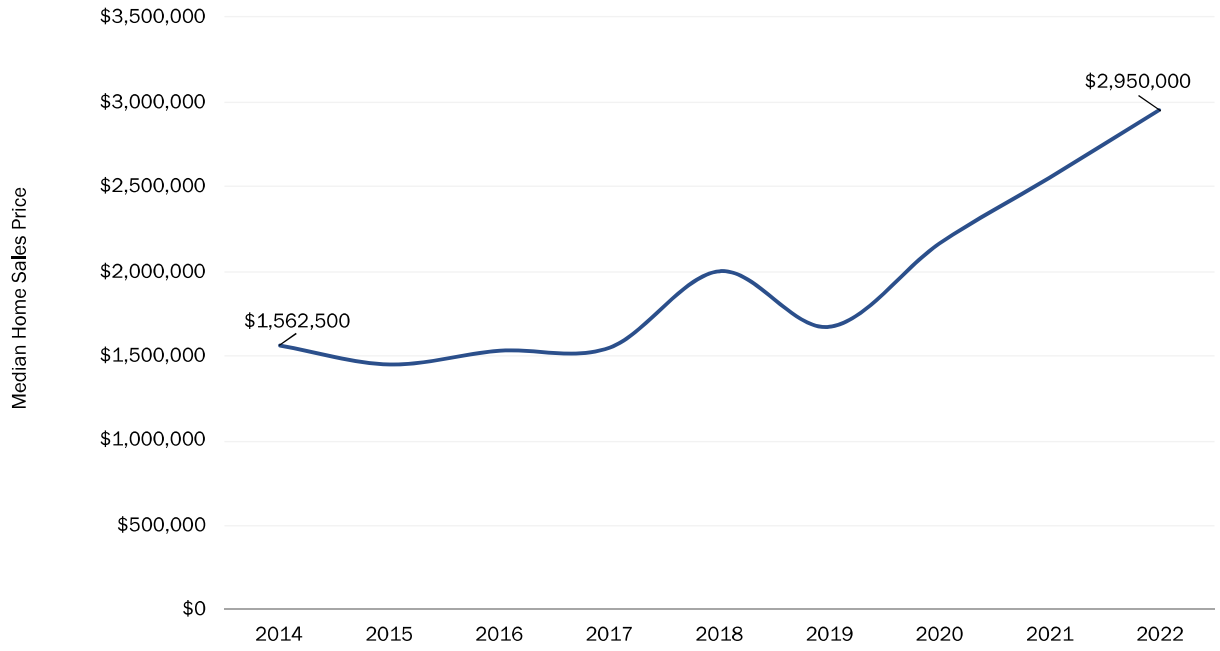
Market Overview

The ability of the market to deliver housing production in the future is largely a function of existing market conditions. An observation of socioeconomic conditions also informs housing need in the community.

For-Sale Market

Following several years of relative stability, the price of homeownership in Carmel has accelerated rapidly in recent years. Since 2019, the median home price in Carmel has jumped from $1.6 million to $2.95 million, an increase of 84 percent.[5] Price increases are being driven by demand-side forces.

Figure 3: Median Home Price
Source: Property Radar[6]



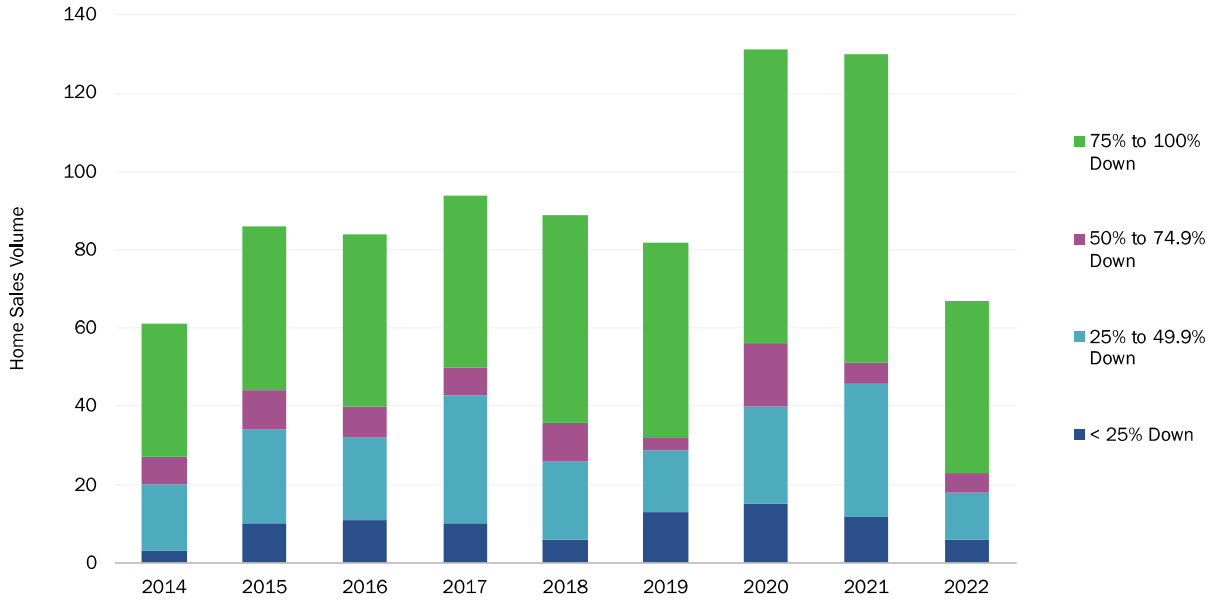
Over this same period, there has been an acceleration of both sales volume and the share of homes that are purchased all cash or with mostly cash. For example, in 2020 and 2021 sales volumes were 50 percent higher than the previous five-year average. Moreover, the percentage of home sales with 75 percent to 100 percent cash down increased from 53 percent to 61 percent through the first half of 2022. This is indicative of a market that is attracting outside capital from other high-value markets. In the context of observed migration patterns in Northern California because of the COVID-19 pandemic, we suspect that much of the movement in the market is being driven by migration of high-net-worth households out of the Bay Area. This is observed

[5] Property Radar. (See https://www.propertyradar.com/) Data reported through most recent period available

[6] Property Radar. (See https://www.propertyradar.com/) Data reported through most recent period available

in migration data from the U.S. Postal Service that shows that since March 2020 Carmel has seen a migration-driven increase of 552 households.[7]

Figure 4: Sales Volume and Percent of Purchase Price in Cash
Source: Property Radar[8]



Second-Home Market

Tourism and the impacts of second homes and long-term rentals are also having an observed impact on affordability in Carmel.[9] Data from the U.S. Census Bureau shows that nearly 40 percent of all housing units are used for seasonal, recreational, or occasional use. This rate is ten times the national average.

Figure 5: Share of Housing Units that are Second Homes
Source: U.S. Census American Community Survey (2016-2020 estimates); Table B25004[10]

	Nation	Carmel
Total housing units	138,432,751	3,731
For seasonal, recreational, or occasional use	5,303,302	1,479
Share of housing units that are second homes	3.8%	39.6%

[7] USPS Change-of-Address Migration Data
https://www.arcgis.com/apps/dashboards/951428e32723456c879d0966af4baa8a

[8] Property Radar. (See https://www.propertyradar.com/)

[9] Short-term rentals are not permissible as per CMC 17.08.060 and CMC 17.14.040. (See https://www.codepublishing.com/CA/CarmelbytheSea/html/Carmel17/Carmel1708.html)

[10] U.S. Census American Community Survey (2016-2020 estimates); Table B25004. (See https://data.census.gov/)

Renter Market

Reliable real-time market data on the local rental market is challenging to obtain because the majority of the rental market is organized through individual transactions, small property management firms, and in some cases informal agreements. Figure 6 below demonstrates that tenure split (owner vs. renter-occupied) in Carmel is roughly equal. However, a full 78 percent of the rental market is being met by single-family housing units (rather than apartment buildings), typically rented out by individuals as opposed to large property management firms.

Figure 6: Tenure (Rent vs. Own) by Units in Structure in Structure
Source: U.S. Census American Community Survey (ACS) (2016-2020 estimates)[11]
Note: Tenure refers to whether a unit is occupied by someone who owns the unit (owner-occupied) or rents the unit (renter-occupied).

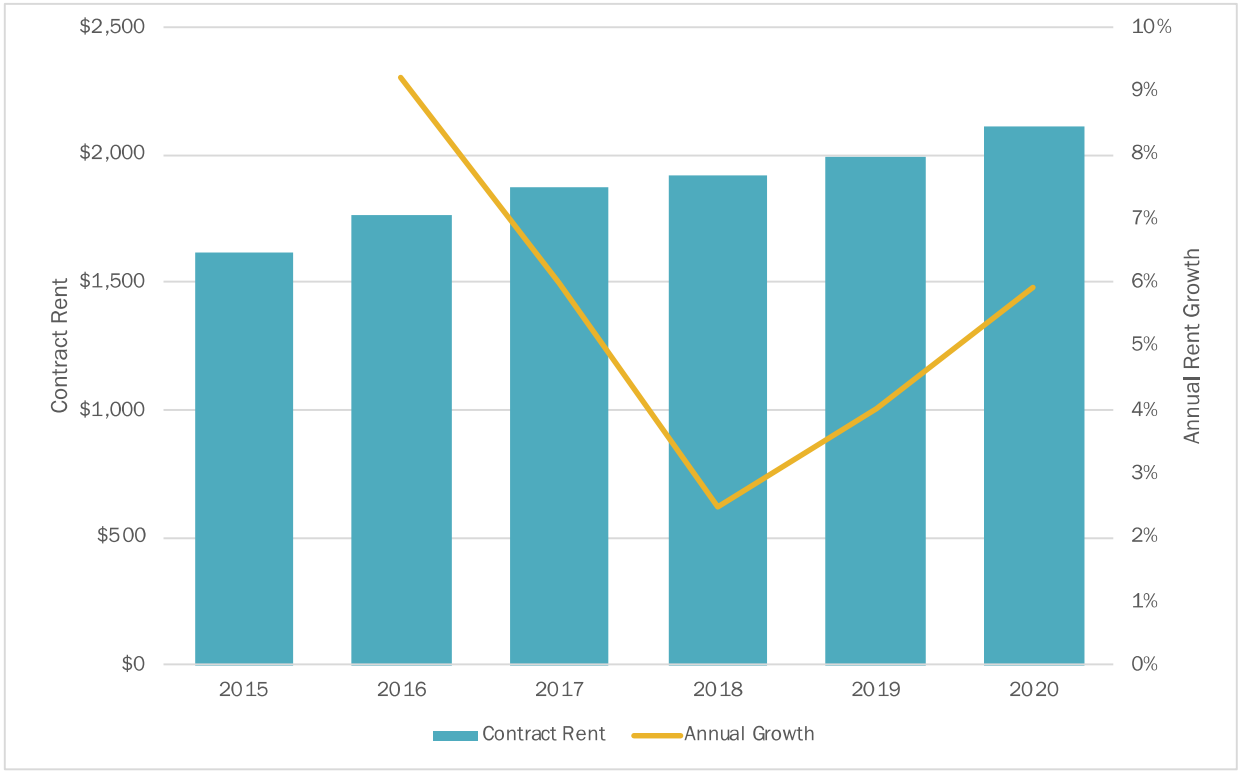
Unit Type	Owner-Occupied	Renter-Occupied	Total
Single-family Detached	993	694	1,687
Single-family Attached	0	19	19
Duplex	0	0	0
Triplex/Quadplex	0	22	22
Small Multifamily (5-19 units)	0	162	162
Large Multifamily (20+ units)	0	0	0
Mobile Homes[12]	0	19	19
Total	**993**	**916**	**1,909**
Tenure Split	*52.0%*	*48.0%*	

In Figure 7 below, we report annual contract rent reported for the market by the U.S. Census Bureau's American Community Survey. We consider "average" rent levels reported in the survey to be considerably lower than where rental properties transact at in the market based on observations of current rent levels. However, this data is showing the expected trend of accelerated rent growth over the last two observation years.

[11] U.S. Census American Community Survey (2016-2020 estimates). (See https://data.census.gov/)

[12] The U.S. Census uses survey data across a five-year period to produce estimates across a broad range of demographic and socioeconomic variables in the American Community Survey (ACS). Because the ACS uses survey data to develop estimates, results can be unintuitive and have larger margins of error in smaller geographies. See https://www.census.gov/programs-surveys/acs/methodology.html for a review of the Census Bureau's methodology for the ACS.

Figure 7: Annual Contract Rent
Source: U.S. Census American Community Survey (5-year estimates from 2015-2020)[13]



Cost Burden

State and federal standards specify that households spending more than 30% of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30% of its income on housing costs, it has less disposable income for other necessities, including health care, food, education, and clothing. In the event of unexpected circumstances such as the loss of employment or serious health problems, lower-income households with a burdensome housing cost are more likely to become homeless or be forced to double-up with other households. Homeowners with a housing cost burden have the option of selling their homes and becoming renters. Renters, on the other hand, are vulnerable and subject to constant changes in the housing market.

In Carmel, 47 percent of all households that rent their homes are cost burdened, spending greater than 30 percent of their income on housing. Among these, a full 25 percent of renter households are severely cost burdened, spending 50 percent or more of their income on housing.

Figure 8: Percent of Income Spent on Rent, City of Carmel-by-the-Sea (2020)
Source: American Community Survey 2016-2020 Five-Year Estimate (Table B25070)[14]

Income on Rent	Households	Share

[13] U.S. Census American Community Survey (5-year estimates from 2015-2020). (See https://data.census.gov/)

[14] American Community Survey 2016-2020 Five-Year Estimate (Table B25070). (See https://data.census.gov/)

Less than 10.0 percent	153	16.7%
10.0 to 14.9 percent	49	5.3%
15.0 to 19.9 percent	182	19.9%
20.0 to 24.9 percent	63	6.9%
25.0 to 29.9 percent	39	4.3%
30.0 to 34.9 percent	61	6.7%
35.0 to 39.9 percent	70	7.6%
40.0 to 49.9 percent	70	7.6%
50.0 percent or more	229	25.0%
Total:	916	100.0%

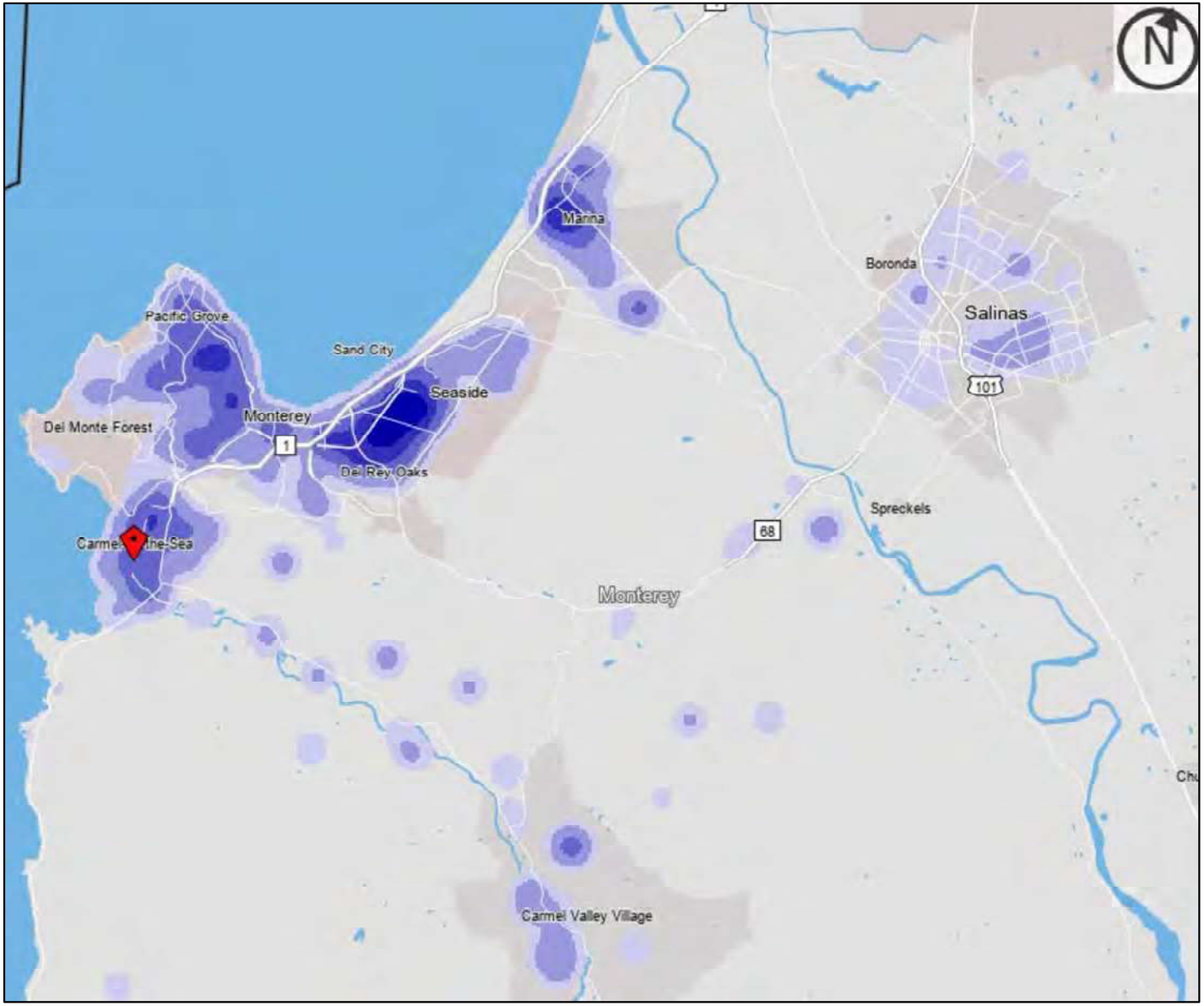
Commute Patterns

It is hypothesized that Carmel's concentration of jobs in the leisure and hospitality sector creates challenges for local workers who do not have sufficient incomes to afford housing in the community. This imbalance of jobs to housing impacts quality of life including how far workers must travel for work, increasing transportation costs, and reducing individual productivity. In general, a good balance of jobs to housing would occur where the jobs available in a community match the labor force skills, and where housing is available at prices, sizes, and locations suited to workers who wish to live in the area.

In Carmel, roughly half of all workers live within 10 miles of the city. Primary areas where workers live include Seaside, Monterey, Salinas, and Pacific Grove. A full 26 percent of workers commute from greater than 25 miles away. Only 2.6 percent of workers live and work in Carmel.[15]

[15] U.S. Census Bureau Longitudinal Employer-Household Dynamics Data (See https://lehd.ces.census.gov/)

Figure 9: Commute Patterns, Where Employees in Carmel Live (2019)
Source: U.S. Census Bureau Longitudinal Employer-Household Dynamics Data. (See https://data.census.gov/)



Code Review

As part of our scope, we conducted a code review to identify potential issues and barriers that could limit housing production in the Multifamily Residential (R-4) district and the commercial zones; Residential and Limited Commercial (RC) Central Commercial (CC), and Service Commercial (SC).

General Notes

- The pattern of existing development is small lot (3,800-6,000), detached single-family. Most new development will be infill.
- Multifamily is defined as any development with two of more units on the same lot.

Building Height in All Zones

Building height throughout the city is limited to two stories, with maximum heights established for each zone. CMC 17.14.150.B-C establishes maximum building heights for the R-4[16], RC, SC, and CC zones. Structures in R-4 and RC zones are limited to 26 feet and structures in the CC and SC zones are limited to 30 feet. Building sites which face, abut or adjoin any property in the R-1 district are limited to a height of 24 feet. Building height may also be determined by compatibility with nearby structures facing the same street or intersection and within the same pedestrian field of view (i.e., generally, within 100 feet to either side of, or across the street from the proposed structure).

Given the existing small lot sizes observed throughout the city and off-street parking requirements (discussed in more detail below for the R-4 zone), a two-story maximum height will likely prohibit many multifamily projects from achieving base density allowances in the R-4 zone. Building height limitations, maximum building coverage, and floor area ratio (F.A.R) limitations (discussed in more detail below) will even more severely limit multifamily projects from achieving base density allowances in commercial zones, even if parking requirements are lower than in residential zones.

R-4 Development Standards

Density

CMC 17.12.020.B establishes a maximum base density of 33 du/ac, and CMC 17.12.020.C offers a density bonus of 44 du/ac in exchange for affordable units. While these density thresholds are relatively high, they are difficult to achieve given the City's inventory of small lots between roughly 3,800-6000 square feet, with lot widths around 50-60 feet and two-story building height maximum. Off-street parking requirements will further limit the ability to achieve base density.

Given the site constraints and a need for many developments to achieve base density for financial reasons, it is unlikely developers will be able to take advantage of the density bonus

[16] Underground parking does not count as a story in the R-4 zone.

since their ability to achieve the *base* density is already constrained. If the density bonus was offered in another story, rather than du/ac, it could help reduce barriers and allow more housing production on smaller sites.

Parking

CMC 17.38.020 requires 1.5 parking spaces per residential dwelling unit and offers reduced parking standards for affordable units (0.5 spaces per unit) in the R-4 zone. CMC 17.12.020.F.1 prohibits parking requirements in the R-4 zone to be met on-street or through a fee-in-lieu.

Providing parking onsite while achieving the allowed density will be a challenge for many development sites given that many of the existing lots in the city are only 50-60 feet wide. While underground parking is allowed and does not count against the maximum building height, underground parking is far more expensive to construct. Reducing parking standards for certain areas (i.e. areas with access to transit or walkable to commercial districts) or for unit types (i.e. studios and one-bedrooms) may help developments achieve base densities.

Unit Distribution

CMC 17.12.020 requires that on sites larger than 4,000 sf, 50 percent of all units must be provided as rental apartments.

CMC 17.08.050.F. requires at least 25 percent of all units in a multifamily project containing more than two units be between 400-650 square feet. While this provision on its own is not necessarily a barrier to housing development, parking standards for these small units are the same as a single-family home. Reducing the parking standard for smaller multifamily units will help developments to achieve density more easily.

Commercial Zone Development Standards

Building Coverage

CMC 17.14.130.A. limits building coverage to 80 percent in the CC and SC zones.[17] The existing pattern of development in these two zones appears to exceed 80 percent building coverage on many parcels. Additionally, the code prohibits the removal of existing courtyard or intra-block walkways, which will further limit the amount of allowable building coverage on some sites.

Since the land costs in Carmel-by-the-Sea are exceptionally high, these maximum building coverage requirements will likely act as a development barrier. This becomes even more of a challenge in the context of redevelopment where the existing structure exceeds 80 percent building coverage. New developments may be required to build a smaller building than previously existed.

[17] Exceptions are granted up to 95 percent.

Floor Area Ratio

CMC 17.14.140.A-B establish F.A.R limits for the commercial zones. One-story buildings in the CC and SC zones are allowed to achieve an F.A.R equal to 95 percent of the site area. However, this contradicts the allowed building coverage discussed above (80 percent), excluding the exceptions. Two-story buildings can obtain an F.A.R equal to 135 percent of the site area, which further limits the allowed square footage outside of the building coverage maximums, as either the first or second story would need to be smaller than the other to meet this F.A.R. For example:

- A 5,000 square foot lot is allowed a maximum of 4,000 square feet in building coverage, which could translate to about an 8,000 square foot building if the two stories were of equal size. However, two-story buildings are limited to 135 percent of the total site area.
  - 135 percent of the total site area is 6,750 square feet. The F.A.R requirements reduces the potential square footage by approximately 1,250. This lost square footage could translate into roughly two additional apartment units.
  - However, if using a density bonus the limit would be 150% of the total site area, reducing the amount of lost square footage for project utilizing a density bonus.

The restriction is even more severe in the RC zone adjacent to the Single Family Residential (R-1) zone, where F.A.R requirements limit two-story buildings to 80 percent of the total site area. For example:

- A 5,000 square foot lot could result in a maximum building coverage of 3,500 (70 percent), so two stories of the same size could render a 7,000 square foot building.
  - With F.A.R. limited to 80 percent of the total site area for two-story structures, this limits the building to 4,000 square feet. This represents a loss of about 3,000 square feet.
  - Like the example above, the loss of square footage is reduced if a project can capitalize on a bonus.

F.A.R. bonuses are available for projects that include affordable housing, courtyards, and/or intra-block walkways.

Review Processes and Additional Studies

The City should be mindful of how additional procedures and studies can add time and cost to projects that are facing unprecedented cost escalations in the current economic environment. For example, CMC 17.08.050.F.1 requires all multifamily projects to prepare an acoustical analysis and the implementation of acoustical design treatments to meet noise standards contained in Title 25 of the California Government Code. While this is not a barrier to development on its own, it does require a small amount of time and cost to the development process. Cumulatively, review processes can add up to be a significant barrier to development and the City should endeavor to streamline review and approvals wherever possible.

The City also requires conditional use permits for certain residential developments in all zones (i.e. developments over 22 du/ac). The City's standard practice is to process approvals concurrently where possible; but removing this additional process could reduce extra steps and cost in the development process for both City staff and applicants, while eliminating the additional cost of preparing a conditional use application.

High-Level Sites Analysis

In its forthcoming update to the Housing Element of the General Plan, the City will be required to identify physical sites that have the zoned capacity to accommodate its share of regional housing need (349 units). The State agency (Housing and Community Development "HCD") responsible for oversight and certification of the Housing Element has specific requirements for this analysis. It is beyond the scope of this project to conduct a full HCD compliant alternative sites analysis. And the sites included in this review is unlikely to be an exhaustive list of candidates. It likely also includes candidates that future study my find less viable. However, as a precursor to the Housing Element Update, we provide a high-level overview of potential candidate sites. In our methodology we combine anecdotal context through conversations with local developers and property owners alongside a range of variables that are theoretically indicative of redevelopment potential. These include:

- Historic resources
- Sites with adjacent ownerships
- Sites identified in RHNA5
- Land-to-improvement ratio
- Total value per-square-foot
- Sites with high value uses
- Discussions with developers
- Site visit and spot checking

Defining a Study Area

Housing redevelopment generally requires scale to be financially feasible because the value of the new use must be measurably higher than the existing use. Scale is a function of site size and allowed density. Under the existing zoning code, only the R-4 and commercial zones allow multifamily development. For this reason, the focus of this work is on the commercial core, defined in Figure 11.

Conservation District

The purpose of the Conservation District (codified in 2004) is to "recognize that Ocean Avenue and the commercial properties that surround this corridor contain some of the most memorable and important commercial buildings in Carmel".[18] The district includes special procedures that influence the development and design context for properties in the district. While we did not consider all properties in the district to be infeasible, the additional development and design standards add an additional layer of complexity to redevelopment potential.

[18] Carmel Municipal Code § 17.20.260. (See https://www.codepublishing.com/CA/CarmelbytheSea/html/Carmel17/Carmel1720.html)

Figure 10: Zoning Map; Carmel-by-the-Sea
Source: City of Carmel-by-the-Sea

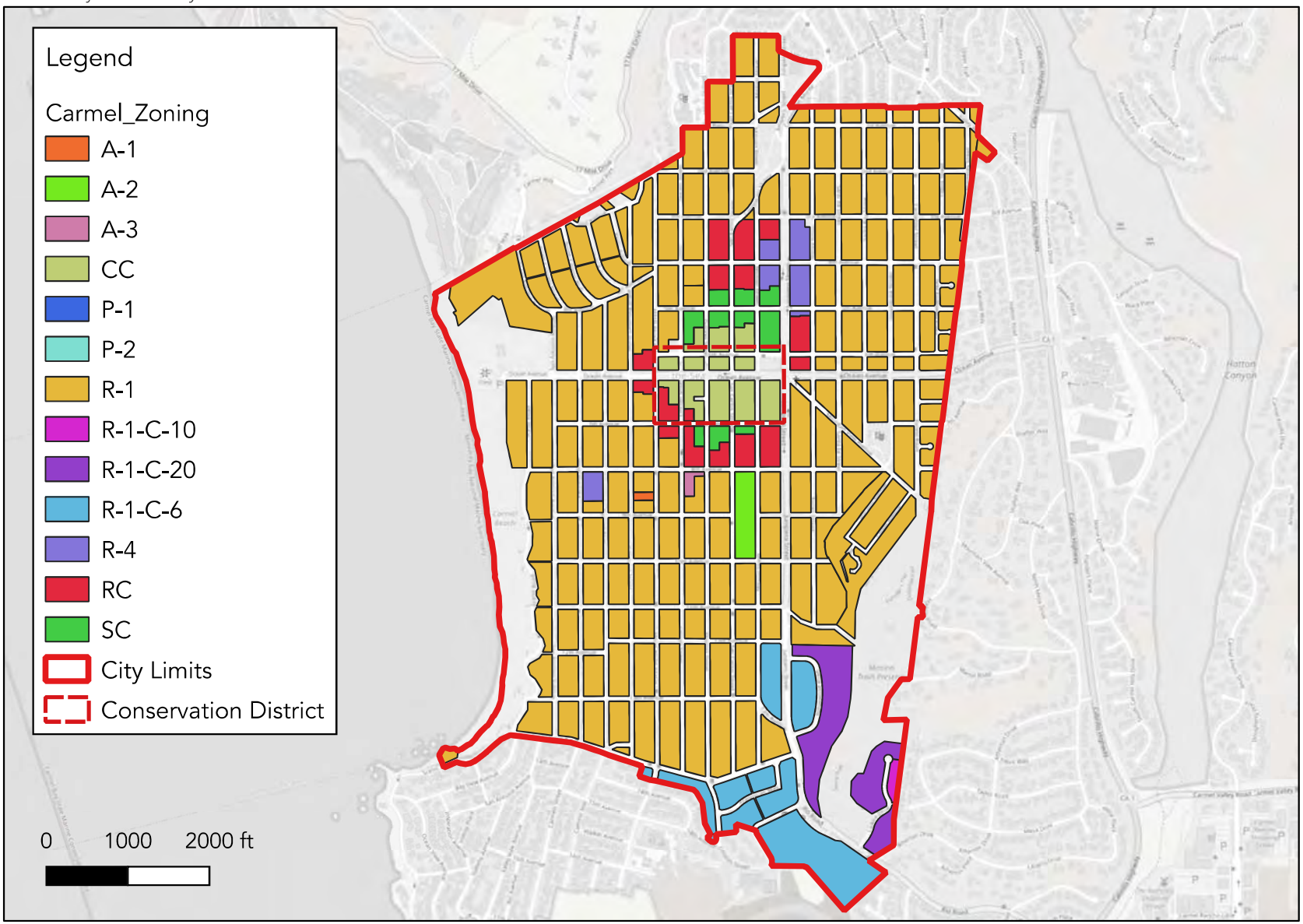
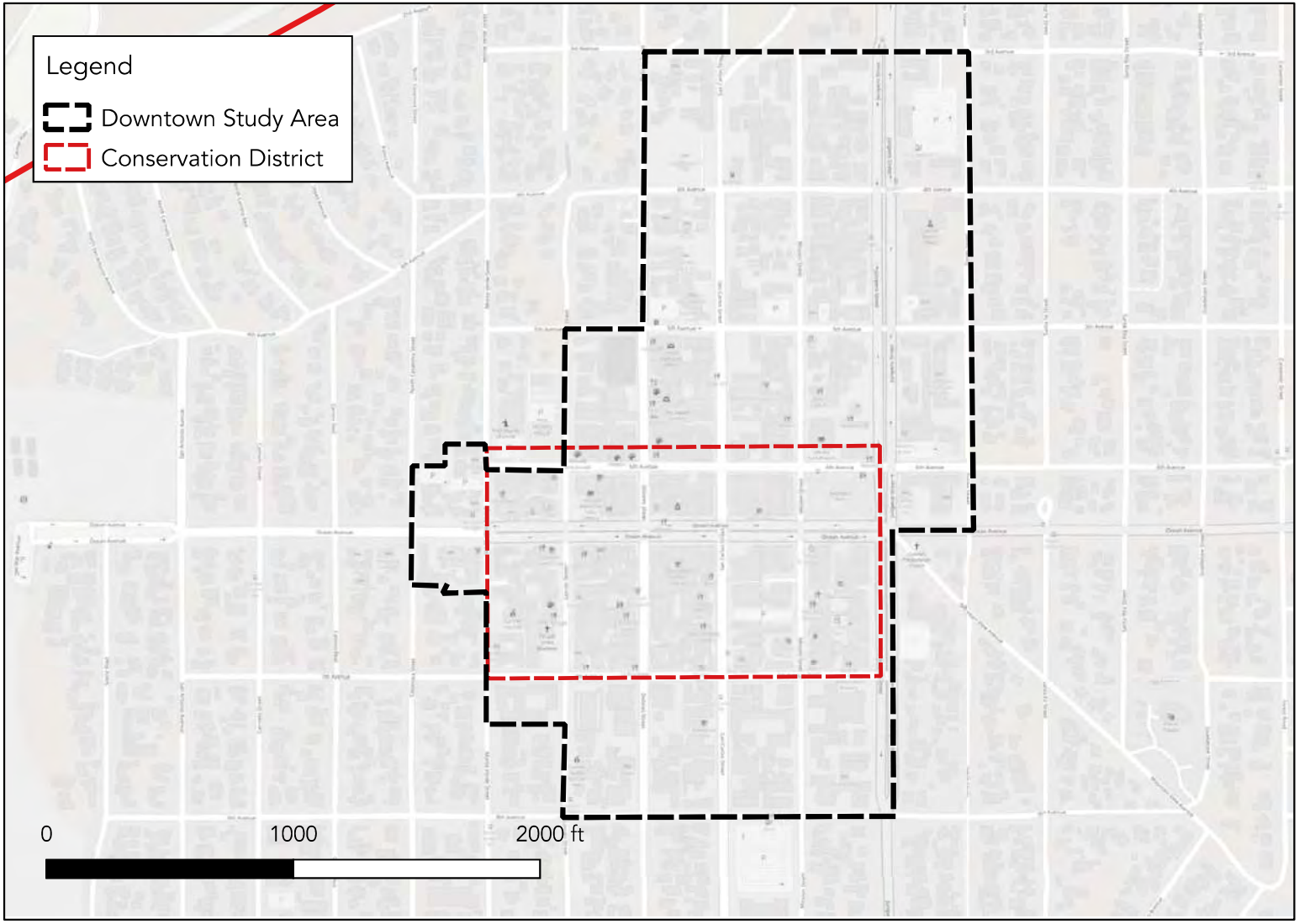


Figure 11: Commercial Core Study Area Definition
Source: ECONorthwest



Historic Resource Properties

The project study area includes 45 properties that are identified as historic. All but seven of these are in the Conservation District (see Figure 12). While we did not omit historic resource sites from being considered redevelopment candidates outright, redevelopment or renovation of historic resource sites will have an additional layer of complexity, as projects will need to meet the Secretary of the Interior's Standards for Rehabilitation.[19]

Properties Omitted Due to Existing Use

In this step we removed properties from consideration that have clear uses that would be a barrier to redevelopment, regardless of the redevelopment economics of the physical sites (see Figure 13). This included a removal of civic and institutional uses such as City Hall, libraries, parks, and open space. It also removed all attached ownership sites (such as condominiums) because assembling ownerships of these properties is nearly impossible. Lastly, we removed sites with businesses where the likely income generating potential of the use was high relative to the real estate asset (such as hotel properties). Due to Carmel's tourism draw, even a 2-star hotel commands room rates well above average for the class. Conversations with City staff and local developers further suggested that it would be highly unlikely that any hotel property in the commercial core would fully redevelop or reposition to permanent housing. However, there is opportunity to add workforce housing capacity through programs that convert a single hotel room to an on-site managers uint.

Fifth Cycle (RHNA5) Housing Element Sites

Carmel's Fifth Cycle Housing Element was adopted in 2015. This document includes an inventory of sites that were identified at the time as the most likely to accommodate future housing need (see Figure 14). The analytical process to identify these sites is established and findings certified by the State Department of Housing and Community Development (HCD).

Adjacent Ownerships

Sites that can obtain scale through size and density generally have a higher likelihood of redevelopment. Larger sites offer greater flexibility and fewer barriers. Often, two or more sites adjacent to each other that are both underutilized can be combined to make more feasible development site. However, assemblage of multiple ownerships can be a barrier. In this step we used ownership data in Assessor's records to identify properties that are adjacent to each other but have the same owner (see Figure 15). If they meet other redevelopment criteria, these sites are more likely to redevelop.

[19] Secretary of the Interior's Standards for Rehabilitation. (See https://www.nps.gov/subjects/taxincentives/secretarys-standards-rehabilitation.htm)

Figure 12: Historic Resource Properties
Source: City of Carmel-by-the-Sea.

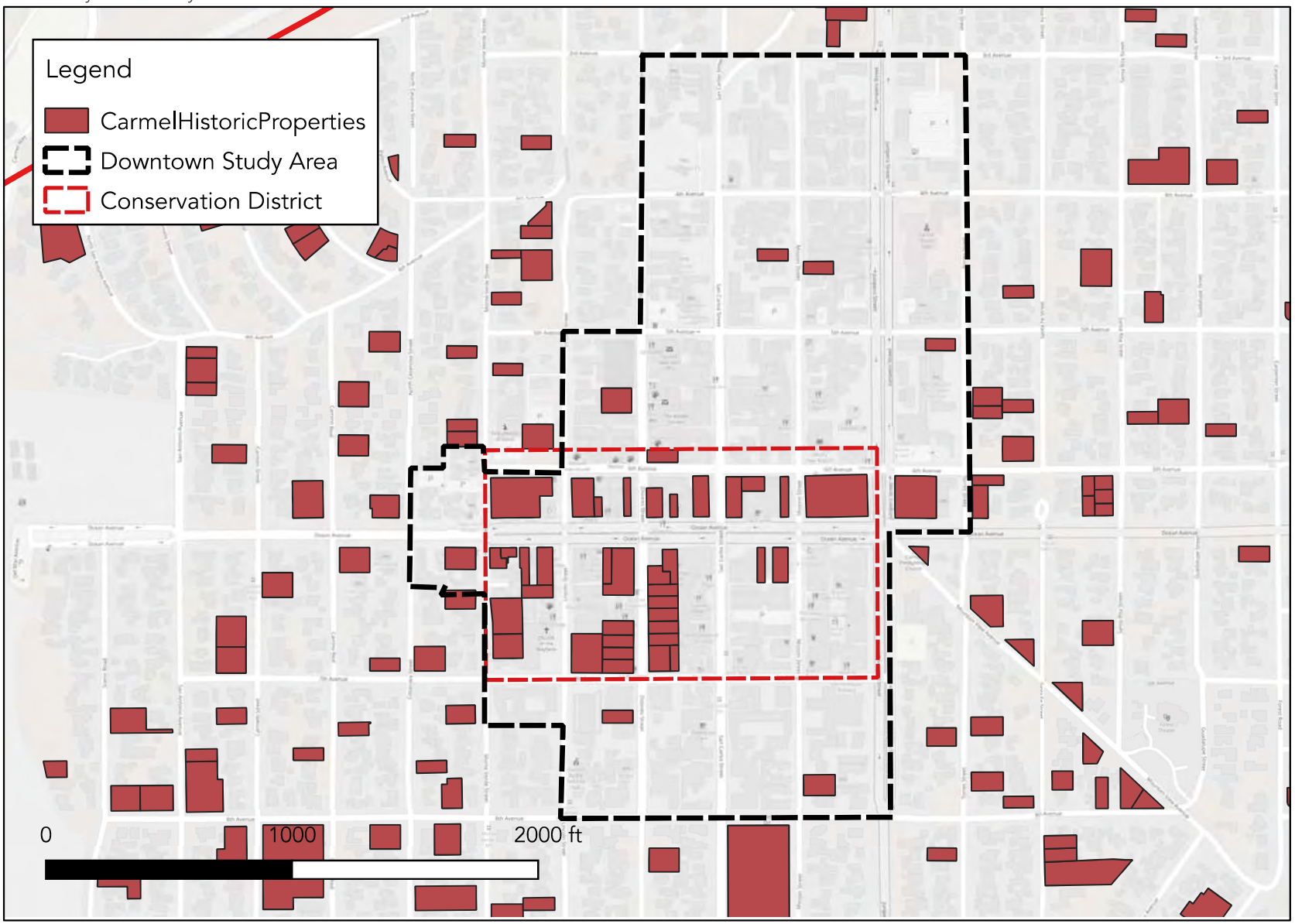


Figure 13: Omitted Properties do to Existing Use
Source: ECONorthwest



Figure 14: RHNA5 Sites in the Commercial Core

Source: Carmel-by-the-Sea Fifth Cycle Housing Element, Digitized by ECONorthwest

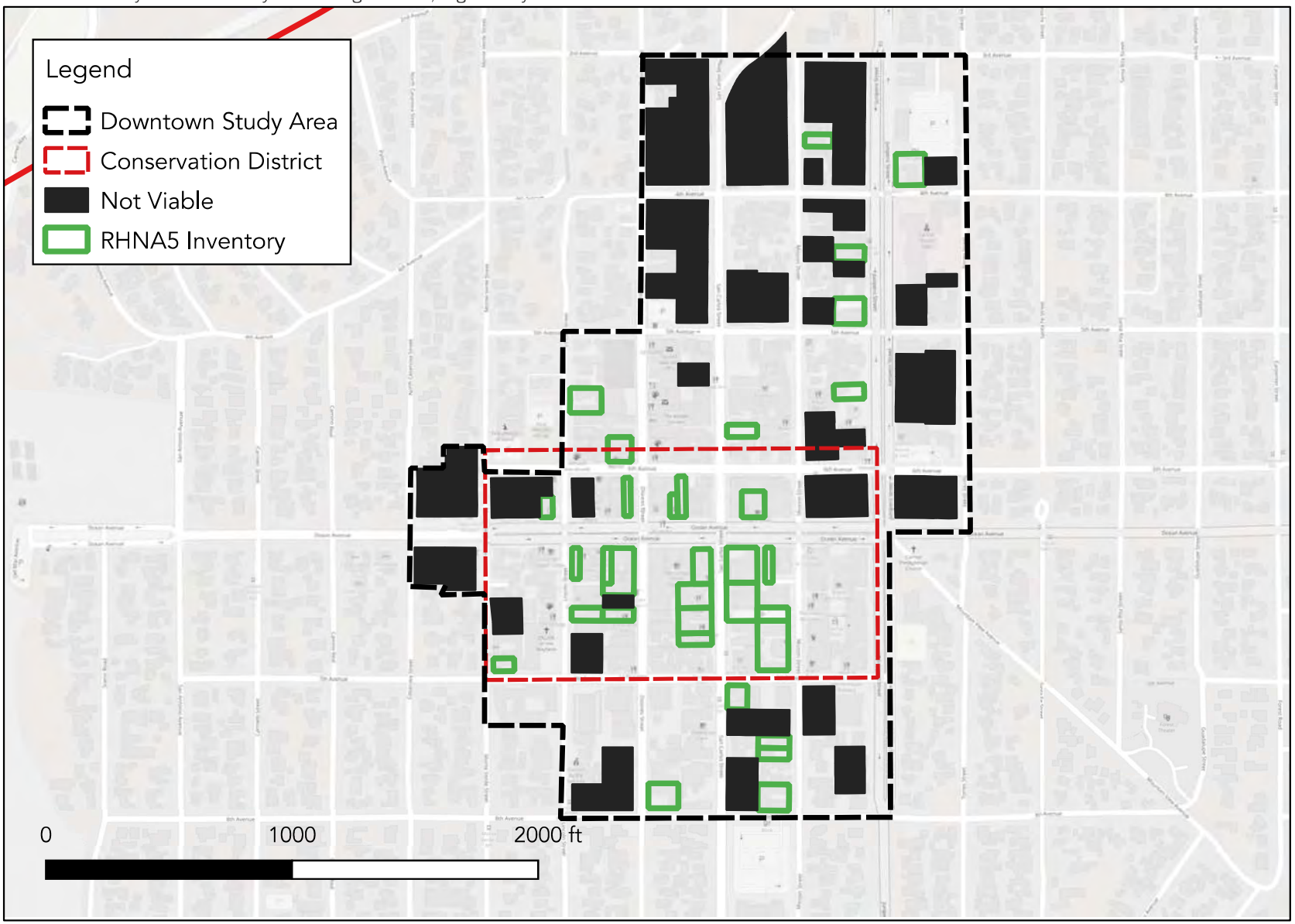
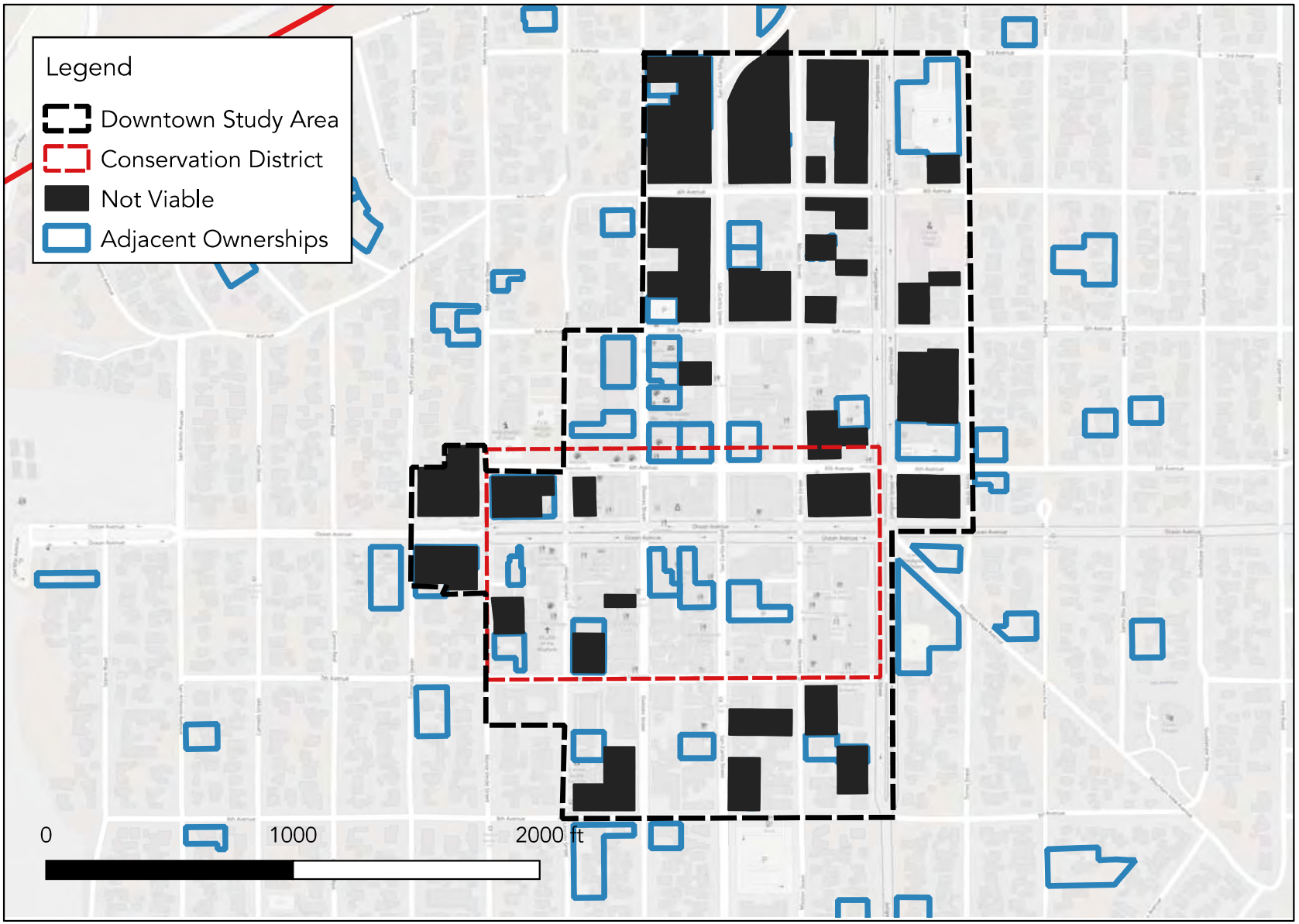


Figure 15: Sites with Adjacent Ownerships
Source: ECONorthwest



Land-to-Improvement Ratio

Land-to-Improvement ratio is a metric that compares the value of an improvement on a property to the value of the land using data from the Monterey County Assessor's Office. Theoretically, the more valuable land is compared to improvements on a site, the more likely the site is to redevelop (see Figure 16).

Data Limitations

The land-to-improvement metric and the value per-square-foot metric (below) use assessed value as reported by the Assessor. Assessor's data can deviate broadly from real market value in California due to Proposition 13 which limits the annual increase in assessed value to 2 percent until a property transacts. While the ratio of improvement and land value should be more stable, properties that have not transacted for a long time could provide misleading results. For this reason, we consider these metrics alongside all other variables and in conjunction with site/spot checks.

Total Value Per-Square-Foot

In development economics the term "residual land value" is defined as the maximum value that a developer can pay for a site for a given development program. It is influenced by a range of factors including construction costs, development form, market conditions, and the developer's threshold for rate of return, among other factors. It was beyond the scope of this work to do feasibility testing that would calculate actual residual land values. However, we know that the more expensive it is to acquire sites, the less likely development is to be feasible. Therefore, identifying sites in the study area with the lowest combined value (land plus improvements) relative to the size of the site can be an indicator of redevelopment potential (see Figure 17).

Candidate Site List

We combined the analysis above with an in-person site visit, visual assessment using aerial and streetscape photography, and conversations with local representative to develop an inventory of candidate sites that could have redevelopment potential. In addition to properties within the study area, we also evaluated sites adjacent to the commercial core that could be candidates for future rezoning to allow more housing density. Each site is briefly discussed below Figure 18.[20]

[20] Sites are not listed in any particular order of prioritization

Figure 16: Land-to-Improvement Ratio
Source: ECONorthwest using Monterey County Assessor's Data



Figure 17: Total Value Per-Square-Foot
Source: ECONorthwest using Monterey County Assessor's Data



Figure 18: Candidate Site List
Source: ECONorthwest

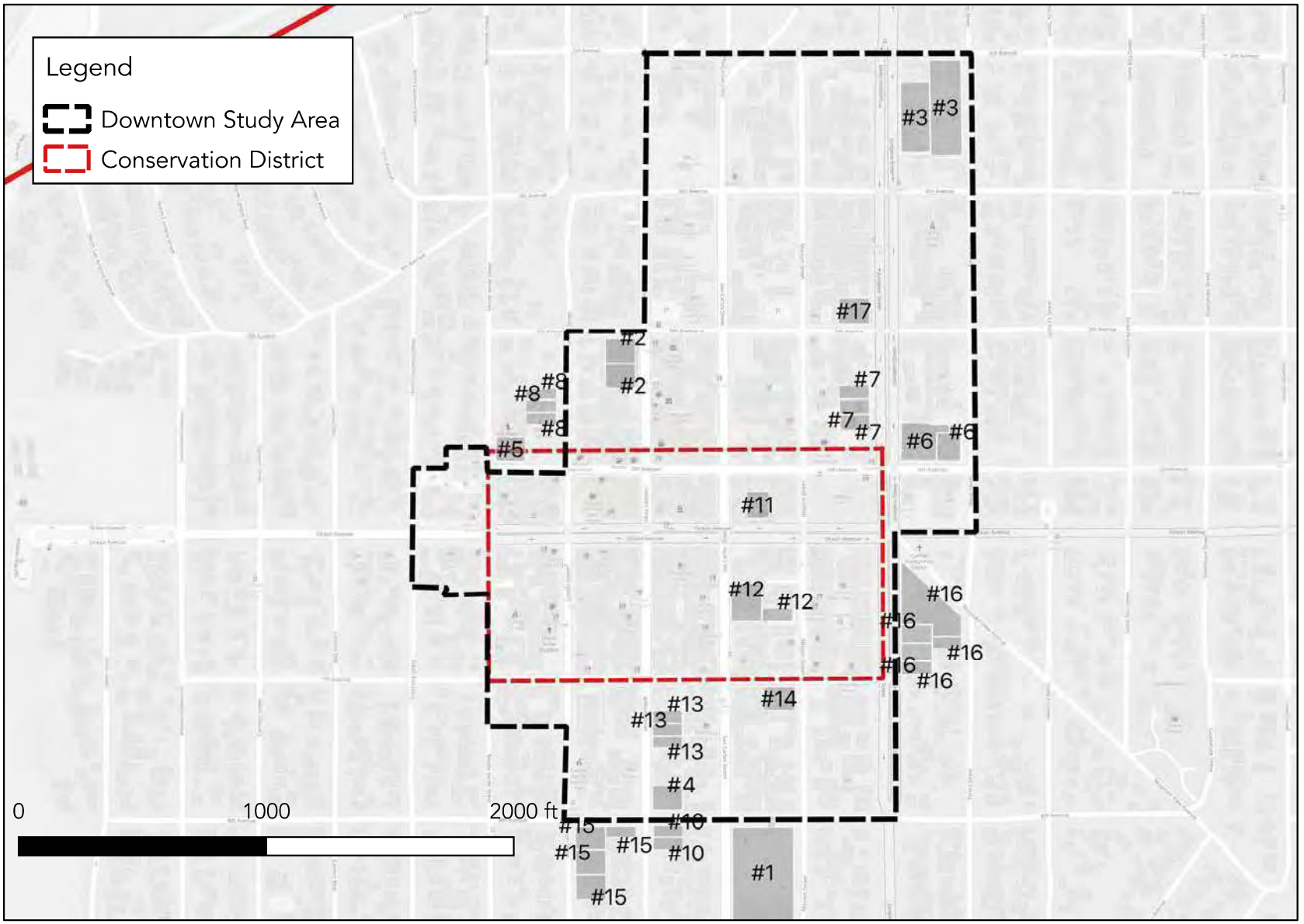


Figure 19: Data Table of Candidate Sites

Source: City of Carmel-by-the Sea Planning Department

Site ID	APN	Zoning	Lot Size	Acres	Max units @ 22 DUA[21]	Max Units @ 44 DUA[22]	Max Units @ 88 DUA[23]
#1	10143001000	A-2	90,084	1.02	22	45	90
#2	10138003000	SC	7,913	0.37	8	17	33
	10138021000	SC	7,949				
#3	10104001000	R-4	32,136	1.28	28	57	113
	10104004000	R-4	21,576				
#4	10145008000	RC	7,878	0.18	3	8	16
#5	10212010000	R-1	7,637	0.18	3	8	16
#6	10095013000	RC	15,313	0.53	11	24	47
	10095012000	RC	8,027				
#7	10098005000	SC	4,871	0.33	7	15	30
	10098004000	SC	4,676				
	10098006000	SC	4,901				
#8	10212027000	R-1	4,014	0.28	6	13	25
	10212004000	R-1	4,004				
	10212026000	R-1	3,994				
#10	10144015000	R-1	4,155	0.18	3	8	16
	10144016000	R-1	3,738				
#11	10133004000 (Example)	CC	6,398	0.14	3	7	13
#12	10141006000	CC	12,520	0.38	8	17	34
	10141011000	CC	4,377				
#13	10145012000	SC	3,632	0.30	6	14	27
	10145024000	SC	4,030				
	10145023000	SC	4,118				
#14	10142001000	SC	8,009	0.18	3	8	16
#15	10149012000	A-3	7,435	0.62	13	28	55
	10149010000	A-3	7,964				
	10149011000	A-3	7,985				
	10149001000	A-3	3,615				
#16	10084030000	R-1	26,874	1.10	24	49	97
	10084023000	R-1	5,822				
	10084024000	R-1	6,016				
	10084022000	R-1	4,496				
	10084003000	R-1	3,856				
#17	10097007000		8,534	.020	4	9	18
			TOTAL:	**7.27 acres**	**152 units**	**327 units**	**646 units**

[21] Permitted by-right. No affordable requirements

[22] 20% of units must be for low-income households OR 10% must be for very low-income households OR 50% must be for seniors. All units must be deed restricted for a minimum of 30 years.

[23] All units must be deed restricted affordable for a minimum of 30 years.

Site 1: Sunset Center Lots Site

The north lot at Sunset Center is a large (1.02 acre) parking lot with no improvements other than paving. It is a City-owned site. The City has expressed interest in redeveloping the site for housing so long as parking needs for Sunset Center could be accommodated in the development program. A zone change from Theatrical District (A-2) to Multifamily Residential (R-4) would be required to facilitate development of the site. The south lot could also be viable, but larger scale development may not be as compatible with existing residential development scale this far removed from the commercial core.



Site 2: Ulrika Plaza Site

The 0.37-acre Ulrika Plaza site previously entitled as a mixed-use building. The initial developer lost the project for financial reasons, and it was acquired by another developer. This developer has been working to get a development program for 12 market-rate apartment units approved on the site for several years. The site is a case study of a development not building to maximum density.



Site 3: City Public Works (Vista Lobos) Site

This is a City-owned site totaling 1.28 acres at the north end of the study area. The site is a large parking lot with low value improvement used for public parking. The City has expressed interest in using the site for housing if feasible. Potential height restrictions due to a protected viewshed to Point Lobos (see CMC 17.12.050) could limit achievable density and feasibility.



Site 4: Carmel Realty Office Site

This site is a 0.18-acre corner-lot parcel that is currently owned and used for office space by Carmel Realty. It has low lot coverage and scores well with a land-to-improvement ratio. It is a single-story structure that is surrounded on all sides by structures that are at least two stories tall. The site was previously used in the RHNA5 inventory.



Site 5: Pine Inn Parking Lot

This 0.18-acre site is the parking lot for the Pine Inn. The site is not attached or adjacent to the inn, it is a separate parcel across the street. As driving patterns and parking needs change, this site could be a future candidate for redevelopment.



Site 6: Bruno's Market Site

This site is two adjacent parcels totaling over 0.53 acres under the same ownership. The site includes a parking lot that leads to low lot coverage. It also scores in the top tier for land-to-improvement ratio. It could be a potential redevelopment candidate.



Site 7: Three Garages Site



This site would be an assemblage of three equal sized parcels totaling 0.33 acres. Two of the parcels are under the same ownership, and one was previously used in the RHNA5 inventory. Existing uses include a site with parking and three attached garages, and a commercial building used for real estate sales. Combined the site scores in the top tier for land-to-improvement ratio and in the mid-tier for value per-square-foot.

Site 8: First Church of Christ Parking Lot



This site is a parking lot used by the First Church of Christ. It is three separate taxlots totaling 0.28 acres. Assessor's records have missing values for ownership on the two southern parcels but given its existing use we assume that all three parcels are owned by the Church. In 2020, the State of California passed AB1851[24], commonly referred to as the "yes in God's backyard" bill. This bill makes it easier for religious institutions to convert excess parking to affordable housing by prohibiting a local agency from requiring the replacement of religious-use parking spaces that a developer of a religious institution affiliated housing development project proposes to eliminate as part of that housing development project. Redevelopment of the site would require a zone change.

Site 9: Misc. City-Owned Sites (Not Mapped)



The City owns a series of miscellaneous small vacant sites in the R-1 zone. These sites are legacy right-of-way that were not developed for streets. Some of these sites may have development potential. However, our site visit identified that barriers were common, including mature trees, topography, and use for primary access for existing homes.

[24] California Assembly Bill. 2020. "Religious institution affiliated housing development projects: parking requirements." 2019-2020 Regular Session. AB 1851. (See https://openstates.org/ca/bills/20192020/AB1851/)

Site 10: Red Cross Site

This site is two adjacent parcels owned and used by the American Red Cross. Collectively the site is 0.18 acres. Because the site is owned by a non-profit organization it does not have Assessor's values to calculate redevelopment metrics. However, site inspection confirms a low intensity use. Because the owner is a mission-driven organization, it's possible they may be a willing partner if they can find an alternative for their current operations.



Site 11: Café Carmel Site (Representing ALL single-story downtown buildings)

All single-story downtown buildings can be explored as opportunities for densification. Site orientation, existing and surrounding uses, and access are contributing factors to feasibility. The Café Carmel site pictured is one example of a single-story commercial property with two-story building on either side. The Café Carmel site specifically scores in the top tier for land-to-improvement ratio and has a land value around $100 per-square-foot. The site was previously used in the RHNA5 inventory.



Site 12: Wells Fargo Site

This site is two adjacent parcels comprised of the existing Wells Fargo building and associated parking lot. Combined the site is 0.38 acres. The site was identified as a candidate site in the RHNA5 Housing Element inventory. It scores in the top tier for land-to-improvement ratio. It is owned by an institutional entity (Wells Fargo). However, conversations with City staff indicate that it could be a candidate for inclusion as a historic property which would complicate redevelopment.



Site 13: Esperanza 7th and Dolores Site

This site is three adjacent parcels owned by Esperanza Carmel. The site totals roughly 0.30 acres. Esperanza has a development proposal on the site for eight market rate apartment units.



Site 14: 7th and Mission Site

This 0.18-acre site currently accommodates a clothing boutique in a single-story commercial building. Half of the site is comprised of a parking lot, which leads to low lot coverage and a land-to-improvement ratio above 1.5. However, it's value per-square-foot is high at nearly $500 per-square-foot, making acquisition of the property less likely.



Site 15: Carmel Foundation Site

The Carmel Foundation is the only provider of deed-restricted affordable housing in Carmel. Their administrative offices include four parcels totaling 0.62 acres. This site does not score high on land-to-improvement ratio but scores in the top tier of value per-square-foot. This site is being considered as a candidate because the Carmel Foundation is a mission-driven organization and interviews with leadership indicated that if they can accommodate their administrative functions off-site, they would consider redeveloping their property for affordable housing. Redeveloping this site would require rezoning.



Site 16: Carmel Presbyterian Site

This site is five adjacent parcels totaling almost 1.1 acres. Over a third of the site is a parking lot. See previous comments about AB1851. The site is outside of the commercial core and would require a zone change to facilitate redevelopment.



Site 17: 5th and Junipero Site

This is a corner lot site totaling just under 0.20 acres. The existing use is a parking lot and single-story commercial building. The site was included in the RHNA5 inventory. It scores in the mid-tier for both redevelopment metrics.



Housing Capacity Opportunities

Based on our review of market conditions, the character of existing development, and potential needs in the community, we see opportunities to add housing capacity in the following ways:

Promote Accessory Dwelling Units

Accessory dwelling units are commonly built as additional structures on lots with an existing home or are created through garage conversions. Lots that are conducive to accommodating ADUs have common characteristics including larger lot sizes, detached garages, and low lot coverage ratios. In Carmel over 87 percent of parcels are zoned for single-family residential uses (R-1), totaling nearly 2,900 lots. Carmel has also had growing interest in ADU development, receiving 13 applications for ADUs in 2021, up from 8 in 2020.



Infill Capacity

There are several sites, including City-owned properties, where infill could be possible. Development of these sites would require careful consideration of existing adjacent uses. Depending on the scale of the site, this redevelopment could be small-scale plex (duplex, triplex, quadplex) infill or relatively large-scale development. The City should consider amendments to development standards and design guidelines to facilitate achieving the maximum allowed densities. This would result in a greater likelihood of development feasibility for low-to-mid-rise multifamily development forms ranging from three to four stories.



Encourage adding residential units above commercial uses

Carmel's business district has many properties that are single-story low-intensity commercial uses. Some of these properties may be candidates to add an additional story of housing above the existing commercial. There is existing and recent development precedent that this densification is feasible, even for historic properties. The best candidates would be properties where the scale of adjacent properties is two-stories or greater.



Full Redevelopment

There may be opportunities in the commercial district where the value of housing may be higher than the existing commercial use. These sites would be candidates for razing the existing structure and building maximum feasible density. To be feasible the scale of development would have to maximize the development potential of the site through larger massing and maximum height.



Recommended Actions and Potential Incentives

Based on the preceding analysis, we offer the following recommendations for further consideration as the City progresses to an update of its Housing Element.

Explore changes to development standards. Our review of Carmel's zoning code found that overly restrictive development standards, such as the two-story heigh limit are not likely to facilitate maximum allowed densities. The City should explore options to remove these barriers consistent with the findings above.

Adopt objective design standards. Local developers indicate that the review and approval process in Carmel is overly restrictive. Senate Bill 35 and the Housing Accountability Act also require the use of objective standards. The City's code currently includes subjective standards. The City should analyze its current code language and develop recommendations for objective criteria and opportunities for a streamlined review process.

Create an accessory dwelling unit program. An accessory dwelling unit program could range broadly from creating promotional materials and informational outreach to an aggressive program that could project subsidies, development of pre-approved plans, assisting with allocating water credits (for deed-restricted units only), and technical assistance with planning and building staff navigating the planning and permitting process for property owners.

Create a preservation and monitoring program. The City should take action to understand its inventory of existing deed-restricted units and understand the risk of them converting to market rate.

Consider expanding the R-C and/or R-4 zone. Our analysis identified areas south and west of the commercial core that have opportunity sites and/or concentrations of parcels that could be candidates for redevelopment based on common metrics. The City should explore rezoning opportunities in these areas.

Inventory and incentivize properties with opportunities for densification. The City should consider at a minimum creating an inventory of single-story commercial properties with opportunities for densification and conducting property owner outreach. Other alternatives would be to establish flexible development standards like parking waivers and height limit adjustments, or to assist with water credits.

Explore solutions to water credit barriers to development. The water supply conditions on the Monterey Peninsula are a significant barrier to development. To add units to an existing structure or develop/redevelop a property, a developer must obtain water credits to accommodate the net change in fixtures. However, there are a finite number of credits available and no secondary market for transfer. To accommodate future development, the City should play an active role in regional efforts to improve access to water resources and water credits and facilitate prioritizing water credits for affordable housing.

Energy Conservation and Reduction of Greenhouse Gas Emissions

G

APPENDIX

Table of Contents

APPENDIX G ENERGY CONSERVATION AND REDUCTION OF GREENHOUSE GAS EMISSIONS G-1

G.1 Introduction G-1

G.2 Opportunities for Energy Conservation and Reducing Greenhouse Gas Emissions. G-1

Tables

Table G-1 PG&E Programs and Incentives for Residential Properties G-3

Appendix G
Energy Conservation and Reduction of Greenhouse Gas Emissions

G.1 Introduction

This chapter summarizes opportunities for energy conservation and the reduction of greenhouse gas emissions in the construction of housing in the City of Carmel-by-the-Sea.

G.2 Opportunities for Energy Conservation and Reducing Greenhouse Gas Emissions

The city adopted a Climate Adaption Plan (CAP) and Climate Action Plan on August 2, 2022. The documents identify goals, policies, and actions that seek to increase resilience to climate change in Carmel. The CAP policy to minimize health impacts of climate change includes the following actions that address energy conservation and reduction of greenhouse gases:

- **Invest in Improving Resilience in Critical Facilities**. Invest in sustainable backup power sources to provide redundancy and continued services for critical facilities, including City Hall, Carmel Police Department, Carmel Fire Department, the Libraries, and assisted living facilities in the event of a power outage.
- **Conduct a Feasibility Study for Existing Building Electrification and Back-up Power.** Perform an electrification feasibility study/existing building analysis in order to understand the potential for, and associated costs of, electrification retrofitting. Needs may include new heat pumps, on-site energy generation, and battery storage to provide more resilient back-up power supply. Establish a plan for reducing or eliminating natural gas from existing buildings, potentially through a reach code, and building resilience to potential electrical grid shutoffs.
- **Improve Resilience in Existing Building Stock.** Develop a program for identifying funding and incentives to weatherize residential and commercial buildings. The program will address severe weather protection, energy efficiency, indoor air quality improvements, and other housing improvements. Include an outreach campaign as part of this program to advertise the benefits of weatherizing and electrifying buildings.

- **Promote Funding Opportunities**. Work with partners like 3CE and PG&E to identify and promote potential resilience opportunities and accessible funding and financing mechanisms to pay for building electrification, weatherization, and battery backups.

State Regulations

The City requires compliance with Title 24 of the California Code of Regulations on the use of energy efficient appliances and insulation. Through compliance with Title 24, new residential development has reduced energy demand particularly when contrasted with older building stock.

Providing energy conservation opportunities to residents who reside in less energy efficient residential units can ultimately lead to a reduction in utility-related housing costs for many households. The City processes in excess of 500 building permits per year for remodels, additions and other construction which rehabilitates the existing housing stock, increases energy efficiencies, and improves water conservation.

Central Coast Community Energy

Central Coast Community Energy (3CE) is the community electricity provider for 33 Central Coast communities in Monterey, San Benito, Santa Cruz, San Luis Obispo, and Santa Barbara counties and is governed by local elected officials serving on the Board of Directors. 3CE was formed with the mission to reduce dependence on fossil fuels by providing carbon-free, affordable, and reliable electricity, and innovative programs within the community. 3CE is on a path to sourcing 100 percent clean and renewable energy by 2030. In collaboration with regional and statewide partners, 3CE provides customers with access to energy program rebates and incentives to electrify the region's transportation, buildings, and agricultural sector. Carmel-by-the-Sea is a member of 3CE.

Pacific Gas & Electric

Pacific Gas and Electric Company (PG&E), which provides energy efficiency services in Carmel-by-the-Sea, offers public information and technical assistance to homeowners regarding energy conservation. PG&E also provides numerous incentives for energy efficiency in new construction and home remodeling. For example, remodeling rebates exist for projects installing three or more upgrades from a flexible menu of options that earn points towards incentives and rebates. This program's incentives range between $1,000 and $4,500.

Additionally, PG&E provides residents with information regarding energy saving measures including various incentives and programs available to developers and residential property owners. Table G-1, PG&E Programs and Incentives for Residential Properties, includes a description of the various types of financial and energy-related assistance that PG&E offers low-income customers.

Table G-1 PG&E Programs and Incentives for Residential Properties

Program	Description
Energy Savings Assistance Program	PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
Energy Efficiency for Multifamily Properties	The Energy Efficiency for Multi-Family Properties program is available to owners and managers of existing multi-family residential dwellings containing five or more units.
Multifamily Properties	The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multifamily residential dwellings containing five or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products.
California Alternate Rates for Energy (Care)	PG&E offers this rate reduction program for low-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a discount of 20 percent or more on monthly energy bills.
Reach (Relief for Energy Assistance Through Community Help)	The REACH program is sponsored by PG&E and administered through a non-profit organization. PG&E customers can enroll to give monthly donations to the REACH program. Qualified low-income customers who have experienced uncontrollable or unforeseen hardships, which prohibit them from paying their utility bills may receive an energy credit. Eligibility is determined by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal poverty guidelines.
Medical Baseline Allowance	The Medical Baseline Allowance program is available to households with certain disabilities or medical needs. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.

SOURCE: PG&E, 2022.

Monterey Peninsula Water Management District (MPWMD)

The Monterey Peninsula Water Management District (MPWMD) was formed on June 6, 1978 under the enabling legislation found in West's Annotated California Water Code. District functions include:

- Augmenting the water supply through integrated management of ground and surface water;
- Promoting water conservation;
- Promoting water reuse and reclamation of storm and wastewater; and
- Fostering the scenic values, environmental qualities, native vegetation, fish and wildlife, and recreation on the Monterey Peninsula and in the Carmel River Basin.

The Water Management District serves approximately 105,911 people within the cities of Carmel-by-the-Sea, Del Rey Oaks, Monterey, Pacific Grove, Seaside, Sand City, Monterey Peninsula Airport District, and portions of unincorporated Monterey County including Pebble Beach, Carmel Highlands, and Carmel Valley. The District has established five main goals:

1. Increase the water supply to meet community and environmental needs;
2. Assist California American (Cal-Am) Water in developing a legal water supply;
3. Protect the quality of surface and groundwater resources and continue the restoration of the Carmel River environment;
4. Instill public trust and confidence; and
5. Manage and allocate available water supplies and promote water conservation.

Rebates are available for water saving fixtures and appliances for homes and businesses. California American Water (Cal-Am), Seaside Municipal Water District, and other system customers within the District are eligible for a rebate when purchasing and installing water saving devices. Residential rebates are available for purchase of Qualifying Devices when funding is available. The following are residential rebates:

- High Efficiency Toilet — $75;
- Ultra High Efficiency Toilet — $125;
- Toilet Flapper — $15;
- Pint Urinal — $250;
- High Efficiency Residential Dishwasher (Maximum of 3.5 gallons per cycle and has Energy Star certification) — $125;
- High Efficiency Residential Clothes Washer (Water Factor of 4.3 and Energy Star Certification) — $500;
- A second or subsequent rebate for replacing a High Efficiency Clothes Washer is available after 8 years;
- Instant-Access Hot Water System — $200 per Qualifying Property;
- On-demand pump or point-of source water heater as part of an Instant-Access Hot Water System — $100 per component, to a maximum of two components per Qualifying Property;
- Multi-Family Dwelling Meter Split — $100/dwelling unit;
- Smart Irrigation Controller — $100 with four stations. Additional $10 available per station up to twenty (20) stations;

- One or more Soil Moisture Sensor(s) on a conventional automatic Irrigation System — $25 per sensor;
- Cistern water tanks — $50 per 100 gallons of water storage capacity (up to 500 gallons) in a Cistern, then $25 per 100 gallons of water storage capacity up to a maximum storage capacity of 25,000 gallons per Qualifying Property. Sites must have sufficient roof area to fill Cistern and may require an inspection;
- Lawn removal and replacement with low water use plants or permeable surfaces — $1.00 per square-foot to a maximum of 2,500 square-feet per Qualifying Property. Pre-qualification, inspections and deed restrictions are required;
- Rotating Sprinkler Nozzles (minimum purchase and installation of ten) — $4.00 per nozzle;
- Graywater Irrigation System supplied by one Clothes Washer for irrigation — $100. A site inspection is required by Building Inspector and/or MPWMD; and
- Graywater Irrigation System supplied by one or more Bathrooms that have a Bathtub/Shower connected to a Graywater Irrigation System — $100 per Bathroom. (Residential limit: 4) A site inspection is required by Building Inspector and/or MPWMD.

As part of the 6th Cycle Housing Element Update process, the City of Carmel-by-the-Sea will continue to implement a Water Conservation program that supports the MPWMD and also provides information to the community on water conservation retrofits and best practices.

Federal and State Programs

The Low-Income Home Energy Assistance Program (LIHEAP) is a federally funded program to assist low-income households that pay a high portion of their income on energy needs. LIHEAP is funded by the U.S. Department of Health and Human Services, Administration for Children and Families, Office of Community Services.

- The Home Energy Assistance Program (HEAP) provides one-time financial assistance to help balance an eligible household's utility bill;
- The Energy Crisis Intervention Program (ECIP) provides assistance to low-income households that are in a crisis situation. Such an example would be a household receiving a 24-48 hour disconnect notice or service termination by their utility company. Another example would be a household facing an energy-related crisis that could be deemed potentially life-threatening in the household, such as a combustible appliance;
- LIHEAP Weatherization provides free energy efficiency upgrades to low-income households to lower their monthly utility bills while also improving the health and safety of the household's occupants;

- Education on basic energy efficiency practices and instruction on the proper use and maintenance of installed weatherization measures; and
- Energy budget counseling.

The Inflation Reduction Act (IRA) has provided significant federal funding to support electrification of new construction, renovations, and existing buildings over the next ten years. Enhanced amounts are provided for income-qualified residents. Support provided by IRA includes:

New Home Construction Tax Credits (single family or multi-unit)

- Up to $2,500 tax credit if meets Energy Star certification requirements;
- Up to $5,000 tax credit if meets Zero Energy Ready Homes certification requirements; and
- Tax credit is "per unit" for multifamily developments; maximum tax credit requires conformance with prevailing wage requirements.

Home Improvement Tax Credits (for households with tax liability)

- 30 percent of project cost, capped at $2,000 for heat pump installation and $1,200 for other energy efficiency appliances and improvements; and
- Available January 2023 through 2032; tax credits can be claimed on a per year basis.

Home Improvement Tax Rebates (for low and moderate-income households)

- Rebates up to $14,000 depending on income for heat pumps, induction and electric ranges, and other energy efficient improvements; and
- Available Fall 2023 through 2032.

Home Renewable Power Tax Credits

- 30 percent of project cost for installation of solar panels, battery storage, and any other renewable power source on property;
- Example: $19,000 to install rooftop solar panels generates $5,700 tax credit; and
- Retroactive to 2022, full credit sunsets in 2032; then 22 percent credit expires in 2035.

The Property Assessed Clean Energy (PACE) Financing program enables property owners to secure upfront funding for energy efficiency, water efficiency, renewable energy, and seismic improvement projects. These improvements are repaid through an up to 20-year special line item on their property taxes instead of traditional consumer credit.

The City includes programs in the 6th Cycle Housing Element to promote energy conservation and green building and to actively disseminate information about State and Federal programs.

Energy and Resource Conservation Need	Programmatic Action
Energy Efficiency	Program 2.4.A: Housing Rehabilitation and Maintenance Information Program 4.1.B: Energy Conservation and Green Building
Water Conservation	Program 4.1.A: Water Conservation

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Stakeholder Survey

H

APPENDIX

Table of Contents

APPENDIX H STAKEHOLDER SURVEY H-1

H.1 Stakeholder Survey H-1

Attachments

Attachement A Stakeholder Survey Questions

Attachment B Open-ended Responses

Appendix H
Stakeholder Survey

H.1 Stakeholder Survey

The Housing Element Stakeholder Survey was conducted from May 24, 2023 to July 6, 2023 to provide residents, business owners, visitors, and people working in Carmel-by-the-Sea with an opportunity to share input on what housing needs exist in Carmel-by-the-Sea and to share ideas on how the City can achieve its Regional Housing Needs Allocation (RHNA). The survey consisted of 21 questions designed to inform the City of what demographics exist in the City, what the affordable housing needs are, and how the 6th Cycle Housing Element can best meet these affordable housing needs. The survey was conducted in both English and Spanish. The survey was available online at the Carmel-by-the-Sea Housing Element page (homecarmelbythesea.com).

City of Carmel-by-the-Sea staff shared information about how to take the survey during the June 15, 2023 joint City Council and Planning Commission meeting. The survey was also distributed throughout town to local businesses in an effort to reach groups who are not typically represented, including people who work in Carmel-by-the-Sea. A total of 156 survey responses were received in English and 1 response was received in Spanish.

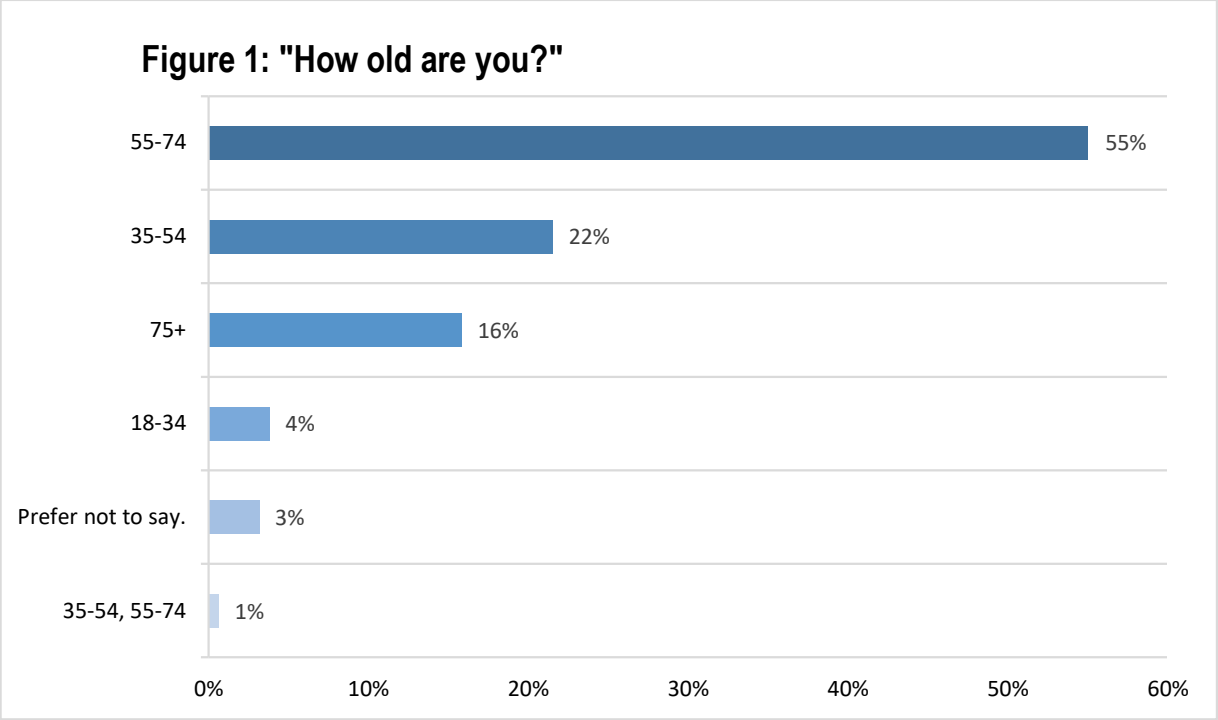
The survey responses discussed below represent responses from an uncontrolled sample size of self-selected community members who are considered to be motivated and interested in the 6th Cycle Housing Element. This can make it difficult to draw conclusions based on the responses received. The following serves as a brief summary of the responses received.

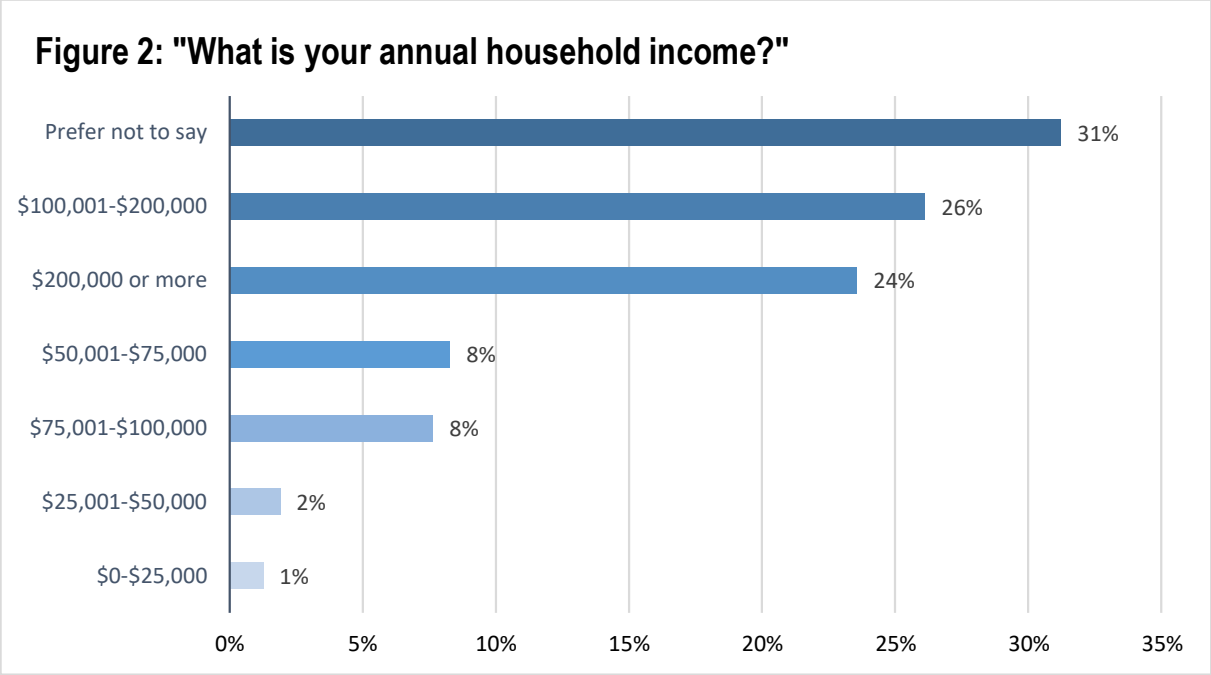
Online Survey Results

Respondent Demographics

The City collected a total of 157 responses to the survey. As shown in **Figure 1** below, survey respondent ages range from 18 to 75 years and older. The fewest survey responses were collected from respondents ages 18-34 (3 percent) and the majority of the survey responses collected were from respondents ages 55-74 (87 percent). This indicates an underrepresentation of younger community members in the survey results, and indicates a need for additional future outreach to target these groups.

Of the respondents, 74 percent identified as non-Hispanic White and 50 percent of the respondents identified as earning above $100,000. Thirty-one percent of survey respondents preferred not to disclose their annual income. In general, the majority of survey respondents are between the ages of 55-74, are non-Hispanic White, and earn over $100,000.





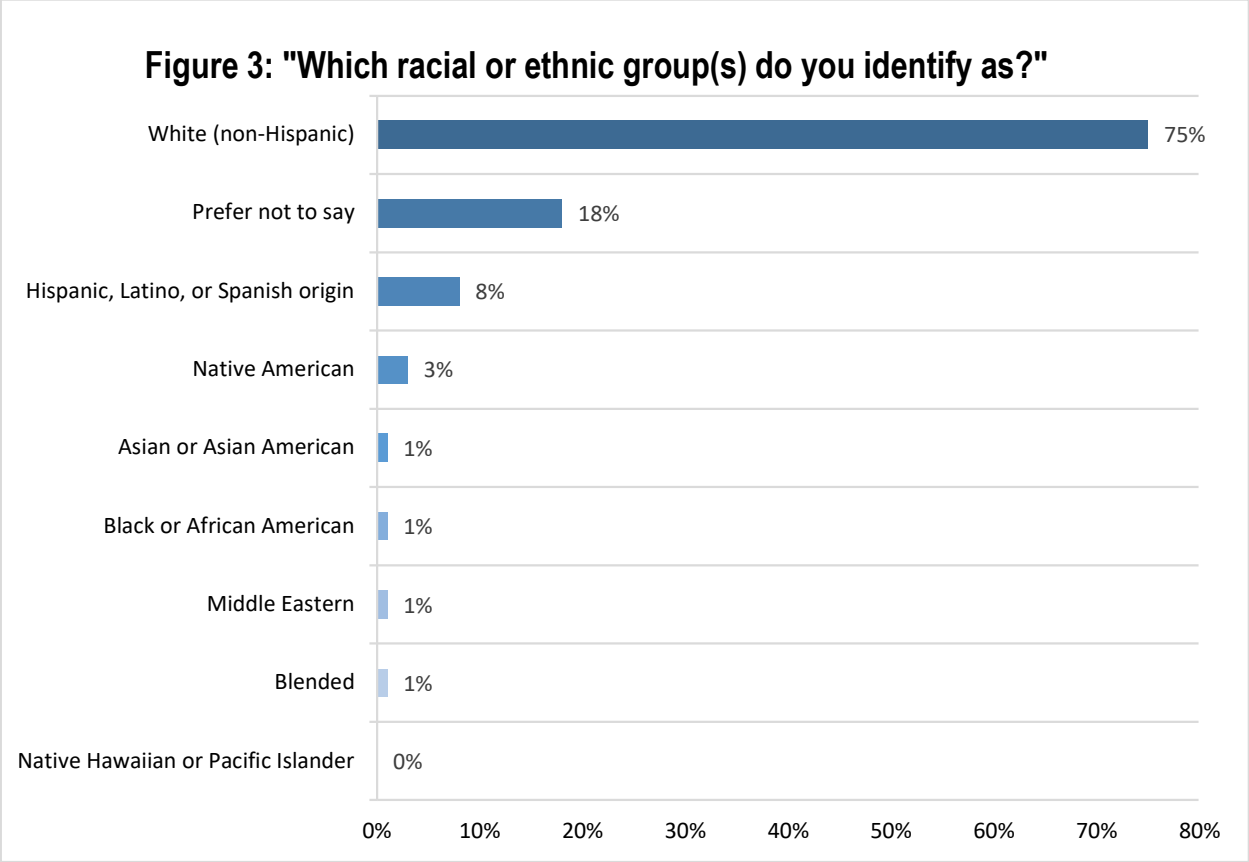


Figure 4 below demonstrates the majority of respondents identified themselves as Carmel residents owning their home (61 percent) compared to 14 percent of survey respondents indicating they rent their homes. Twenty-two percent of respondents identified as working in Carmel-by-the-Sea, 8 percent identified as business owners in Carmel-by-the-Sea, and one respondent identified as being unhoused or lacking permanent housing.

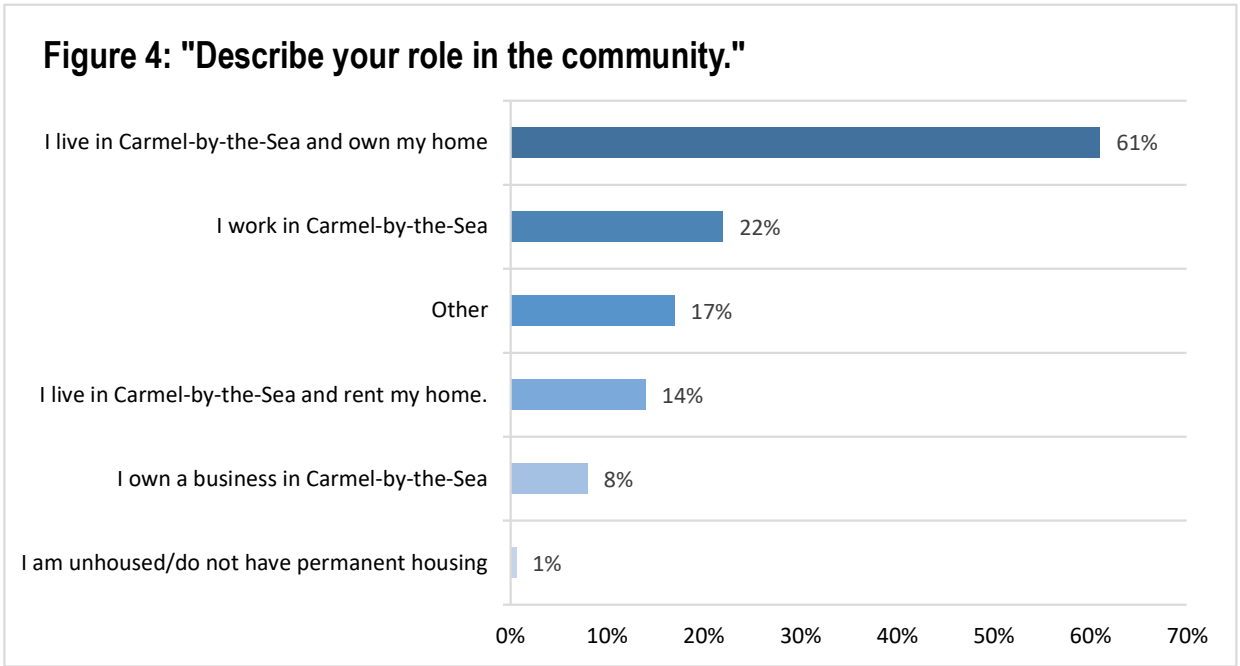


Figure 5 below demonstrates that the majority of survey respondents live in Carmel-by-the-Sea full-time, and **Figure 6** below demonstrates that 68 percent of survey respondents are 55 years or older followed by 16 percent being female-headed households. This demographic data suggests that respondents are likely more established community members in the City.

Figure 5: "If you are a current resident of Carmel-by-the-Sea, do you live here full-time or part-time?"

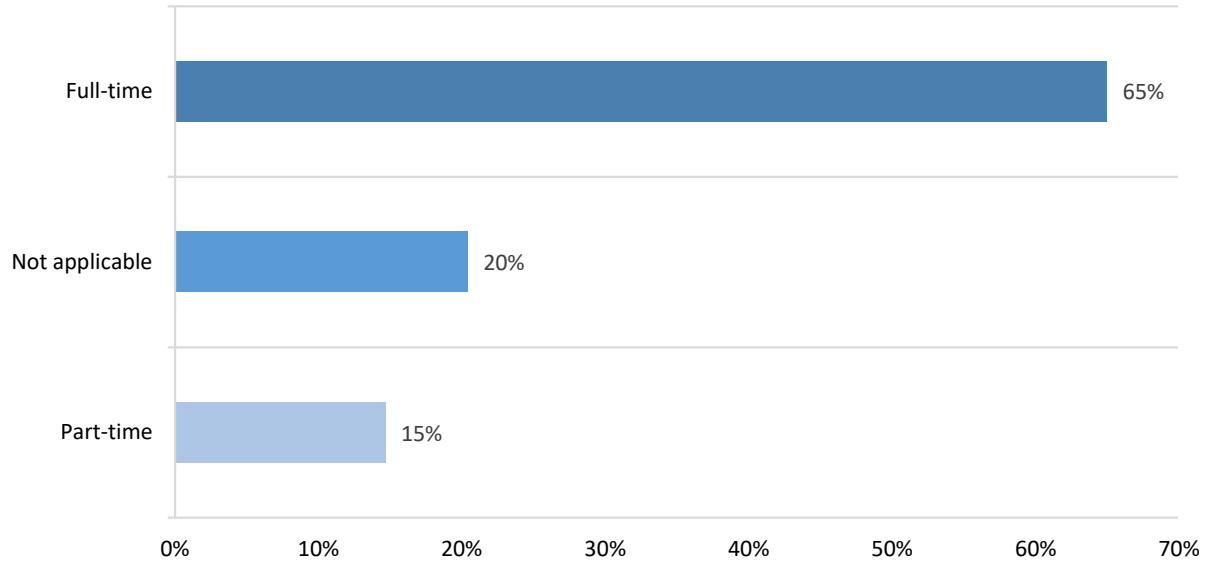
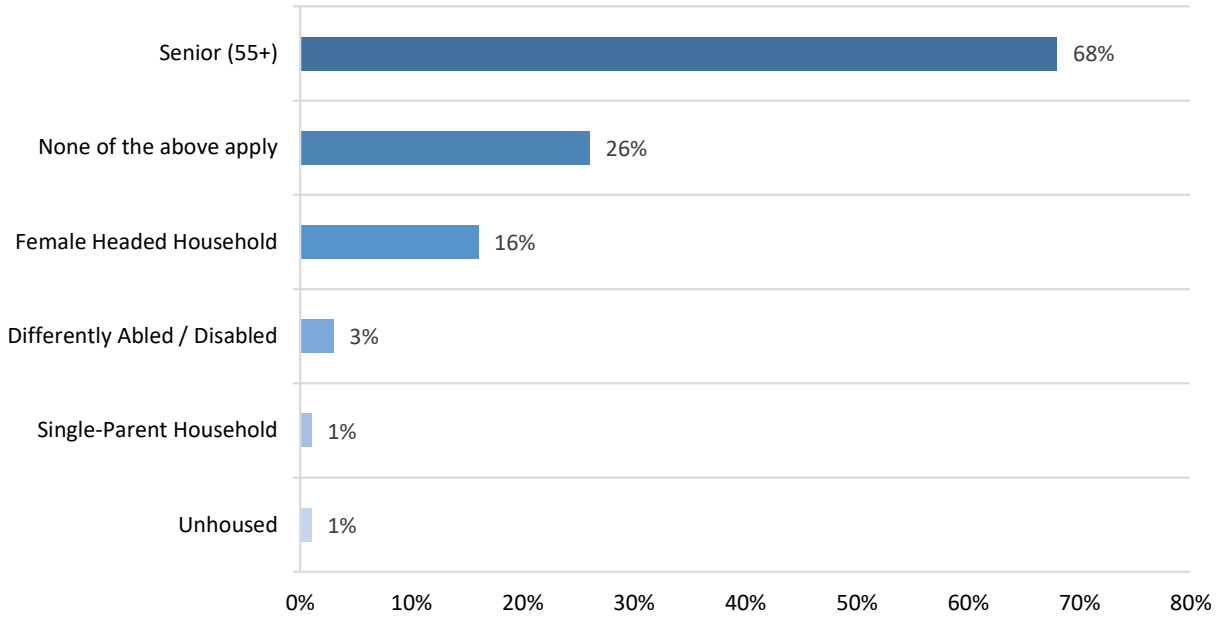


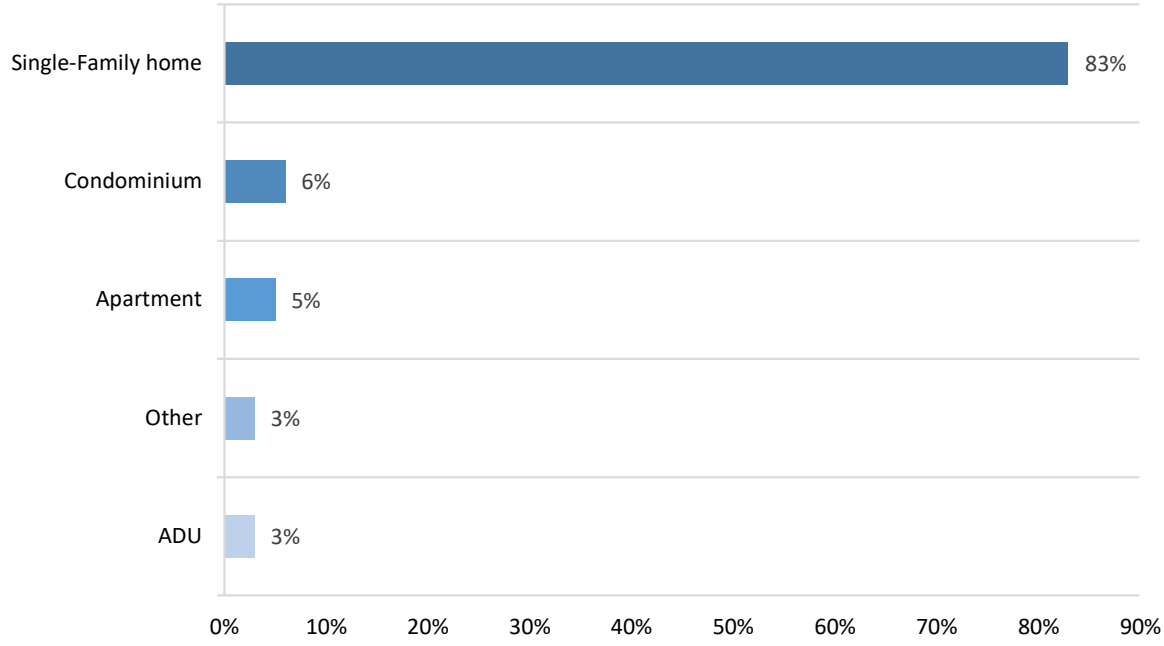
Figure 6: "Do you identify with any of the following?"



Desired Housing Types

Survey respondents were asked to identify which housing types they would prefer to live in, of which approximately 83 percent identified single-family homes, followed by 6 percent identifying condominiums, 5 percent identifying apartments, and 3 percent identifying ADUs (**Figure 7)**.

Figure 7: "In which of these housing types would/do you prefer to live in?"



Note: See Attachment B for a full list of "other" responses received.

Respondents were asked to explain why they would prefer to live in ADUs. The following 5 responses were received:

- Privacy;
- Aesthetic (assuming newer prefabricated ADU), privacy and affordability;
- Privacy & more quiet than apartment;
- I only need space for a single bed, table & chair, toilet sink, shower. I work 7 days a week. I just need 800 square feet; and
- Affordable housing.

Respondents were asked to explain why they would prefer to live in an Apartment. The following 7 responses were received:

- I have little time for motivation for the upkeep of a whole house;

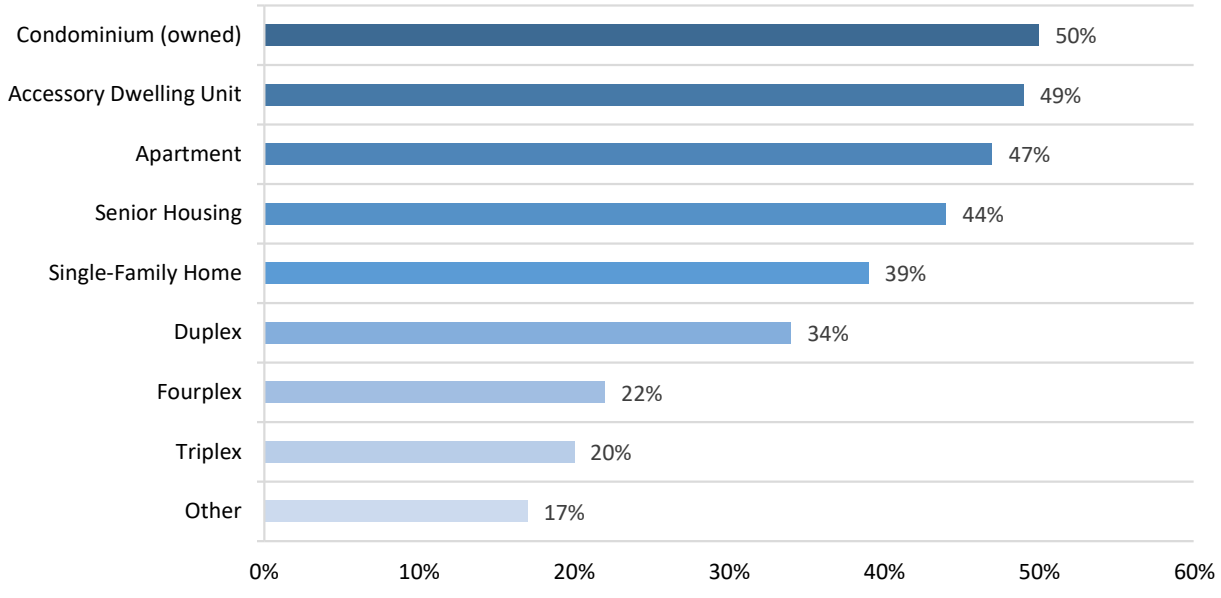
- I am at the stage in my life where I am seeking to maximize my financial solvency through steady accrual of work skills/experience and high willingness to relocate for greater chances of quality employment. I will not seek any living place requiring greater commitment until I have found the community most suited to sustaining both my professional growth and my standard of living;
- Affordability and community living opportunities. Apartments are like little families. Single family homes are like balkanized islands, with little communion;
- Affordable and give the freedom to move quickly;
- Most affordable option;
- Convenience; and
- Single; No maintenance; Safety/Security.

Respondents were asked to explain why they would prefer to live in a Condominium. The following 10 responses were received:

- It's the right amount of space I'd need and likely more affordable and feasible than a single-family home;
- Pride of ownership, take better care of community and more involved;
- Makes better use of land without the problems associated with high density rental properties;
- Easy maintenance;
- Maintenance lower;
- Less maintenance;
- Less expensive alternative to single-family housing;
- Amenities;
- Would rather own than rent; and
- No maintenance

In the next survey question, respondents were asked to identify the types of housing they would like to see constructed in Carmel-by-the-Sea. A list of options was provided and respondents were asked to select all that applied (they could select more than one choice). **Figure 8** below demonstrates the most common housing types respondents would like to see built are: Condominiums (50 percent); ADUs (49 percent); Apartment rentals (47 percent); and Senior Housing (44 percent). Seventeen percent of respondents shared their own ideas, which are captured as "other" in **Figure 8**, and can be found under Question #10 in Attachment B where all "free responses" are listed.

Figure 8: "What type of housing would you like to see constructed in Carmel-by-the-Sea?"



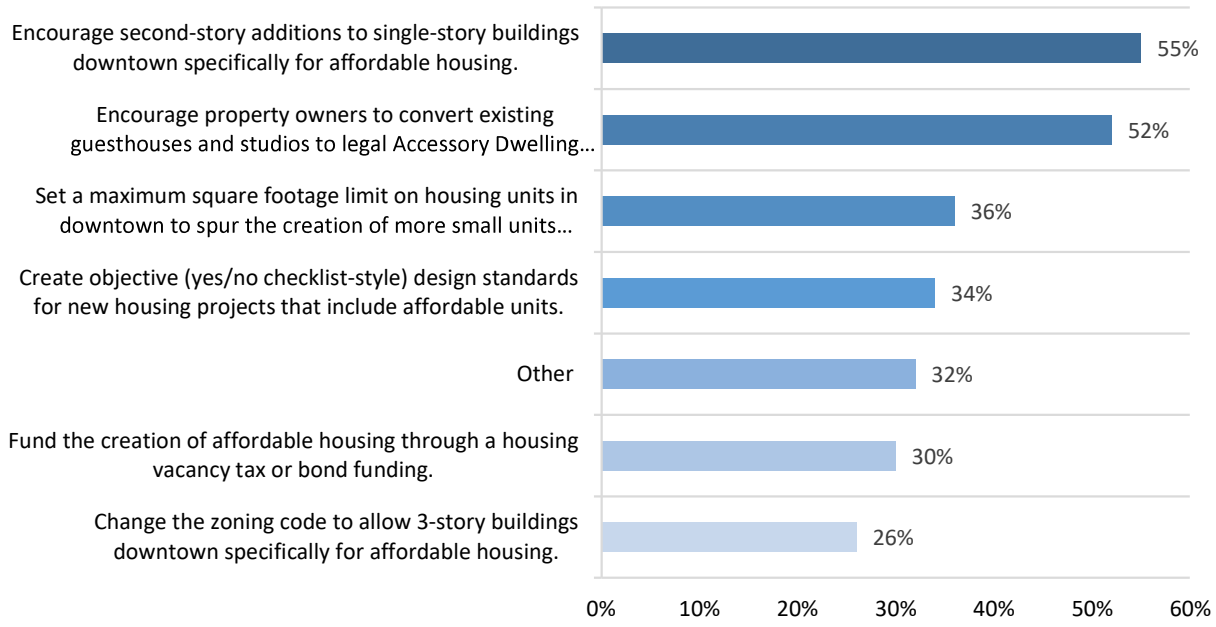
Note: See Attachment B for a full list of "other" responses received.

Affordable Housing in Carmel-by-the-Sea

Survey respondents were asked how the supply of affordable housing could be increased to meet the needs of the community. A list of options was provided and respondents were asked to select all that applied, with many respondents selecting more than one choice.

The majority of respondents (55 percent) selected "second-story additions to single story buildings could provide affordable housing downtown," followed by 52 percent of respondents selecting "guesthouses could be converted to Accessory Dwelling Units," and 36 percent selecting "set a maximum square footage limit on housing units downtown as a means to create more small units." Thirty-two percent of respondents shared their own ideas, which are captured as "other" in **Figure 9**, and can be found under Question #11 in Attachment B where all free responses are listed.

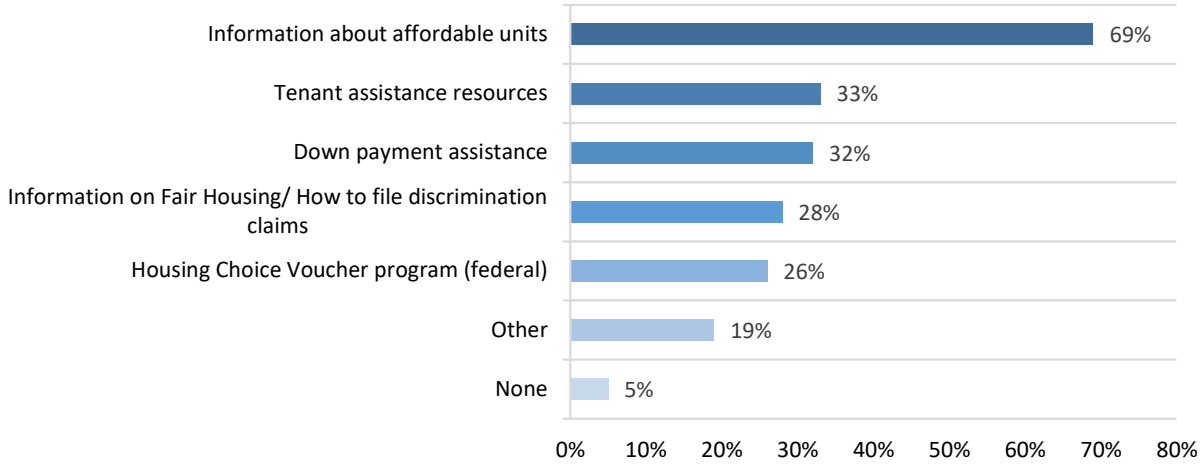
Figure 9: "How can the supply of affordable housing be increased to meet the needs of our community?"



Note: See Attachment B for a full list of the "other" responses received. The "other" responses are the open-ended responses that were received.

Respondents were asked what affordable housing resources should be provided in the City of Carmel-by-the-Sea (**Figure 10**). Out of 157 responses, the majority of respondents (69 percent) selected "information about affordable units," followed by 33 percent selecting "tenant assistance resources," and 32 percent of respondents selecting "down payment assistance." Nineteen percent of respondents shared their own ideas, which are captured as "other" in **Figure 10**, and can be found under Question #12 in Attachment B where all free responses received in the survey are listed.

Figure 10: "What affordable housing resources do you feel should be provided in Carmel-by-the-Sea?"

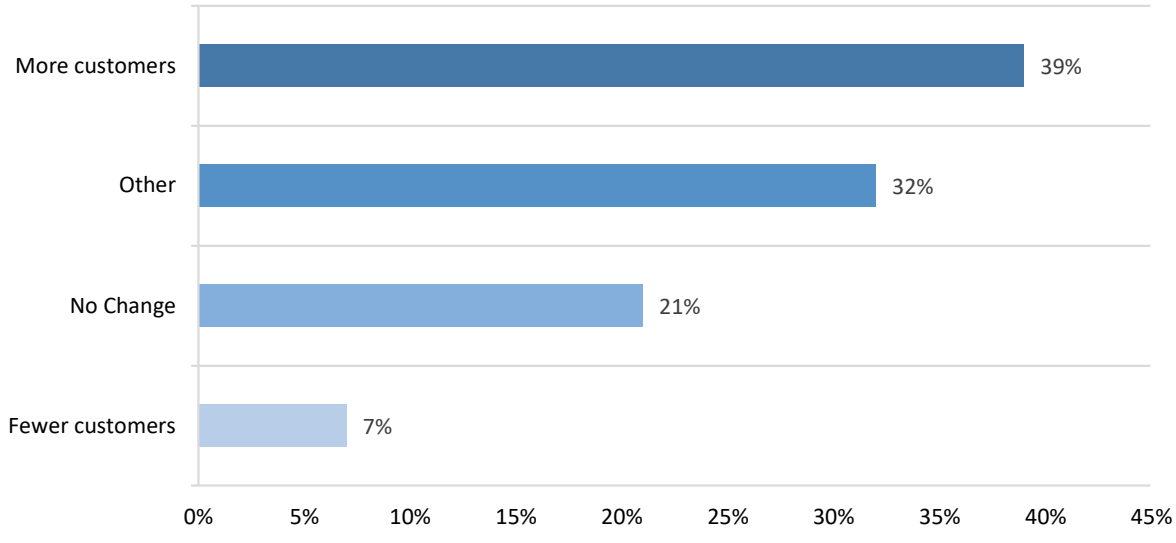


Note: See Attachment B for a full list of the "other" responses received. The "other" responses are the open-ended responses that were received.

Increased Housing and Local Businesses

Survey respondents were asked what effect providing more housing units would have on local businesses in Carmel-by-the-Sea, of which 39 percent indicated more customers, 21 percent indicated no change, and 7 percent indicated fewer customers. Thirty-two percent of respondents shared their own ideas, which are captured as "other" in **Figure 11**, and can be found under Question #15 in Attachment B where all free responses received in the survey are listed.

Figure 11: "What effect would providing more housing units in Carmel-by-the-Sea have on local businesses?"

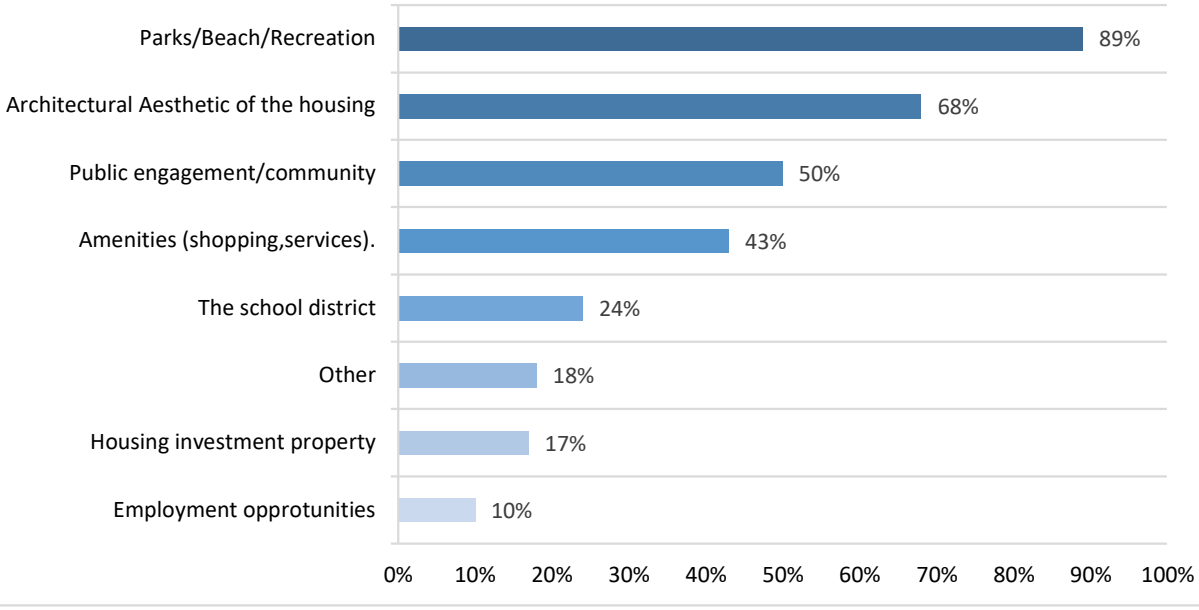


Note: See Attachment B for a full list of the "other" responses received. The "other" responses are the open-ended responses that were received.

Benefits of Living in Carmel

Survey respondents were asked what the most appealing elements about life in Carmel-by-the-Sea is. The most common response was Parks/Beach/Recreation (89 percent), followed by Architectural Aesthetic (67 percent), and Public Engagement/Community (50 percent). Eighteen percent of respondents shared their own ideas, which are captured as "other" in **Figure 12**, and can be found under Question #7 in Attachment B where all free responses are listed.

Figure 12: "What are the most appealing elements about life in Carmel-by-the-Sea?"



Note: See Attachment B for a full list of the "other" responses received. The "other" responses are the open-ended responses that were received.

Discussion of Results

The majority of respondents were between the ages of 55 and 75, earned more than $100,000 year, and owned homes in Carmel-by-the-Sea. This indicates responses from a group who is generally well established in the City and may not adequately capture community-wide ideas towards housing needs, for example from a younger renter or worker in the community.

Although respondents indicated their preferred housing type to live in is a single-family dwelling, many respondents indicated a need for more diverse housing types within the City, such as condominiums, apartments, and ADUs which could help to provide more affordable housing options in the City. The 6th Cycle Housing Element includes programs to increase these housing types. Program 1.3.C (Accessory Dwelling Units) will streamline ADU permitting, Program 1.4.A (Eliminate Unnecessary Use Permits) will incentive multi-family type housing by removing permitting barriers, and Program 3.1.G (A Housing Priority Overlay Zoning District) encourages a higher unit yield within the commercial and multi-family zoning districts.

A number of respondents did indicate a preference for constructing condominiums, apartments, and ADUs.

When asked how the supply of affordable housing could be increased within Carmel-by-the-Sea, the most common selected responses out of provided options were: 1) encourage second-story additions to single-story buildings downtown, 2) convert guesthouses to ADUs, and 3) set a maximum square footage limit on housing units downtown. Number one will be addressed via Program 2.3.A (Preserve and Increase Upper Floor Residential Uses), number two will be addressed via Program 1.3.C (Accessory Dwelling Units), and number three will be addressed via Program 3.1.G (A Housing Priority Overlay Zoning District). For this question, respondents were also given the opportunity to provide their own response. Themes from these free responses include: utilize empty or underutilized parking lots for housing, turn Flanders Mansion into housing, and sentiment that there is not enough space in Carmel for additional housing. Program 1.1.B (Underutilized Sites) addresses exploring underutilized sites, with the City committed to actively investigate underutilized publicly owned sites such as parking lots.

When asked what affordable housing resources should be provided in Carmel-by-the-Sea, the overwhelming majority of respondents selected "information about affordable units." The 6th Cycle Housing Element includes a Program 5.1.A in which the City will work with fair housing organizations and increase outreach efforts to connect community members to affordable housing opportunities.

Most property owners indicate they are not interested in re-developing their property to include more housing, such as ADUs. However, there were a handful of property owners that did indicate interest. Property owners indicated interest in building additional housing on their property if parking requirements were waived, permitting fees lowered, and water credits made available.

The last two survey questions focused on life in Carmel-by-the-Sea. The majority of respondents believe more housing would result in more customers for local businesses. A handful of respondents said that more housing would result in fewer customers, which appears to be an assumption based on the concern that more housing would result in less parking available for visitors. While the 6th Cycle Housing Element does allow for parking reductions for affordable housing projects, it also requires that all existing parking be integrated into the new housing development, if for example a parking lot is converted.

Finally, respondents were asked about the most appealing aspects about living in Carmel-by-the-Sea. The most popular response was "Parks/Beach/Recreation," followed by "Architectural Aesthetic of the Housing," followed by "Public Engagement/Community." It is clear that the architectural character and charm of Carmel-by-the-Sea is a major reason people choose to live in Carmel-by-the-Sea. It is evident that a number of community members fear that meeting the RHNA will disrupt this charm they love. Program 1.4.B (Objective Design Standards) will allow the City to retain their

design aesthetic while streamlining the permit process. Additionally, based on the survey results, community is also an important aspect of living in Carmel-by-the-Sea. With a current vacancy rate of 51 percent, more market rate and affordable units will result in more full-time community members, which will enrich the community of Carmel-by-the-Sea.

Stakeholder Survey Questions

A

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1. **How old are you?**

   <18
   18-34
   35-54
   55-74
   75+
   Prefer not to say

2. **Which racial or ethnic group(s) do you identify as?**

   Black or African American
   White (non-Hispanic)
   Asian or Asian American
   Hispanic, Latino, or Spanish Origin
   Native American
   Native Hawaiian or Pacific Islander
   Prefer not to say
   Other: _____

3. **Do you identify with any of the following? Select all that apply.**

   Senior (55+)
   Female-Headed Household
   Differently Abled/Disabled
   Unhoused
   Single-Parent Household
   None of the above apply

4. **What is your annual household income?**

   $0 - $25,000
   $25,001 - $50,000
   $50,001 - $75,000
   $75,001 - $100,000
   $100,001 - $200,000
   $200,000 or more
   Prefer not to say

5. **Describe your role in the Community. Select all that apply.**

   I live in Carmel-by-the-Sea and rent my home.
   I live in Carmel-by-the-Sea and own my home.
   I represent a community organization (please specify): _____
   I am unhoused/do not have permanent housing.
   I own a business in Carmel-by-the-Sea.
   I work in Carmel-by-the-Sea.
   I visit the City but live elsewhere (please specify): _____
   Other: _____

6. **If you are a current resident of Carmel-by-the-Sea, do you live here full-time or part-time?**

   Full-time.
   Part-time.
   Not applicable.

General Survey Questions

7. **Residents and non-residents, what are the most appealing elements about life in Carmel-by-the-Sea? Select all that apply.**

a. The school district.
b. Parks/Beach/Recreation.
c. Employment opportunities
d. Housing (please specify, i.e. "investment property" or "architectural aesthetic," etc.): _____
e. Amenities (Shopping, Services).
f. Public engagement/community.
g. Other: _____

8. **When considering housing affordability and availability, what factors might influence your decision to reside in Carmel-by-the-Sea or outside of the City? Select all that apply.**

a. Limited supply/availability of housing.
b. High cost of housing.
c. Limited employment opportunities.
d. Limited variety of housing options (limited multi-family options, micro-unit options, etc).
e. Small lot sizes.
f. Lack of demographic diversity.
g. Other: _____

9. **In which of these housing types would/do you prefer to live, and why?**

a. Accessory Dwelling Unit, because:
b. Single-Family Home, because:
c. Apartment, because:
d. Condominium, because:
e. Other, because:

10. The State housing goal for Carmel-by-the-Sea is 349 new housing units (market rate and affordable) between 2023 and 2031. What type of housing would you like to see constructed in Carmel-by-the-Sea? Select all that apply.

a. Apartment (rental).
b. Condominium (owned).
c. Single-family home.
d. Duplex.
e. Triplex.
f. Fourplex.
g. Accessory Dwelling Unit (ADU)/Junior Accessory Dwelling Unit (JADU).
h. Senior Housing.
i. Other: _____

11. **How can the supply of affordable housing be increased to meet the needs of our community? Select all that apply.** ***Note: The following are examples and not the only options available. Use "Other" to suggest additional options.***

a. Encourage property owners to convert existing guesthouses and studios to legal Accessory Dwelling Units (ADUs) or construct new ADUs.
b. Encourage second-story additions to single-story buildings downtown specifically for affordable housing.
c. Change the zoning code to allow 3-story buildings downtown specifically for affordable housing.
d. Set a maximum square footage limit on housing units in downtown to spur the creation of more small units rather than just a few large units.
e. Create objective (yes/no checklist-style) design standards for new housing projects that include affordable units.
f. Fund the creation of affordable housing through a housing vacancy tax or bond funding.
g. Other: _____

12. What affordable housing resources do you feel should be provided in Carmel-by-the-Sea? Select all that apply.

a. Tenant assistance resources.
b. Information about affordable units.
c. Information on Fair Housing/how to file discrimination claims.
d. Down payment assistance.
e. Housing Choice Voucher Program (Federal).
f. Other: _____

13. If you own property, what would it take for you to consider adding a housing unit(s) on your property, such as an accessory dwelling unit?

a. Answer:
b. Not applicable because:

14. If you own property, would you consider redeveloping your property to include new housing? Examples include building an ADU/JADU, converting commercial office space to an apartment, or constructing a second-floor addition with apartments.

a. Yes, because:
b. No, because:
c. Not applicable because:

15. What effect would providing more housing units in Carmel-by-the-Sea have on local businesses?

a. More customers.
b. Fewer customers.
c. No change.
d. Other: _____

16. **How does, or how would, living in Carmel-by-the-Sea benefit you? (Quality of life question)**. Answer:

Open-ended Responses

B

ATTACHMENT

The following lists the open-ended responses received for survey questions 7, 10, 11, 12, 13, 14 ,15, and 16. These responses are indicated as "other" in the figures.

Question 7: "What are the most appealing elements about life in Carmel-by-the-Sea? Select all that apply." See corresponding **Figure 12**.

A forest with a village and a beach!
Our neighbors are kind and we help one another.
2 hour commute from home
The natural beauty of the setting on the California coastline.
Trees, scenic pathway, ocean views, sunsets, walking town, dog friendly
Volunteer opportunities
The natural beauty of the Forest and beach, etc.
The peninsula provides most big city benefits without the downside
beauty of our area and lack of traffic and homeless
garage bands
No streetlight, quiet, good air quality
Weather/climate
Mainly small unostentatious but unique homes on small lots in natural settings.
Serenity, beauty, simple life
Weather, mountains, beach

Question 10: "The State housing goal for Carmel-by-the-Sea is 349 new housing units (market rate and affordable) between 2023 and 2031. What type of housing would you like to see constructed in Carmel-by-the-Sea? Select all that apply." See corresponding **Figure 8**.

Condominium (owned), *Must say, unless you convert a hotel I don't know how you will nicely achieve this. I don't think anyone wants to see high rises.
Housing that naturally flows from a century of local control
I appreciate the efforts of the city to meet the State's dictates, but I do not believe adequate thought has been placed on the implications of additional housing on the natural setting of Carmel, as well as traffic, parking, services, etc. Once built, who will be responsible for maintenance? And who will fairly determine who is allowed to live in these 350 units? I also do not believe that the longer-term has been considered. If 350 units are added in this round will more units be required in the future? There are many more people who work in Carmel's low paying service sector than can ever be accommodated in the surrounding residential area, and the existing residential area should not be expected to serve Carmel's commercial sector. Also, if changes are made to accommodate development of affordable housing, won't some of these changes also be used by clever developers of luxury housing to build larger, more ostentatious housing?
I don't think it is feasible to build affordable housing given the value of the property and cost of building.

Less housing. Isn't 3,000 homes in one square mile enough? I'm not pro-densification. 4,000 square foot lots are already small. We already have small setbacks.
Minimally invasive to character of Carmel.
No additional housing
no more new housing
None
None — Carmel should determine what is right for its citizens not bow to government bureaucrats
None It is too crowded already. Parking is already a problem
None - this needs to be a local decision - not mandated by the state
None.
none. we have no space. how about building housing at fort ord area
None. Ridiculous amount of homes being required by the State. Will destroy Carmel by the Sea.
Resistance/Reduction of State housing goal
We should fight this ridiculous "mandate" from on high!
Would like to see use of second story condos over downtown business only. Against removing Sunset Center parking unless able to dig subterranean parking. Do not think there is space for 349 homes without razing the character of Carmel. Eastwood and others improved water availability and do not believe there is sustainable possibility here--instead, build up city portions in other portions of Monterey county. If would be more efficient and better for the environment

Question 11: How can the supply of affordable housing be increased to meet the needs of our community? Select all that apply. *Note: The following are examples and not the only options available. Use "Other" to suggest additional options.* See corresponding **Figure 9**.

"Affordable housing" is not a right. Supply and demand is the driver of market rates for housing and all other products and services. Work with builders and developers to find solutions and don't make everything so arduous and difficult and fee intensive. There is no "one size fits all solution". Each neighborhood, street and property presents its own problems and solutions.
Affordable housing directives aren't necessary.
Aggressively tax homes that are NOT primary residences. Anyone using Carmel as their vacation home is contributing to the housing problem. Let's make all of Carmel primary residences or full time rentals!
allow free market forces to guide the housing in the community
Annex land outside city for affordable housing
Build housing on the outskirts and empty parking lots
Carmel should not be forced to change its look, feel and style!
CBTS is nearly fully built out and highly desirable and therefor expensive. Adding housing will only ruin the quality of life in the city. Build the additional housing out in the Fort Ord area.
encourage landowners to build on empty lots, fast-track building permits

Fight back. There's no land here for development.
First define "our community." Whose needs are being met? Service workers in the business district? Teachers? Artists? Seniors? If racial/ethnic diversity is a goal, then make sure these people are included in the discussion. Then ask what sort of housing these people wish to have - do not dictate this for them. Keeping in mind that at this point only 350 units would be available, then do what it appears the planning office is recommending. Focus on areas in the central business district that could be enhanced by development and that will not encroach upon residential areas that are already built out with small homes on small lots. Prioritize opportunities for purchasing versus renting so people can benefit from investment and not simply pay rent to a landlord. Any building should require attention to parking availability, increased traffic, environmental impact, and potential increased commercial needs (grocery stores, etc.). I also believe that an argument can and should be made that areas beyond the tiny jurisdiction of Carmel by the Sea can do more to accommodate affordable housing needs, and provide people with larger dwellings and ownership opportunities. Senator Laird seems to be leaning this way.
Hospitality requires workers who aren't paid enough to live here. Hospitality should bear the cost of providing housing for their workers; it is not the responsibility of residents
I did not think that there is a good reason to change the town as we are too small and do not have the availability of land to do this
I do not believe CBTS should be required to provide "affordable housing". I believe in the free market factors.
It is absolutely ridiculous to plan affordable housing in a community the size of Carmel By-the-Sea.
Less short term rental places, more long term rental options
Limit the number of the short term vacation rentals of houses
MAKE CERTAIN THE NEED EXISTS. Ask those who work in Carmel if they & their families are willing to give up the square footage they now enjoy to live in Carmel in half the space.
N/A. How will you address the issue of water & parking?
Not everyone can live in the Carmel area. Not enough room! Small lots. Neighbors too close!
OPPOSE THE MANDATE
Press upon our representatives the lack of space in our tiny village and encourage housing in other parts of the county
Push back on State mandate
Reaching the state mandated goal will destroy the character and charm of Carmel
There is no space for this in Carmel - but our state is huge - build housing elsewhere. Anyone who thinks Carmel can accommodate "affordable" housing hasn't built here!
Utilize empty lots for single family housing.
Where is the Water going to come from for any of this?
work with our neighboring communities that have land/water available for housing

Question 12: "What affordable housing resources do you feel should be provided in Carmel-by-the-Sea? Select all that apply." See corresponding **Figure 10**.

A map of someplace else
affordability is the main factor. No gov. assistance should be involved
Affordable housing outside city limits.
I don't know.
I don't care for any of the choices
I'm not sure.
Limit to that which is currently available
N/A. The city is not obligated to provide affordable housing
None
None
None
None
NONE
None
none
NONE
None
None of the above
None. Carmel is NOT affordable for everyone. No one would want to help me if I wanted to live in the first arrondisement in Paris!
None. "Affordable housing" is a result of market demand.
Not for the City to get involved in.
Nothing.
Provide a gig economy type resource such as Airbnb or Neighborhood Storage to allow owners to rent out rooms
Rental agencies
Simplify the building code. Reduce the planning commission to 3,
There is smooch open ground within 1/2 hour of Carmel why would anyone in their right mind try to jam affordable housing in a community as small and as expensive as Carmel?
Unknown

Question 14: "If you own property, would you consider redeveloping your property to include new housing? Examples include building an ADU/JADU, converting commercial office space to an apartment, or constructing a second-floor addition with apartments."
Note: There is no corresponding figure for this question.

No
yes I would consider
No
More space
no
I would, if I had more space.
No
No
No way
No. don't be ridiculous
No
No
NOT
Our lot is too small and we're already right on top of our neighbors
No
ADU
No
I am not interested at this time to increase the density of my property
No
I would consider an ADU. CTBS is not an apartment community.
no
Absolutely not.
Not possible. No.
N/A, but no
No
The lots are too small
I would consider adding a second floor condo unit but not an apartment.
No
no
Yah, would like to build condominium to retain pride of ownership in community
No
No. My house is already two stories. A third story would destroy the character of the neighborhood. I value the forest-like nature of the neighborhood and am not willing to remove the trees on the property to make space for an ADU.
no
No

No
No
No
No, all the options above make a community a less desirable place to live.
No because the state is on the path to more rent control. How would I recoup my costs unless I sell.
No
n/a
Yes, converting second floor office space to apartments.
No
Yes
No
yes
No - My house location relative to the lot and steep hillside won't support an ADU. Otherwise I would explore this.
Yes an ADU.
No
No. ly have to pay more property taxes than I do now
no
NO
Yes
Not enough space
No…see above
No.
N/A see above
I cannot afford to "redevelop" my 4,000 sf residential lot.
if properly stimulated financially
We live in a modest 100 year old house. Altering it would be a travesty
No
no
Yes, if lot would permit addition
Absolutely NOT!!
We already have a second story. I suspect many homeowners have similar situations. You might do better filling vacant commercial properties as there are quite a few.
only a JDU is possible...but not of interest.
No, don't have the space or floorplan for an addition.
I believe that SFD zoning laws should be respected and followed; so I would not consider an ADU. ADU's as now allowed increase the density of our village without any other requirements to offset the impact: no parking, setbacks, no requirement to even rent at below market rate. Nothing gained and much loss to the community.
Heritage oak in the way.
No.

NA
Yes, all of the above
No
Only with some protection to me as an owner as mentioned above.
No
No
No
I could not afford to build anything. Fixed income senior
No
I would consider it, but we cannot afford to do this.
No
No, my property is too small.
Too small
No
Build ADUs not encourage STRs
no (see above)
Not a property owner
Yes
Yes
I already have a legal subordinate unit.
No, see above
No
No. Already 2 story.
Since I live in a quiet neighborhood, I believe the best option for us is to build an ADU/JADU. The city should evaluate the house size to lot size ratio. With that houses can go to a second level without restrictions.
NA
yes
All of the above.
Yes - I am currently considering this.
N/A
Not at this time.
Yes
Yes.
N/A
No.
No
No, it's a single family home that I plan to live in.
Not sure. It’s a complex question.
na

Yes, but the city makes the permitting very difficult and the county does not have the water.
Yes
No
No

Question 13: "If you own property, what would it take for you to consider adding a housing unit(s) on your property, such as an accessory dwelling unit?" *Note: There is no corresponding figure for this question.*

Extra housing on a 4000 sqft lot? No thanks
ability to pay for development and increased property taxes. ADUs appear the most realistic way approach to meet our 349 housing unit goals.
I wouldn't
More space
My property is historic.
More land, more financial resources. All other existing elements are acceptable.
Untenable request due to lot limitations
There isn't space on my property to add an ADU
Wouldn't happen
I would move out of the city if affordable housing continues to be forced on Carmel, and if it indeed comes to fruition
Guidelines to keep the charm and permit process loosened.
Never
I would NOT consider adding a unit to house somebody else
We have a tiny lot and there is no room
We are content with our property just the way it is
HIghly cooperative City regulations and water
No
It should be my choice and not mandated by the State
I would not build an ADU on a 40x100 lot. My poor neighbors!
Nothing
If CTBS changed the access to water and limits on lot coverage, many owners would build ADU's because they would like to have more space available. I would build an ADU and put a relative in it.
There isn't enough room and there isn't enough water
Absolutely not. The city won't even let me build a car port let alone another dwelling!
We do not have room so we could not consider it.
N/A, but if I owned, I would build an ADU for my aging parents
I wouldn't consider it.
More land
Less restrictions on adding units and off street parking.

No
I live on a 4000 sqft lot - cant imagine having additional people on the lot.
Upzoning to allow for condominiums
Nothing would convince me
Waive lot coverage limits to permit ADUs on small lots
My lot is fully built out. I would have to remove trees in order to add an ADU.
no
Not enough space to build an ADU
No room to do so. Nothing could convince me to build a unit
I would only consider housing unit for family members
How would we possibly fit an extra unit on our small lot and where is the water going to come from?????
Nothing would ever entice me to add an ADU to my Pebble Beach property.
Lower the cost of fees, lot coverage, water demand and red tape
No
own property in another county but purchase in Carmel not affordable
n/a
Waive or lower permit fees and improve the building permit process so it is quicker.
Not relevant
Change in Building Codes
Tax break
Not much as have considered.
The position of my house on the lot and the steepness of my backyard won't support an ADU
Currently have an ADU. Have rented it in the past.
I would not consider adding housing to my property. Parking is an issue as is noise and congestion.
a larger lot!
In 4,000 sq. ft and a 1600 sq. ft. hour, where would I put it and would the city allow my extra water rights?
more space
Would never do this the lots are already tiny and this would look horrible it would also eliminate trees which is no good
Significant tax credits
Not enough space
No room for an additional unit.
streamlined, affordable, planning and design services
No incentive would encourage me to add housing to my property.
there is not enough space on our property to add an ADU
I would be happy to convert my 250 sf garage to an ADU. It's on the lot line so the city will have to give on that, and it's my only off-street parking, so the city will have to give on that as well. Also, I'd need more water credits.

financial stimuli
Not possible. Lot already too small
Lot us too small
Nothing
nothing
Planning Commission objections to design elements they do not like. lower permit fees
Already have an ADU on the property.
I am not at all interested.
My house already occupies most of the lot.
No - There is no viable space on our corner lot
Don't have the space for separate structure but might consider roommate if had the space
A much bigger parcel of land so that the ADU structure did not impact my privacy or that of my neighbors. It would have to be in compliance with existing SFD zoning. It would have to have room for off street parking and room to create a lovely landscaped setting for the occupant.
Water available and space to put one. Tree in the way now.
My lot is too small to add an ADU
NA
Eliminate fees, fast track permitting, have the City maintain a renter registry so that recreation rentals are prohibited.
No space for anything
Make the permitting process easier. Fine citizens who weaponize archaic zoning laws for NIMBYism. Make being a NIMBY uncool.
Some way to positively prevent irresponsible people renting it. CA rental laws are so biased against the property owners it's nearly impossible to evict deadbeats or creeps.
Parking plan
Water allocation and change of building codes
N/A live outside of CBTS, but still in surrounding area.
Market rent
I don’t have room on my lot to add a unit
Not possible on our small lot
I would need financial assistance to do that.
Increase the size of the lot. Already built out to allowable size on lot.
Decreased red tape and incentives.
I wouldn’t do it. Too small.
Nothing
Reducing the county fees for permits and facilitate the programs to encourage ADUs. Essentially incentivize efforts to do ADUs.
would depend on what kitchen facilities would qualify (we have a guest house but no room for another structure)
Not a property owner
Financial assistance to build an ADU

Permit streamlining and financial assistance
I already have a legal subordinate unit. I may want to convert it to an ADU.
I wouldn't because I would have to build such a unit from scratch and the return of investment probably would be low, and the reduction in privacy and yard space.
Functional need arising internally
We would have to be allowed to cut down a large, healthy tree.
For the city to allow me to have different set backs, expedite approval process, maybe provide incentives for quick/economical building, and for the county to increase my water credits. I will be delighted to build an ADU in my property. Additionally, the city may consider making the size on the house bigger than the current 40% of the lot size. An option will be to expand to 50 or 60% of the lot.
Adding a kitchen to existing guest house (need water credits)
NA
I own property in another county, but funding would be the primary requirement.
Reduced/eliminated planning and building fees. Real property tax assessment deferral.
More clarity on rules.
N/A
Have not considered it..mmm
Help with water restrictions, subsidy, low interest loan, clear regulations, reasonable standards and explanations for license and permits and building codes and inspection
Low interest loan and property tax reduction incentive.
N/A
We would have no interest in doing this. Our home is already on a typical small lot. We have little to no backyard. There would be no parking for a tenant/tenants.
We have a gust house already
There is no room for that on my property.
Zoning changes, property tax breaks, neutral to positive cash flow model.
na
Easier building laws and permit allocations.
Limitations on allowed max size of ADU

Question 15: "What effect would providing more housing units in Carmel-by-the-Sea have on local businesses?" See corresponding **Figure 11**.

"Affordable Housing" would not affect the businesses, because if people need help with housing costs, they cannot afford to support the local business. These people who need financial help with housing will probably add burden to public services such as police, schools, fire, paramedics, and infrastructure such as water and electrical.
Adverse affect since Carmel businesses wants to attract affluent visitors not workers in their own stores/restaurants
Affordable housing would not improve local business revenue
Anything that hurts the livability here will hurt the businesses.
Carmel shops and restaurants are too expensive if on a low income

Crowds, parking, traffic, crime, pollution—air and noise
Depends on the disposable income of the new residents.
Depends on the type of shops .. overall could be more customers if service business and affordable goods
Destroy the look and feel of Carmel by the Sea.
Even more congestion , traffic, lack of parking. Remember- let's not kill our Golden Goose.
Fewer customers. It's already hard to get to places due to lack of parking. Hills make it hard to walk with seniors and disabled and losing more spots to younger people would discriminate against aged and disabled
I am not sure, but can offer some thoughts. Residents in affordable housing will likely not be frequenting the tourist venues: the proliferating wine tasting rooms, high end clothing shops, art galleries, restaurants, etc. They will likely need different options that are not available in town. So either these are added (which means even more commercial activity paying low wages), or more people will be travelling to shop/eat out, etc in the surrounding areas. This implies that there are either even more cars on the roads or that mass transit will need to be enhanced so people can travel beyond town. Ideally, the local businesses would feel responsibility for making affordable housing available to the lower wage workers they hire, wherever possible. The idea that hotels would provide living quarters is a good one. Thought should also be put into reducing the number of business licenses in Careml by the Sea. As businesses move or close, these spaces could be made into housing. More service businesses simply means more lower paid workers who are unable to afford housing.
If below market, it would assist with employee housing and retention.
increase in available workforce
Increased diversity; less traffic
It depends if the businesses provide some reasonably priced options
It will be a traffic/parking nightmare. You can't add 300+ Apartments and assume all those people are going to take the bus? The city spent more time actually keeping the city clean (and not rely on Carmel Cares) I think more people would frequent downtown CBTS.
It will compound the parking issues. PACT as now proposed: no time limit on parking and residents park free.
It would bring in more traffic and make the parking situation worse. This would drive away the tourists who are willing and able to spend money in the shops and restaurants here.
It would make parking even worse than it already is.
It would probably change the character of the town to some degree
Less parking for visitors. Congestion
less tourists, less income
Like a lot of locals, other than Safeway, they wouldn't shop at local business
Locals do not shop downtown, well except for the cheese shop.
Loss of parking spaces
loss of prestige and distinction -Carmel would no long be a worldwide magnet once the character and charm is destroyed by over development
Low income people will not shop in Carmel
maybe new residents but could they afford the shops and restaurant prices in Carmel?

More clients
More congestion and less parking
More crowded, less appealing to shop
More customers, as long as the units are for permanent renters and not visitors.
More employees/employers and City employees living in Carmel will increase demand for services of local businesses. It will also allow city employees to engage with the community and be part of local activities at their backyards.
More housing likely means more illegal short term rentals and vacation rentals - so I suppose business would go up.
More potential employees.
More traffic and no place to park!
More traffic. Less parking.
More workers that could live near their work.
Most would become vacation units of some kind.
Of course more people theoretically would would help local business I doubt that the high end stores will see any increase from the new medium and low income residences. I doubt that many of the high end shops in town will see any increase in buisness from the new medium and low income
Offer housing opportunities of housing for people that also work in Carmel!
Only more customers, if the new residents could afford to shop locally.
Overcrowding and more traffic.
Overcrowding of parking spaces for shoppers.
Parking would be important. More housing comes with more cars.
Simply more congestion
They would probably recognize a need to carry more generally affordable options for lower-paid residents
This will cause a detrimental impact on the desirability just look at San Francisco fewer customers
Traffic congestion. If this town was 100% occupied our neighborhoods and roads could not manage the modern day traffic with most owning 2-3 cars.
Ugly buildings. No parking. Loss of charm of Carmel
Very little as parking is already a problem.

Question 16: "How does, or how would, living in Carmel-by-the-Sea benefit you? (Quality of life question)" *Note: There is no corresponding figure for this question.*

How does, or how would, living in Carmel-by-the-Sea benefit you? (Quality of life question)
Financially and also scholastically.
Pretty incredible year round weather and ease of access to shops / services / restsurants. Less traffic congestion would be a plus
394 units in this small area is ridiculous as the traffic and infrastructure not to mention water supply can't handle it
Fresh air.
The physical benefits of walking the scenic pathway ir ti tien to town, scenic vistas, the architecture and trees are what we like best. We hope we can continue to live here. The expense is a huge sacrifice.
It's a peaceful oasis from the busyness of our "regular" lives threatened by poorly designed and ridiculous government policies. The state owns most of the land in the state. They can and should be building affordable housing in less populous, not necessarily remote, locations of our state
Peace and quiet provided that the city doesn't get more crowded.
Like the small scale community and peacefulness
N/A
Sense of community, cultural and out door events
Living in Carmel is a positive experience for the soul, whether to live or visit. Most people are fantastic. Nature, fresh air, and fairy tale esthetics are refreshing and inspiring. This is not a thriving metropolis by design and I appreciate that. There are different times for different places.
We live here and, once again, appreciate the small, unostentatious homes on small lots embedded in natural surroundings. Nature supersedes housing in Carmel. We appreciate our neighbors. We appreciate living on a street that does not have a lot of traffic, although this has increased. We appreciate being able to hike from our home in most directions and experience beauty.
Access to nature. Walkable town.
Carmel is my haven
Incredible schools, safe, beautiful place to raise my family
What a beautiful place to live. I benefit by being so close to nature, knowing that there is a good school district. Glad I live near cities with more ex and social diversity and would like to see more here in Carmel.
We walk 'into town' everyday to support the local coffee shops and eat at least once a month at one of the restaurants. We rarely drive i to town unless we have an oversized package at the PO. I can tell you having lived here 25+ years we have watched it 'slide' like much of the rest of CA which was/is not only preventable, but sad.
Does not apply since I already live in Carmel-by-the-Sea. I am concerned that there is no work in Carmel requirement for those potential occupants of the new housing. Aren't we trying to eliminate the commute and the environmental impact of such traffic?
I already live in Carmel-by-the-Sea and love it. If we add 349 units of affordable housing, there will be more traffic and overcrowding, which will diminish my property value. Please

reject the state's misguided demands. Instead of wasting tax dollars to come up with a plan, we should be fighting the state with a lawsuit.
It's a great little community with a very low crime rate.
We have worked hard to be able to afford to live in this gem of a place. It is perfect the way it is. Affordable housing outside our tiny city would be my preference.
Beach walks and biking encourages my soul. Love the quiet. Value the Safety.
greatly
Our current quality of life is excellent.
I live in Carmel because I can handle the weather, walking to town, close by groceries and medical facilities. I am old and cannot take care of too much anymore. I would hate to see town broken up by little ADU buildings where there used to be a pretty little flower gardens. This town is already crowded. Whoever decided to break up town into 4000 square feet lots was not thinking.
Charming atmosphere… Beautiful views
In an earlier question, you asked what is attractive about living in Carmel - beauty of the landscape, the architecture and the urban forest - destroy that and you've destroyed Carmel
Safe, clean, cool weather, golf, mountains, beach
love being able to walk most everywhere I go and not step over homeless on the sidewalks and have to deal with bay area type traffic
It's a peaceful city with a lot to do
We already live in Carmel-by-the-Sea and enjoy a nice quality of life just the way it is.
It is a tranquil, unique place to spend time. Cramming more housing into limited space will make it less appealing.
Living in downtown Carmel allows me to be a pedestrian, which increases my personal traffic through town. I am more likely to buy something when it catches my eye in the window. Also, walking like a pedestrian decreases my carbon foot print.
I already live here! Our quality of life is good -- walk daily, enjoy restaurants and events, and have developed a very nice community of friends. We like to live here and plan to do so for many years to come. We would have loved to keep the parklets at all the restaurants since that made the city more friendly, encouraged walkability, and community. It gave the city a sense of vibrancy, excitement and camaraderie.
Already do - it is wonderful.
This has been my home for 23 years. I don't want to have to leave.
I enjoy and treasure every moment of living in Carmel. Adding more housing is going to increase traffic, parking problems and congestion which are BIG negatives to the current quality of life here in Carmel. I suggest that a survey with the target audience be done to see who would be interested in living these proposed changes and could they even afford those!
It's a safe place.
There is abundant opportunity to enjoy the beach and MTNP.

Walkable life and friendly people with nice weather.
It is a beautiful town the way it is. Don't over develop it. If you cant afford to live in CBTS then you can always visit it. I am 100% against the changes proposed!
Walk to work, walk to eat, walk to beach! It's obvious a quality of life issue.
Social activities, restaurants, clean air, beautiful nature, lovely architecture, walkable community, less stress.
It would be more crowded.
Reduce my quality. If moving into town from Carmel Woods with larger lots, ocean and forest views, space between houses, wildlife and a large garden and small house, I would feel cramped. When I grew up in Carmel, our house was small, but there were undeveloped lots between houses, so we had places to play and our neighbors weren't right next to us.
I live here now.
Dog friendly
Being close to Carmel Foundation for services allowing us to walk most places, & to shop, bank, eat out, go to the Sunset Center, the theatre etc.
The addition of so many units will be detrimental to the desirability of Carmel…..
I live here full time-adding additional housing is only going to decrease my quality of life as this village is not made for big city congestion.
Encouragement to walk to the beach and into town
Simple answer; I can live anywhere in the world I want to live and I choose Carmel for a myriad of reasons of which affordable housing is certainly not one!
Carmel-by-the-Sea is special and it shouldn't be forced to provide affordable housing, it's a short commute to nearby towns that are more equipped to add housing.
Small town feel/friendliness; less worry about crime, drugs, vagrancy; strong pride in cleanliness, safety, livability of community; wonderful shops and eateries.
I would not live in a City that cratered to ridiculous demands from State government. If 349 units even begin to be sandwiched in Carmel- I move
CTBS is a very special place and it is no business of the government to change our community in any way. Our community is our decision, not up to the "State". We are not yet a communist county.
I like small town living.
If Carmel-by-the-Sea is required to build all these affordable units, the residential density will lower the quality of life and make it a much less desirable city for residents and tourists.
Safety
I like be able to walk everywhere, limited amount of noise pollution, access to events at the Sunset Center - and parking there for patrons.
Wonderful retreat. I appreciate the need to make it affordable for people who work there but do not ruin the charm of Carmel. Can these units be outside of the golden rectangle and be by the crossroads or somewhere else where there is space
Negative.
Sense of community.
It is relatively peaceful, but every holiday and weekend and special event bring hundreds or thousands of visitors. We don't need to Manhattanize Carmel
Great place to retire.

Because every restaurant and business is within walking distance, we are active and healthy. Walking around also results in more friends and that makes a better community.
Love it! Need more more condominiums
Presently living in Carmel offers a unique experience with a peaceful, healthy way of life.
I would be able to live closer to work and in the CUSD school district for my kids
No commuting so more time spent with family.
More active neighborhoods. It would likely result in more traffic, noise and possibly a slight uptick in crime. However, the town has lost ~20% of it's full time population in the 20+ years I've liked here. It can grow by 1000 residents without much pain.
Great weather, small community, friendly residents.
I love the small town feel, clean air, and quiet.
I live in Carmel now
I lke living here.
The same as now, as many homes empty.
I live here and value every aspect of it's beauty, people, nature, charm etc.
Actively involved community
Enjoy hiking in the community and visiting the beach.
Excellent walking and running without having to drive. Quiet forested neighborhoods. Good stuff.
Best Quality of Life experience, lived here 70 years.
High quality of retired lifestyle
I love living here...the beauty of the beach and forest is incredible, and I love the small-town feel of the village and the fact that I can walk everywhere.
Lifestyle
I love easy access to forest, beach, Sunset Center, downtown
Small town life, running into people I know, clean air, pretty surroundings, peace and quiet, community engagement activities.
Low stress environment, nature, low crime
Active lifestyle, great school district, amenities, etc.
Diversity of every kind is good for everyone
I live here full time. I love the quiet atmosphere outside of the downtown district and the charming homes.
I love the way Carmel by the Sea integrates city living with the natural environment.
Living in Carmel by the Sea is a wonderful experience. I chose to live here so i can walk the streets and get to know my neighbors. I wish there were more apartments in the village center and less parking lots. I would recommend having tourist parking at cross roads and provide free electric shuttles to Ocean Avenue and the beaches to cut down on single car traffic.
It would be able to walk or bike to work. I would also be an integral part of the community I serve.
I love living in Carmel. I am incredibly blessed to have a home here and there are wonderful benefits. Strong community connections, peaceful and tranquil lifestyle, safety and security, opportunities for leadership, close to downtown where I can walk, and much more. Great presentation, great work and thank you!

I live and work in Carmel-by-the-Sea, so I rarely drive my car during the week. I feel safe where I live; it is a quiet street. I have access to multiple great restaurants and other small businesses, and I can walk to the beach. My family and friends can stay with me when they come to visit, and we can all enjoy the City together.
Would enjoy greater diversity
Great school district for my kids, the beauty and charm of the area makes me happy
Proximity to outdoor activities.
for affordable housing it would allow a senior artist like myself to create art here and sell it in the shops instead of having to live outside of town.
Living in Carmel would reduce my daily commute time by three hours
Living in Carmel immerses me in natural beauty and allows me to walk rather than take my car for many errands and services. I wish we had a few more of these services in the village these days.
Daily walks to beach, fresh air, minimal traffic; do not see any congestion.
Access to natural resources is incredible.
closer proximity to ocean/beach
Dream location.
peaceful, clean, healthy living, quiet during the non-touristy times of the year.
Peaceful. Friendly. Beautiful.
We have built our lives here, and are deeply involved in the community.
Quality of life
I would live where I work and drive less or not need to drive at all
Shorter commute, and being part of the community I work in.
Easy lifestyle
Allowing my family to be fully emersed with the community that they go to school in and work in. Currently having to commute from another city to be able to attend work and school doesn't allow for a well-rounded lifestyle. Providing housing in Carmel for the people who teach and support Carmel students/children, should be a big factor in this decision.
I grew up here, but without changes to the local real estate market I cannot foresee ever owning a home here. Being able to support my aging parents in the area and maintain my ties to the community mean a great deal to me.
would love to be closer to my job at Library and walk everywhere.
I lose two hours a day of my life to drive here, from Salinas, which is also barely affordable
Closer to work
The daily way of life here has been greatly improved for me and my dogs. The ability to walk every where, rarely drive, and have a more active life while feeling safe is a dream.
Would be closer to work.
I would be closer to work and the Carmel community.
Living close to beautiful natural resources of ocean and forest- soul-sustaining. Opportunities for outdoor exercise.
Breathable air
More engagement with the community that sustains my employment, extremely high standard of living.

Surrounded by my current age group and scenic beauty; Monterey Salinas Transit Bus #5 to my place of employment in Carmel by the Sea.
We could absorb these additional homes with no change of quality of life.
Quality would deteriorate if you cram extra housing into our limited space
People are happy here. Happiness is good!
Clean air, low crime
FEWER PEOPLE ARE BETTER FOR THE ENVIRONMENT
Small town
It's safe
I like it as it it. If you start stuffing hundreds of extra units into this town I might actually sell and leave.
We love it here and want to preserve it in its current state before it gets over built
Bonding with community and nature
Great Quiet lifestyle
Quiet Lifestyle
I love living in a safe and small village that is easy to walk where ever I want to go. I rarely need to use my car here. Carmel is quiet and has a high quality of life, unlike Texas where I moved here from almost twenty years ago. I am very much against state control and unfunded mandates. Local control is where we need to concentrate our efforts. There is plenty of land a short drive from Carmel by-the-Sea that can easily accommodate the houses the state is mandating. I do not think it is fair that those who bought houses here under certain conditions such as view shed or single family ownership should have to now live where they would not have bought had they known of the development required by the state.
beautiful surroundings
I live here - not looking forward to have this housing mandate from the state impacting our quality of life
It's a nice, sleepy little town and I like the weather. I don't patronize many local businesses because I don't buy the sorts of things they sell. I do patronize some local restaurants, but my go-to places for dining out are mostly in PG and Monterey as they are more reasonably priced. It's hard to compete with all the tourists who have deep pockets.
Can walk most places
I've traveled the world and can live anywhere. I choose here for its unique culture, weather and natural beauty. I would welcome more residents to share it with.
Fulfills a decades long dream to have a home in one of our favorite places
Peace and quiet, proximity to beauty of the area
Access to CUSD, access to more open/transparent government, access to outdoor opportunities.
I enjoy the beautiful environment and community engagement.
Enjoy current QofL in Carmel
Vastly improved over city living. Very happy to be here full time. Do not lose the charm that is Carmel.
No change to current benefits.
Too expensive for what you get

Carmel is safe and close to my work.
Safety and being in a small community.
CBTS is a small and safe community with lots of culture and entertainment options.
Lower commute times, using less gas, less crime.
Tranquil, beautiful setting, safety and quiet
The feel of being safe. And being able to walk everywhere
Peace of mind from safety
Clean air, can walk to the beach and to town. Local events and outings. Carmelites care about each other. Feel safe, not as safe as before.

City of Carmel-by-the-Sea
6th Cycle Housing Element (2023-2031)

Housing Element Amendment Public Comment Responses

1.1 Public Comments Received

Per the requirements of AB 215, the City of Carmel-by-the-Sea published the Housing Element Amendment for a seven-day public review period on the City's website, https://ci.carmel.ca.us/post/current-planning-applications, Public Meetings/Hearings. The public review period began on October 16, 2025, and ended on November 5, 2025. A total of 12 comments were received, none of which resulted in a substantive change to the Draft Housing Element Amendment. Public comments received on the Housing Element Amendment are summarized below, followed by City staff's response to the comments.

Comment #1: A. Carr

- Amazing job [with the Housing Element Amendment] without compromising the integrity of the town
- A state-mandated program that assumes people don't have cars is a real issue
- Appreciate taking the [city-owned] parking lots off [of the site's inventory]
- Whatever [the City] does with the parking lots should be done in a calm manner and not against a timeline, with developers swarming around trying to do what is good for them and not the town

City Response: Comment noted.

Comment #2: F. Kern

- City has a wonderful plan approved for the Sunset Center and Vista Lobos
- The #1 problem in this town is parking, which can be built underground [at the City-owned sites] and never be seen
- Put out an RFP for Sunset Center and Vista Lobos for 90 days, allow developers to make a proposal, present plans
- Developers have been completely left out of this process, bring in the private sector
- The [hotel-to-residential] keys is a wonderful idea, trade one hotel key for workforce housing, and build a 5-star hotel at Sunset Center with underground parking and charge 15% TOT [transient occupancy tax] all through the private sector
- The town has no money to give to people, and water is not an incentive
- Churches have no interest in selling their property unless it is at market rate

City Response: Appendix C, Page C-11 includes a section titled "Outreach and Developer and Hotel Owner Interest." Several meetings with developers were held to discuss the hotel-to-residential conversion program and strong interest was expressed in the program.

Appendix C, Page C-15 includes a section titled, "Outreach and Owner Interest." Developers participated in a community meeting at the Sunset Center in November 2024 to discuss development of affordable housing on church sites.

Comment #3: Anonymous

- Parking is the main problem and it will be compounded with an additional 349 housing units and 1.5-2 people per unit - how many cars is that per unit?
- Why are you rewarding underperforming hotels with a way out? Is there another way of gaining revenue for the city?
- One of the sites identified should be designated for parking

City Response: Comment noted. Meeting the RHNA of 349 units is a State mandate.

Comment #4: A. Jeselnick

- [Housing Element Amendment] is right-sized for Carmel
- Water needs to be allocated to the housing element programs with a commercial component
- Parking is the elephant in the room, and there is no silver bullet to fix it
- Current staffing may not be adequate to process the number of housing units planned for

City Response: Comment noted.

Comment #5: V. Beach

- [Higher] potential for units but presenting less
- ADUs occupied by an elderly parent, nurse, or another person at no cost are still considered an affordable unit - this is a likely Carmel scenario
- A market study of commercial rents revealed that residential rents are higher than commercial rents, which supports the live/work concept

City Response: Comment noted.

Comment #6: P. Prowes

- Public has not had an opportunity to review the Amendment
- Has there been any interest from hotel owners?

- No CEQA has been done and the path is not clear, parking and water issues may require an EIR
- Put out the RFP and see what is the highest and best use, there is developer interest

City Response: Since initiating the amendment effort in July 2024, there have been eight public meetings with the Planning Commission and/or City Council and two community meetings on the topic of the Housing Element amendment.

Appendix C, Page C-11 includes a section titled "Outreach and Developer and Hotel Owner Interest." Several meetings with hotel owners were held to discuss the hotel-to-residential conversion program and strong interest was expressed in the program.

Environmental review will be conducted once the project description becomes solidified. Parking is not an environmental impact analyzed under the California Environmental Quality Act (CEQA).

Refer to the City of Carmel-by-the-Sea 6th Cycle Housing Element Update (2023-2031) and Safety Element Update Mitigated Negative Declaration for a discussion of groundwater supplies.

Comment #7: T. Twomey

- There is interest in the hotel program
- The concept was vetted with several stakeholders, including hotel owners, hotel developers, and affordable housing developers
- Support for the Amendment and for trying something different

City Response: Comment noted.

Comment #8: CalHDF

The California Housing Defense Fund ("CalHDF") submits this letter to remind the City of its obligation to abide by all relevant state housing laws when considering an amendment to the City's Housing Element, as contemplated by agenda item 1 from the **October 20, 2025 Planning Commission meeting**, which calls for removing the City-owned sites known as Vista Lobos, Sunset Center North, and Sunset Center South.

The California Housing Defense Fund ("CalHDF") submits this letter to remind the City of its obligation to abide by all relevant state housing laws when considering an amendment to the City's Housing Element, agenda item 2 for the **November 4, 2025 Council meeting**, which calls for removing the City-owned sites known as Vista Lobos, Sunset Center North, and Sunset Center South.

The City's proposed amendments to its Housing Element would violate state law, including recently decided appellate case law, in several ways, as detailed below. The City's contemplated approach brings a significant risk of litigation.

Background

The City's Housing Element of its General Plan must provide an inventory of sites where housing is likely to be built in the upcoming cycle for each income level in its Regional Housing Needs Allocation ("RHNA"). (Gov. Code § 65583, subd. (a)(3).)

The City's RHNA includes the construction of 113 very low-income units, 74 low-income units, 44 moderate-income units, and 118 above moderate income units. The City's Housing Element Site Inventory allocates 78 very low-income units to the three City-owned sites, along with 46 low-income units and 25 moderate-income units. Together, these sites account for the vast majority of lower-income units in the City's Housing Element.

Additionally, these are the three best sites for potential funding as Low-Income Housing Tax Credit ("LIHTC") projects, given their size, potential unit yield, and land cost. Were these three sites to be removed from the Housing Element, the Site Inventory would have a serious deficit, falling well short of both the Housing Element's target production of 410 units, including 201 lower-income units, and the RHNA of 349 units, including 187 lower-income units. Because removing these sites would cause a deficit of lower-income units in the City's Site Inventory, the City's Housing Element would no longer be in substantial compliance with state law.

The City has proposed to make up for this shortfall by amending its Housing Element to establish multiple new programs, including:

- Program 1.1.C: Live/Work Housing
- Program 1.1.B: Development on Small Sites / Program 1.1.D: Mixed-Income Incentive Program
- Program 1.1.E: Affordable Housing on Religious Facility Properties
- Program 1.1.F: Hotel-to-Residential Conversion (Hotel 'Key' Transfer)

However, each of these programs are defective with respect to state law, as discussed infra.

Underlying Purpose of the Amendment

Before addressing the substance of the proposed amendment to the City's Housing Element, it is worth addressing the very purpose of the amendment. The City's existing, approved Housing Element plans to develop affordable housing via a tried and true technique - the disposal of City-owned land to affordable developers in order to build 100% affordable housing, almost certainly using federal Low-Income Housing Tax Credits ("LIHTC").

Pages 2-1 and 2-2 of the amended Housing Element contain the City's justification for this amendment (emphasis added):

"Beginning in Summer 2024, the City of Carmel-by-the-Sea began exploring strategies to further enhance the City's ability in delivering affordable housing opportunities throughout the community, and developing alternative strategies that present near-term potential for affordable units … The City is proud of the policies and programs that follow below. They represent an honest desire by both the local government and residents of Carmel to create real affordable housing opportunities in what, by all accounts, is an unaffordable place to live. This shared desire is evidenced by how these policies and programs came together … it leveraged the knowledge of both residents and City staff, making it possible to turn Carmel's unique constraints into opportunities for the creation of new housing."

However, these statements are simply not true. This amendment was created because members of the community have sought to block the development of 100% affordable housing on the City-owned sites.

The public record makes it clear that an antipathy towards housing for low-income households underlies this effort to amend the Housing Element.

A news article has documented how the City Council directed City staff to work with a group of local activists to amend the housing element to exclude the City sites, a group that evidently includes former Council Member Victoria Beach, who is quoted as saying, "The idea of clumping people who are lower-income together is a discredited housing strategy."

The development of housing in which 100% of units are affordable to lower-income households is in fact the primary method of developing affordable housing across the nation. Across the country, LIHTC funding has placed into service more than 3.7 million affordable homes, according to the federal government. In California, LIHTC developments are almost always 100% affordable to lower-income households. The LIHTC program, particularly when paired with local or state subsidy, is the primary way that California develops affordable housing.

The City, by choosing to abandon a 100% affordable strategy involving the disposition of City-owned land, is choosing riskier, unproven models that are much less likely to result in the development of housing affordable to lower-income households during the planning period. And the City seems to be doing so in order to appease residents who do not want 100% affordable housing developed in their community.

Lack of Site Inventory

Before addressing the various major legal problems in the proposed amendment, it is worth noting the fact that the amendment fails to include an adequate site inventory. Appendix C largely rehashes and expands upon various Housing Element programs. However, it fails to complete a critical Housing Element task - an inventory of land with specific numbers of units by income level assigned to each parcel.

This duty is imposed upon the City by state law. Government Code section 65583, subdivision (a)(3) requires that the Housing Element include::

(a)(3) An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing.

If this were not clear enough, page 9 of the HCD's Housing Element Site Inventory Guidebook states:

Identify which RHNA income category that each site in the inventory is anticipated to accommodate. On the site inventory, specify whether the site or a portion of the site is adequate to accommodate lower income housing, moderate-income housing, or abovemoderate-income housing. Sites can accommodate units for more than one income category. However, the inventory should indicate the number of units of each income category, and together the total of units attributed to each income category may not exceed total units attributed to the site, so that no unit is designated for more than one income category.

The proposed amendment fails in this elementary task.

Given that Appendix C, Sites Inventory, does not actually include a site inventory, below is a discussion of tables in Appendix C that do identify potential housing sites:

- Tables C-2 and C-3 identify pipeline projects, which is appropriate.
- Table C-8 identifies 45 different hotels that could conceivably be converted into affordable housing, but it fails to identify how many units by income level are planned for each site. However, Table C-42 assigns 80 lower-income units to the hotel conversion program. It is unclear which of these hotels are actually planned for lower-income units.
- Table C-10 identifies three churches that are planned for conversion to affordable housing, with unit counts and income levels. This is acceptable for this specific program. [The program itself violates state law for other reasons, including minimum site capacity issues, as discussed infra.]
- Table C-15 identifies eight parcels for the Live/Work program along with a number of units achievable on each site, but it fails to identify which income levels the sites will serve.
    - It is worth noting that on page C-29 the Housing Element states that only low-income units will be allowed to be developed in these buildings. However, Table C-15 assigns less than the minimum number of units required for low-income sites, as discussed infra.
    - Disturbingly, Table C-15 is entitled "Properties with Live/Work Potential for Lower-Income Housing." It is unclear if the City is actually committing to rezoning these parcels, or if it even considers these particular parcels to be on its site inventory.
- Table C-16 includes two parcels that will be rezoned and it also includes the number of units by income levels. However, Table C-16 assigns less than the minimum number of units required for low-income sites, as discussed infra.

- Table C-18 includes pipeline sites and recycled sites, with units by income level, which is appropriate.

In sum, the proposed amendment fails to include a site inventory that meets the requirements of state law. Even when taking all the tables in Appendix C in aggregate, the amendment simply does not supply enough information to constructively generate a site inventory. Crucially, Table C-8 fails to identify how many units by income level are planned for each hotel site.

However, the site inventory is superseded in importance by the failure of the amendment's housing programs, which do not satisfy Housing Element Law.

Required Minimum Number of Units Per Lower-Income Site

The five aforementioned programs fail to follow the requirements of state law regarding the minimum number of units per site.

Zoning code amendments, zoning map amendments, or both are required to implement each of the five listed programs. This means that the current zoning does not accommodate the programmed RHNA. For sites where the current zoning does not accommodate the programmed RHNA, Government Code section 65583.2, subdivision (h)(2) requires that the City rezone each site slated for a portion of its low-income RHNA for at least 16 units per site.

Page 33 of HCD's Housing Element Site Inventory Guidebook affirms the need for each low-income site to accommodate at least 16 units.

However, many of the sites in the City's proposed amended Housing Element do not allow at least 16 units of residential development.

- Program 1.1.C: Live/Work Housing - AFFH
    - All the sites in Table C-15 have between 7 and 13 units of capacity
- Program 1.1.D: Mixed-Income Incentive Program / Program 1.1.B: Development on Small Sites
    - Each of the two sites listed in Table C-16 have fewer than 16 units of capacity, with 010-138-020 planned for 7 units and 010-142-001 planned for 5 units
- Program 1.1.E: Affordable Housing on Religious Facility Properties - AFFH
    - First Church of Christian Science's site capacity is only 13 units
    - Rezoning required as the City may not rely on SB 4 in lieu of a rezoning, as discussed infra. This means that the 16-unit minimum applies.
- Program 1.1.F: Hotel-to-Residential Conversion (Hotel 'Key' Transfer) - AFFH
    - The following hotels listed in table C-8 have less than 16 rooms:
        - Briarwood Inn
        - Briarwood Inn II/Holland Court Inn
        - Carmel Cottage Inn LLC
        - Carmel Country Inn LLC
        - Carmel Garden Inn
        - Carriage House Inn

        - Forest Lodge
        - Lamplighter Inn
        - Monte Verde Inn
        - Monte Verde Inn East
        - Ocean View Lodge
        - Sea View Inn
        - Sunset House
        - Tally-Ho Inn
        - The Homestead
        - Vagabond House
    - As discussed supra, Program 1.1.F also fails to satisfy state law because the site inventory does not assign units by income level to the various sites

The City's Housing Element therefore does not comply with state law because it fails to satisfy the requirement that each lower-income site accommodate at least 16 units. (See Gov. Code, § 65583.2, subd. (h)(2).) This is a basic requirement for any housing element.

Required Local Zoning for Religious Properties Program

Program 1.1.E: Affordable Housing on Religious Facility Properties has legal defects beyond the insufficient number of units on one of the sites. Specifically, the City cannot rely on the use of SB 4 (Gov. Code, § 65913.16) to generate housing on those sites. As discussed on page 14 of HCD's Housing Element Site Inventory Guidebook, the base density of each site must allow the achievement of the number of units planned in the site inventory.

Furthermore, SB 4 imposes a number of constraints on housing development. The City must analyze and account for these constraints in its Housing Element. Specifically, SB 4 requires that projects be both 100% affordable and pay prevailing wage for construction labor. This requirement, in addition to the meager number of units planned for each site, means that potential projects on these sites must receive a full LIHTC award and additional governmental subsidy ("soft money") in order for a project to pencil out. The City must explain how it anticipates that such projects will be feasible or where the additional soft money will come from to pay the prevailing wage requirement of SB 4.

The City should remember that it must make required findings based on substantial evidence that the existing uses on these sites are likely to discontinue during the planning period, as required by Government Code section 65583.2, subdivision (g)(2), given that the City is relying on nonvacant sites for at least 50% of its low-income RHNA. The City should bear in mind the prevailing wage requirements of SB 4 when making these findings.

Instead of relying on SB 4, the City must include a plan to rezone these church sites in order to allow residential development on a by-right basis, as is required by Government Code section 65583.2, subdivision (h)(1).

Additional Legal Defects in Mixed-Income Program

Program 1.1.D: Mixed-Income Incentive Program has legal defects beyond the insufficient number of units planned for each site. The City states that it is planning on using incentive zoning to achieve the number of low-income units on each site. However, this approach is forbidden by HCD's Housing Element Site Inventory Guidebook. From page 14 of the Guidebook:

The analysis of "appropriate zoning" should not include residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program or potential increase in density due to a density bonus, because these tools are not a substitute for addressing whether the underlining (base) zoning densities are appropriate to accommodate the RHNA for lower income households.

The City must instead rezone each of these potential mixed-income sites to achieve both the minimum density and minimum unit count prescribed by law. (Gov. Code, § 65583.2, subd. (h)(2).) And the City must allow residential development on a by-right basis on each site. (Id. at subd. (h)(1).)

Additional Legal Defects in Hotel Conversion Program

Program 1.1.F: Hotel-to-Residential Conversion (Hotel 'Key' Transfer) fails to satisfy the requirements of state law regarding the Housing Element Site Inventory. Government Code section 65583.2, subdivisions (b) and (c) spell out what the Housing Element's Site Inventory must contain. As discussed supra, the site inventory must list (among other information) each site by APN along with the number of units at each income level that each site will accommodate.

The City's proposed amended Housing Element fails to accomplish this basic task. The Housing Element lists a large number of hotels that could potentially be converted, but fails to assign specific numbers of units to specific properties at specific income levels.

And, as discussed supra, the program does not have at least 16 units on each lower-income site, violating state law. (See Gov. Code, § 65583.2, subd. (h)(2).)

Requirement for By-Right Development

The program also fails to comply with Government Code section 65583.2, subdivision (h)(1), which mandates that the City allow residential development on a by-right basis for residential projects on low-income sites where at least 20% of the units are affordable. If the City plans on allowing hotels to convert to residential use in order to satisfy its low-income RHNA, then it must allow residential use on those sites on a by-right basis.

Ability to Make Findings Re Discontinuance of Uses

It is also unlikely that the City can make the required findings based on substantial evidence that the existing uses on these sites are likely to discontinue during the planning period, as required by Government Code section 65583.2, subdivision (g)(2), given that the City is relying on nonvacant sites for at least 50% of its low-income RHNA.

The program relies on the sale of “hotel keys” (i.e. a transfer of development rights program, akin to taxi medallions or liquor licenses). In order for this program to function, there must be sufficient zoned capacity of commercial land to accommodate new hotels, so that there will be a market created for the “hotel keys.” However, the program has deeper flaws.

The City is counting on the conversion of failing hotels into affordable housing while at the same time relying on a $438,000 market value of each “hotel key.” This is an internal contradiction of the program - it is unclear why hotels are failing and ripe for conversion to affordable housing if there is such overwhelming demand for hotel rooms that developers are willing to pay $438,000 per door just for the right to develop/operate a hotel room.

Additionally, the anticipated market value of each “hotel key” seems highly inflated. To put it into perspective, in 2018, St. Patrick’s Cathedral in Midtown Manhattan was attempting to sell its development rights at an asking price of $385 per square foot, and JP Morgan Chase purchased development rights for its new Midtown office building at $350 per square foot. If each Carmel hotel room is (conservatively) 400 square feet in size, plus 100 square feet for hallways and other circulation space, this means that the City is assuming that hotel development rights in Carmel are worth approximately $600 per square foot. It is improbable that development rights in Carmel for hotel use are worth so much more than development rights in Midtown Manhattan.

Constraints from Coastal Commission Policies re Low Cost Lodging
When implementing the Housing Element, the City will likely need to amend the Land Use and Coastal Access and Recreation (due to the impact on hotels/motels) chapters of its General Plan. The City will certainly need to amend its zoning code.

The City will be required to submit these various amendments to the Coastal Commission for approval, as they make up parts of the City’s Local Coastal Program.

The Coastal Commission has long prioritized lower-cost lodging in the coastal zone. Program 1.1.F is predicated on the conversion of lower-cost hotels/motels into lower-income housing. Replacement hotel/motel units are likely to be significantly more expensive. In fact, they must be dramatically more expensive in order to pay off the $438,000 that the City plans to charge for a ‘hotel key.’

The City must analyze the degree to which the Coastal Commission’s policies regarding low-cost lodging represent a constraint on this program.

Additional Defects in Live/Work Program

As discussed supra, Program 1.1.C: Live/Work Housing has an insufficient number of units on each site, in violation of Government Code section 65583.2, subdivision (h)(2).

Beyond this, however, the program assumes that property owners will voluntarily renovate underutilized commercial space into deed-restricted, low-income residential units without government subsidy. The proposed amended Housing Element paints a rosy picture of how deed-restricted affordable housing will generate higher rents than the current commercial rents

of these spaces. However, this proposal fails to address the renovation costs needed to convert these spaces into residential units.

Chapter 10 of California's Existing Building Code (C.C.R. Title 24, Part 10) imposes a host of requirements whenever a change of occupancy is proposed, and such building improvements will be required in addition to the installation of bathrooms, kitchens, interior walls, HVAC, etc. The notion that property owners would opt into such renovations to create affordable housing without government funding is improbable, to say the least.

Successful programs in California rely on bonuses of additional market rate development to encourage the development of deed-restricted, affordable housing. Highly successful programs that use this model include the state's Density Bonus Law (Gov. Code, § 65915) and San Diego's bonus ADU program. However, programs tend to be very unsuccessful if they allow additional units only on the condition that they be deed-restricted, affordable units.

It is therefore unlikely that the City can make the required findings based on substantial evidence that the existing uses on these sites are likely to discontinue during the planning period, as required by Government Code section 65583.2, subdivision (g)(2), given that the City is relying on nonvacant sites for at least 50% of its low-income RHNA.

Limitations on Non-Residential Use for Low-Income Sites

Government Code section 65583.2, subdivision (h)(2) places strict requirements on the type of zoning allowed for low-income RHNA sites (emphasis added):

These sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 16 units per acre in jurisdictions described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c), shall be at least 20 units per acre in jurisdictions described in clauses (iii) and (iv) of subparagraph (B) of paragraph (3) of subdivision (c), and shall meet the standards set forth in subparagraph (B) of paragraph (5) of subdivision (b). At least 50 percent of the lower income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted, except that a city or county may accommodate all of the lower income housing need on sites designated for mixed use if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total fl oor area of a mixed-use project.

As can be seen from this excerpt, at least half the City's lower-income RHNA must be planned on sites that only allow residential use. However, the proposed amended Housing Element fails to meet this statutory requirement.

The following four programs all fail to meet this standard:

- Program 1.1.C: Live/Work Housing
    - This program is explicitly mixed-use and therefore fails to comply with the requirements of Government Code section 65583.2, subdivision (h)(2).
    - 78 lower-income units

- Program 1.1.D: Mixed-Income Incentive Program / Program 1.1.B: Development on Small Sites
    - The City must zone these sites so that only residential development is allowed.
    - 4 lower-income units
- Program 1.1.E: Affordable Housing on Religious Facility Properties
    - Because religious facility uses are still permitted on these properties, this program fails to comply with the requirements of Government Code section 65583.2, subdivision (h)(2).
    - 65 lower-income units
- Program 1.1.F: Hotel-to-Residential Conversion (Hotel 'Key' Transfer)
    - Because commercial (hotel) uses are still permitted on these properties, this program fails to comply with the requirements of Government Code section 65583.2, subdivision (h)(2).
    - 80 lower-income units

This means that the City is accommodating 227 lower-income units on sites that allow nonresidential or mixed uses.

The City's lower-income RHNA is 187 units. The pipeline projects (26 lower-income units), ADUs (42 lower-income units), mixed-income program (6 lower-income units), and Forest Cottages Specific Plan (2 lower-income units) represent 74 units total. This means that well under half of the City's lower-income RHNA (74/187=40%) is planned for sites where the zoning allows exclusively residential use.

This means that the proposed amended Housing Element violates the requirements of Government Code section 65583.2, subdivision (h)(2).

Government Code section 65583.2, subdivision (h)(2) allows low-income RHNA sites to be mixed-use only if: "... those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project." However, the various programs either do not allow 100% residential use, do not require 50% of floor area to be residential, or fail both tests.

It also appears that the Mixed-Income Program may also allow for non-residential use (see pages 2-11), as is planned to be implemented in the downtown area and the City states that such projects may include first floor commercial space, as the intent is to model these projects on the recent development "Trevvett Court." Furthermore, it is unclear if the Forest Cottages Specific Plan only allows residential use, as there is an existing motel on the site.

- Program 1.1.C: Live/Work Housing
    - This program neither allows 100% residential use nor requires 50% of fl oor area to be residential.
- Program 1.1.D: Mixed-Income Incentive Program / Program 1.1.B Development on Small Sites
    - This program neither allows 100% residential use nor requires 50% of fl oor area to be residential (see discussion of this program supra)

- Program 1.1.E: Affordable Housing on Religious Facility Properties
    - This program does not require 50% of fl oor area to be residential. Additionally, this program relies on SB 4 and does not facilitate 100% residential use via the underlying zoning.
- Program 1.1.F: Hotel-to-Residential Conversion (Hotel 'Key' Transfer)
    - This program does not require 50% of fl oor area to be residential for mixed-use projects. Additionally, the City would have to rezone all the hotels on its list of potential sites for 100% residential use.

Recently published, binding caselaw from the California Court of Appeal has clarified the requirements of Housing Element Law regarding mixed-use zoning on sites planned for power-income units.

In New Commune DTLA LLC v. City of Redondo Beach (Oct. 10, 2025, No. B336042) ___ Cal.App.5th ___ [attached], the Court held that an overlay cannot be used to satisfy the requirements of state law for rezonings for lower-income sites (see Gov. Code, § 65583.2, subd. (h)(2)) if the zoning expressly permits development that does not include housing. Allowing underlying, non-residential uses would not satisfy the minimum residential density requirement imposed by state housing law.

As applied to Carmel-by-the-Sea's Housing Element, the Redondo Beach decision prohibits the City from proposing zoning for lower-income sites that allows for any development that does not include a residential component.

This has implications for the following programs:

- Program 1.1.C: Live/Work Housing
    - These low-income RHNA sites must be mapped with zoning that prohibits the establishment or expansion of commercial development, with the exception of mixed-use developments satisfying Government Code section 65583.2, subdivision (h)(2)). This would mean that zoning must prohibit existing commercial buildings from expanding their fl oor area on site, absent a residential development.
- Program 1.1.D: Mixed-Income Incentive Program / Program 1.1.B Development on Small Sites
    - These low-income RHNA sites must be mapped with zoning that prohibits the establishment or expansion of commercial development, with the exception of mixed-use developments satisfying Government Code section 65583.2, subdivision (h)(2)). This would mean that zoning must prohibit existing commercial buildings from expanding their fl oor area on site, absent a residential development.
- Program 1.1.E: Affordable Housing on Religious Facility Properties
    - These low-income RHNA sites must be mapped with zoning that prohibits the establishment or expansion of religious uses, with the exception of mixed-use developments satisfying Government Code section 65583.2, subdivision (h)(2)).

This would mean that zoning must prohibit existing houses of worship from expanding their fl oor area on site, absent a residential development.

- Program 1.1.F: Hotel-to-Residential Conversion (Hotel 'Key' Transfer)
    - These low-income RHNA sites must be mapped with zoning that prohibits the establishment or expansion of hotels/motels, with the exception of mixed-use developments satisfying Government Code section 65583.2, subdivision (h)(2)). This would mean that zoning must prohibit existing hotels/motels from expanding their fl oor area on site, absent a residential development.

The City Should Follow Through on Its Commitments

Given the timelines necessary for housing development, the fact that we are already two years into the planning period, and the comparative lack of vacant land in the City, it is inappropriate for the City to abandon its most important low-income sites. Government Code Section 65583, subdivision (a)(3) requires that the Housing Element include (emphasis added) "An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing."

The City-owned sites were scheduled for an RFP by December 2025, and it is highly unlikely that any private organizations, such as churches, would be able to come to an agreement regarding potential development plans on the same schedule as the City had committed to. Furthermore, any plans by such organizations to develop affordable housing via SB 4 will likely run into equivalent community opposition, given that their scale would likely have to be similar to what has been proposed for the City-owned lots given the realities of affordable housing finance. Unlike a private developer, a church is much more susceptible to public pressure given that it is made up of members of the community.

Fair Housing Implications

The public record makes it clear that an antipathy towards housing for low-income households underlies this sudden decision to amend the Housing Element.

Basic affordable housing finance dictates that the most effective way to develop affordable housing is via projects of sufficient size and composition to qualify for LIHTC funding. This typically means 100% affordable projects of 40-80 units for 9% LIHTC and more than 100 units for 4% LIHTC. Furthermore, this scale ensures efficient delivery of services for residents. This is exactly why state law dictates minimum densities on sites for low-income households (See Gov. Code, § 65583.2, subd. (h).) In contrast, the City's proposed amended Housing Element envisions a large number of low-income sites with densities below what is required by state law. (Ibid.)

Amending the City's Housing Element to exclude the City-owned sites is transparently discriminatory towards lower-income households. For purposes of state fair housing law (See

Gov. Code, § 8899.50, inter alia.), low-income residents are a protected class. (Gov. Code § 65008, subs. (a)(3), (b)(1)(C), and (b)(2)(B).) The City is obligated by state law (Gov. Code, § 8899.50) not to discriminate against such residents based on protected characteristics.

Additionally, the City has a duty to affirmatively further fair housing ("AFFH") in preparing its Housing Element. (See Gov. Code § 8899.50 and § 65583 (c)(5).) The Housing Element itself, moreover, must assess fair housing within the City. (Gov. Code § 65583, subd. (c)(10)(A).)

Under Government Code section 8899.50, all public agencies must affirmatively further fair housing through their housing and community development programs. Government Code section 8899.50, subdivision (a)(1), defines "affirmatively furthering fair housing" as taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. Public agencies are required to take meaningful actions to AFFH and take no action that is materially inconsistent with its obligation to AFFH. (Id. at subd. (b).)

Amending its Housing Element to exclude the City-owned sites would be disparate treatment based on a protected characteristic and it would also fail to affirmatively further fair housing.

Carmel-by-the-Sea is much, much wealthier than the rest of Monterey County and has a vastly higher proportion of White residents. According to the 2020 decennial census, Carmel-by-the-Sea is 87% White and only 6% Latino, whereas Monterey County is 27% White and 60% Latino. Furthermore, the median household income in Carmel-by-the-Sea is $126,406 per year, according to the 2022 5-year American Community Survey, whereas the Monterey County median household income is $91,043, according to the same dataset.

The City has also permitted only 13 lower-income units according to its annual progress reports dating back to 2018. Eliminating the main program in its housing plan to produce low-income homes, while replacing this production with a variety of programs unlikely to produce any new homes, would be a clear violation of fair housing laws.

Housing Element Substantial Compliance and the Builder's Remedy

If the City continues to attempt to amend its Housing Element, rather than issue the RFPs for the City-owned sites, it runs a high likelihood of missing the December 2025 deadline for the RFPs. If the City fails to implement required programs within the timeframes outlined in the housing element, the City is no longer in substantial compliance with Housing Element law.

The Housing Accountability Act (Gov. Code, § 65589.5; the "HAA") requires approval of "builder's remedy" projects that are submitted during periods of local housing element noncompliance. (Gov. Code, § 65589.5, subd. (d)(6).) Under the HAA, a city may not disapprove a builder's remedy project on the grounds it does not comply with the city's zoning and general plan if the developer submitted either a statutorily defined "preliminary application" or a

"complete development application" while the city's housing element was not in substantial compliance with state law. (See Gov. Code, § 65589.5, subds. (d)(6), (h)(5), (o)(1).) This statutory provision temporarily suspends the power of non-compliant municipalities to enforce their zoning rules against qualifying affordable housing projects. See California Housing Defense Fund v. City of La Cañada Flintridge, Case Number: 23STCP02614 (attached), for a recent court decision affirming the plain language of the statute in this regard.

If the City's compliance with Housing Element law lapses, developers will be able to propose any residential project, no matter how tall or large, as long as it qualifies as a builder's remedy project. The City will be bound to approve all such projects even if the City later comes back into compliance with housing element law. For instance, in Santa Monica, a single developer proposed 4,260 housing units, including several 18-story buildings, when Santa Monica's housing element fell out of compliance. If the City wrongfully denies such builder's remedy applications, not only may the applicant seek judicial remedies, but the HAA specifically empowers housing organizations, such as CalHDF to enforce the act via litigation. (Gov. Code, § 65589.5, subd. (k)(1)(A)(i).)

And if the City contests such Builder's Remedy applications, it may be liable for costs. For example, the HAA authorizes courts to award attorney's fees and costs both to applicants and to housing organizations if they prevail in litigation to enforce the HAA. (Id. at subd. (k).) As an example, the City of Berkeley was fined $2.6 million and forced to pay $1.4 million in attorneys' fees after incorrectly denying a housing development project in violation of the HAA.

♦♦♦

In sum, if the City amends its housing element to exclude the three City-owned sites, or fails to issue the RFPs for the City-owned sites, it will be exposing itself to potential litigation. If the City loses such litigation, it will be exposed to a variety of remedies, potentially including the Builder's Remedy, as well as attorneys' fees and other costs. CalHDF recommends that the City drop its effort to amend the Housing Element and instead proceed with its plans to dispose of the City-owned sites to develop 100% affordable housing, which is badly needed in Carmel-by-the-Sea.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

City Response: The City worked diligently with HCD staff to develop alternative strategies for accommodating the RHNA. HCD has continued to guide the City through this amendment process. HCD has assured staff that the City's adopted Housing Element will continue to retain its compliance status until such time when the City adopts an amendment. Because the City is actively pursuing alternative strategies, HCD has indicated pausing the implementation of the city-owned sites is appropriate. It is absolutely the City's goal to only adopt an HCD-certifiable amendment that fully complies with State law, including adequate sites for RHNA and AFFH requirements. Furthermore, replacing the city-owned sites with alternative strategies does not preclude development on these sites.

As no rezoning is being proposed as part of this amendment, AB 1397's rezoning for shortfall provisions do not apply.

The proposed alternative strategies are intended to promote housing choice and mobility in Carmel-by-the-Sea, expanding housing options and locational choices for lower and moderate income households.

Comment #9: M. Ruess

As a resident of Carmel and someone who has tremendous interest in having Carmel by the Sea succeed in the implementation of the adopted 6th Housing Element (HE6) already certified by the Department of Housing and Community Development (HCD) on 25 April 2024, I have prepared some comments to the proposed amendment.

After reading the proposed Amendment to the 6th Housing Element, and appreciating the work done by the city planning department as well as the Affordable Housing Alternatives Group (AHA), I discovered a few inconsistencies or unnecessary changes:

General comments:

1. The purpose of the work to be performed was to focus on identifying solutions for the 149 Very Low to Low Income units required; however, it looks like this effort was expanded to look at ALL housing solutions. That is inconsistent with the original discussions with this effort.

Question: Why was the focus expanded? Why was this action taken without prior review with the council?

City Response: In order to move the 149 affordable units from the City owned sites, and dispersed in a manner that could realistically be accomplished, the mix of affordability also needed to be considered.

2. The Chapter 2 Redline version on the website for the City Council meeting on Nov. 4 does not show the complete redlines (with track changes) performed to the original document in order to create the version proposed as an amendment.

Question: Why are the two documents not provided to the public for complete review? It is important to allow for the public to compare both documents in order to understand the changes and the impact to the already adopted HE6.

City Response: City staff prepared a redlined version of Chapter 2 and a clean version. Both have been posted on the City's website and included as attachments to the October 20, 2025 Planning Commission agenda report.

Additionally, the City Council agenda report for the Housing Element includes direct links to the City's websites where the Chapter 2 redlines can be found. CLICK HERE to be taken to the Public Meetings/Hearings page or you can view them directly HERE for your convenience.

3. Other documents shown as Redlines do not provide track changes or highlights of the changes. For example, on Appendix C, when comparing the section on Accessory Dwelling Units on the original HE6 against the version shown as "Appendix C Redlines" on the city website for the meeting, the language is different and the explanations have changed. Yet, the document never shows them with track changes. (See Annex 1).

Request: Please update the documents for the upcoming Nov. 4 meeting with the corresponding detailed redlines/track changes so as to allow for true comparison.

City Response: Redlines were not prepared for Appendix C because it is a complete rewrite and effectively a new document. The staff report explains the changes that have been made to the adopted Housing Element.

Specific to Programs:

4. Program 1.1.B City Owned Sites – this section was eliminated. However, it is imperative that the city continues to evaluate the three (3) sites in the Sites Inventory as originally described.

"The City plans to pursue three (3) sites (#1, #2, and #3 in the Sites Inventory) over the next five years for the potential development of 149 total units over the three sites (124 affordable to lower-income households and 25 for moderate-income households)."

Recommendation: I suggest that the city goes forward with the steps outlined in the HE6, and prepares and publishes the required RFP by December 2025 so developers can evaluate the city-owned land, consider alternatives for leasing it, and provide the city with valuable information in order to make informed decisions.

"Establish and implement development standards for Sunset Center (Sites #1 and #2) by December 2025; 2. Develop project description and establish an RFP process and solicit developers by December 2025;"

City Response: The City Council directed these sites to be removed from the Housing Element, which is being accomplished by this amendment. The City is not precluded from pursuing development on City owned sites outside of the Housing Element if they choose to make that a priority.

5. Programs 1.1.E, 1.1.F, & 1.1.G (formerly 1.1.D, 1.3.B, 1.3.D) – Affordable Housing on Religious Facilities, Hotel Employee Housing Program, and Hotel to Residential Conversion. I appreciate the work to further develop these initiatives, that were originally identified in the adopted HE6, by the city and the AHA group. The data has given these programs a more compelling position.

Question: For hotel to residential (1.1.F) is the city prepared to reach out to developers by December of 2025?

City Response: The City has already been in contact with both developers and hotel owners. We have received interest from both parties.

6. Program 1.1.C – Live/Work Housing – A very creative, new idea with a lot of work done to identify and select sites. Your target is 78 of them which is commendable. You are recommending to make them deed restricted. Is that an attractive alternative to the owners knowing that it restricts them?

Question: Have the owners responded to any queries regarding this idea? Has this assumption been validated? If not, I recommend it be eliminated.

City Response: Some owners have been contacted and expressed interest. The assumption has been validated with market research that appears in Appendix C of the Housing Element.

7. Program 1.1.H (formerly 1.3.C) – Accessory Dwelling Units (ADUs) – Although the State has passed legislation to assist and support the development of ADUs, including the by-right approval of units less than 800 square feet, and that we continue to include them in our solutions for very low to low-income housing, I do not think this is accurate of the currently permitted ADUs in the city.

Recommendation: We should take them out of the list since they do not offer that solution.

Question: Have any of them been rented? If so, do they qualify for very low to low-income housing rentals? How is this being documented?

Question: Since deed restrictions are being suggested for Live/Work housing, why aren't ADUs being deed restricted?

City Response: We do not have a formal study of whether or not ADUs are being rented. To our knowledge, none of the ADUs in town are deed restricted affordable. However, HCD has confirmed that for ADUs, you do not necessarily need to have them be deed restricted to count as "affordable". HCD will accept a formal survey of ADUs which shows how much they are being rented for, and a comparison of other rents in the Village to show that they are below the market rate (ADUs are the only type of housing that this applies to). The ADU program in the Housing Element includes creation of this program to track the cost of ADU rentals in town. As for why ADUs are not proposed to be deed restricted, our research, and conversations with the State, show that home owners are unlikely to put a meaningful deed restriction on an ADU due to the limited incentives that can be offered, unlike commercial property owners who stand to gain more from a deed restriction.

Thank you for reviewing my comments and for encouraging all residents to participate in this very important process.

[Continuation of M. Ruess written comments:]

Annex 1

The purpose of this section is to provide comparisons between the adopted 6th Housing Element (HE6) and the proposed amendment to it.

In preparation for the City Council meeting on Nov. 4, it is imperative to have a clear understanding of the changes made to the adopted 6th Housing Element document presented in April 2024 and the proposed amendment being reviewed. However, the documents shown as "Redlines" do not show the actual changes as normally shown in a Redline version of a document where track changes are kept so the reader understands the changes submitted. For example, the sections on Accessory Dwelling Units shown on Chapter 2 and Appendix C as "Redlines" do not demonstrate changes from the adopted 6th Housing Element. Please read comparisons below:

Appendix C

Adopted 6th Housing Element

Accessory Dwelling Units Since July 1, 2023, the City has issued certificates of occupancy for four (4) new accessory dwelling units, and issued building permits for five (5) additional ADUs for a total of nine (9)ADUs. Furthermore, building permits issued prior to July 1, 2023 include 13 additional ADUs which are currently under construction and are expected to be completed during the 6th Cycle Housing Element planning period. An additional four (4) building permit applications for ADUs are currently in building plancheck review and are also expected to be constructed during the planning period. In total, the City expects that at least 26 new ADUs will be completed during the planning period. The city continues to see a strong interest in ADUs and expects that number to be even higher by June 30, 2031. The following details ADUs that have a certificate of occupancy, building permit, or are under construction as of July 1, 2023.

Proposed Amendment 6th Housing Element Redlines

Accessory Dwelling Units

Between July 1, 2023 and December 31, 2024, the City issued certificates of occupancy and building permits, and is in the process of reviewing additional ADU applications, for a total of 45 ADUs and JADUs as documented in the City's Housing Element Annual Progress Reports submitted to HCD. The City continues to see a strong interest in ADUs and expects that trend to continue throughout the planning period. In reviewing the City's ADU construction activities between 2017 and 2024, 64 ADU applications were processed in the City. Among these units, 15 (24 percent) were for units smaller than 300 square feet and 20 (32 percent) were between 301 and 500 square feet. Also 31 (49 percent) were for conversion from existing spaces (these units tend to be smaller and less expensive to construct, and therefore are more likely to be affordable). Based on a review of rental unit sizes in Monterey County, average unit sizes in the region are:

· Studio - 420 square feet

· One-bedroom - 646 square feet

· Two-bedroom - 938 square feet

Overall, 41 percent of the City's ADUs between 2017 and 2024 were significantly smaller than the average sized ADU in the region for that bedroom count. Rental rates for these smaller ADUs are reasonably expected to be lower than market rate, regularly sized units. Furthermore, discussions with local realtors indicate that many ADUs are occupied by caretakers at reduced or no costs. Therefore, the City uses the30/30/30/10 income/affordability distribution approved for the ABAG jurisdictions and also used by most ABAG jurisdictions for the 6th cycle Housing Element update. Overall, the 45 ADUs permitted are distributed into 13 very low income, 13 low income, 13 moderate income, and 6 above moderate income. ATTACHMENT 6

Chapter 2

Adopted 6th Housing Element

Program 1.3.C: Accessory Dwelling Units - AFFH The City's ADU ordinance was last updated in 2017 (Ord. 2017-10 § 1 (Exh. A), 2017). Carmel-by-the-Sea is currently following the requirements of State law in the review and approval of ADUs and JADUs. The City is in the process of updating its ADU Ordinance to incorporate state laws that have expanded since 2017, and to clarify the ADU permitting process for property owners. The City recognizes that ADUs provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible. It's also important to note that 80 percent of Carmel-by-the-Sea's vacant units are for seasonal, recreational, or occasional (second home) use. ADU and JADU development on properties used for occasional use adds to the permanent rental housing stock and provides on-site oversight for second properties. The City includes the Housing and Community Development Department ADU Handbook on the Planning Department website to offer technical assistance to interested property owners. Pre-approved, standardized plans can eliminate the costs of designing a custom ADU, and assures property owners the unit type and size is already approved by the City. Pre-approved plans can also make construction more affordable if the designs are using materials that are easily sourced and standard sized. To further promote ADU development the City will implement to the following: ▪ The City is on track to adopt an updated ADU

Ordinance by the end of 2024. The City will also amend the Municipal Code to reflect current State ADU law in a timely manner as new relevant state laws are adopted during the planning cycle. Chapter 2.0 – Goals, Policies, and Implementing Programs 2-12 EMC Planning Group Carmel-by-the-Sea 6th Cycle Housing Element Update Adopted April 8, 2024 Timeframe: Ordinance adopted by December 2024 ▪ Develop pre-approved, standardized ADU plans available on the City's website to further incentive the construction of ADUs. Quantified Objective: 5 Extremely Low, 5 Very Low, 10 Low, 10 Moderate, and 4 Above Moderate-Income

units Timeframe: December 2026 Responsible Party: Community Planning and Building Department Funding Source: General Fund (Formerly Program 3-5.3.c: Subordinate Units)

Proposed Amendment to 6th Housing Element Redlines

Program 1.1.H: Accessory Dwelling Units - AFFH

Quantified Objective: 7 Extremely Low, 14 Very Low, 21 Low, 21 Moderate, 7 Above Moderate Income Units

Timeframe: December 2025 to December 2031

Monitor and report to the City Council the City's progress in facilitating ADU production annually. Based on results of the monitoring, if by June 2028 the City is not trending to meet its established objectives for this program, the City will modify the program and/or utilize alternative strategies within six months to ensure that the City could fully accommodate its RHNA.

Responsible Party: Community Planning and Building Department

Funding Source: General Fund

Issues and Opportunities

The City's ADU ordinance was last updated in 2017 (Ord. 2017-10 §1 (Exh. A), 2017). Carmel-by-the-Sea is currently following the requirements of state law in the review and approval of ADUs and JADUs. The City is in the process of updating its ADU Ordinance to incorporate state laws that have expanded since 2017, and to clarify the ADU permitting process for property owners.

Program Description

The City recognizes that ADUs provide affordable housing options for family members, seniors, students, in-home health care providers, couples, small families, and friends. ADUs can also be useful to generate additional rental income for the homeowner. The City also recognizes that there are many misconceptions surrounding development regulations and water restrictions for ADUs. For example, it is not widely known that ADUs do not need a new water meter, or that the Monterey Peninsula Water Management District(MPWMD) does not charge a service connection fee for an ADU. To help combat this lack of public knowledge, the City maintains a dedicated housing webpage that includes the California Department of Housing and Community Development Accessory Dwelling Unit Handbook and that serves as a source of technical assistance to property owners.

To facilitate ADU development the City will complete the following actions between 2024 and 2031:

- The City will complete revisions to its local ADU Ordinance and incorporate guidance from the recent Senate Bill 1077 (December 2026).

- As new relevant state laws are adopted during the planning cycle, the City will amend theCarmel Municipal Code in a timely manner to reflect applicable changes in the law.
- The City will develop a process for reviewing plans submitted for pre-approval pursuant to AB1332 (2023). (June 2026)
- The City will develop a procedure for the review and approval of unpermitted ADUs pursuant to AB 2533 (2024) also known as the amnesty program. (June 2026) ATTACHMENT 2
- Chapter 2.0 – Goals, Policies, and Programs 2-16
- Carmel-by-the-Sea 6th Cycle Housing Element Amendment Update Adopted November 2025
- The City will pursue implementing a pre-sales inspection program to identify unpermitted ADUs and refer them to the amnesty program. (December 2027)
- If the program is determined to be feasible, establish a program within six months. (June 2028)
- The City will establish a renter match program for ADUs. (December 2029)
- The program may also employ a citywide survey of ADU rental rates to help connect tenants with property owners charging more affordable rates.
- Outreach activities will include promoting ADU availability to local workers.
- The City will promote affordability and increase workforce housing by developing a program to incentivize homeowners to create ADUs that are affordable to, and occupied by, lower income households. One incentive could be providing the necessary water credits to serve the ADU. Other incentives would also be explored during the development of the program. (December 2026)
- The City will conduct outreach and education on an ongoing basis, including but not limited to the following efforts: holding community workshops, promoting the Property Owners Guide toBuilding an ADU (prepared by the AHA community group in coordination with the City of Carmel) and updating it as needed, maintaining a dedicated webpage on the City's website with information on ADUs, conducting outreach and providing education to local architects and realtors, and sending educational information through the mail to property owners about working with the City to develop ADUs, and clarifying common misconceptions about water availability.

Program Benefits

- Legalize unpermitted ADUs to ensure they meet minimum health and safety regulations.
- Provide affordable housing options for the local workforce.
- Provide additional housing options for local seniors.
- Increase the proportion of ADUs that are occupied through a renter match program.
- Increase the permanent housing stock.
- Encourage full-time residency within the village.

City Response: Comment noted.

Comment #10: B. Shields

My name is Bryan Shields and I am a representative of Carpenters Local 646, covering Monterey County. I am reaching out today in concerns to the 6th Cycle Housing Element and how you as the council can support the Construction Workers of Monterey County. Other municipalities have already adopted this menial encouragement language, but it can make a world of difference in its effect.

Proposed Language:

Local Labor.

Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.

Sincerely I ask the City of Carmel-by-the-Sea to adopt this language in its 6th cycle housing element that it might by doing this fasten the working class to the future of the City.

Attached are examples from other municipalities who have adopted such language.

City Response: Comment noted.

Comment #11: Monterey Salinas Transit (MST)

Monterey-Salinas Transit District (MST) has reviewed the Draft Amendments to the Adopted 6th Cycle Housing Element. MST supports the City's continued efforts to align housing implementation with **Transportation Demand Management (TDM)** strategies that reduce traffic congestion, manage parking demand, and improve mobility for both residents and the local workforce.

Transportation Demand Management (TDM) Coordination

MST supports the City's vision in reducing parking demand through **Program 1.1.B (Development on Small Sites) and Program 3.1.E (Reduced Parking Requirements)** identified in the Housing Element Amendment. MST continues to operate Lines 5, 91, and 94, making connections to regional employment and commercial centers. Ongoing coordination on TDM strategies and reduced parking requirements near accessible transit stops can help make new housing more affordable, strengthen transit use, and improve overall mobility for residents and the local workforce.

MST's Vanpool Program

MST's Vanpool Program, operated in partnership with Commute with Enterprise, offers a sustainable commuting option for employees traveling to Carmel-by-the-Sea from other parts of

Monterey County. Employers, including the City, can support their staff by contributing to vanpool costs and making this a more attractive option for the local workforce. City staff have met with MST several times this year to explore vanpool opportunities, and MST looks forward to helping launch one or more vanpools serving City employees and local hospitality workers.

MST looks forward to supporting the City's 6th Cycle Housing Element by aligning housing needs with the City's Transportation Demand Management (TDM) efforts. If you have any questions regarding these comments, please do not hesitate to contact me at movermeyer@mst.org or 831-264-5877.

City Response: Comment noted.

Comment #12: K. Ferlito

- Stick with the certified housing element and reject the Amendment
- Affordable housing on city land where we can control the outcome

City Response: Comment noted.

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
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January 13, 2026

Brandon Swanson, City Administrator
City of Carmel-by-the Sea
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Dear Brandon Swanson:

RE: City of Carmel-by-the-Sea's 6th Cycle (2023-2031) Draft Amendment to the Housing Element

Thank you for submitting the City of Carmel-by-the-Sea's (City) draft amendment to the housing element update that was received for review on November 14, 2025. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from California Housing Defense Fund, pursuant to Government Code section 65585, subdivision (c).

On April 25, 2024, HCD found the City's housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) and as of this writing, the City continues to comply with State Housing Element Law. This draft amendment continues to meet most statutory requirements. For example, the element demonstrates the suitability of some strategies to accommodate the regional housing need allocation (RHNA) such as accessory dwelling units (ADUs), hotel conversions to affordable housing and Downtown Carmel. However, this draft amendment may impact HCD's prior finding of substantial compliance and should be revised, as follows:

1. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level... (Gov. Code, § 65583, subd. (c)(1).)

Progress toward the RHNA: The City's RHNA may be reduced by the number of new units built, approved, or pending since June 30, 2023; however, the element must demonstrate their availability and affordability in the planning period. While the element demonstrates the availability and affordability of Ulrika Plaza (Site No. P-1), Scandia Lopez/Hakim (Site No. P-3) and ADUs, it must also demonstrate the availability for the JB Pastor Building (Site Number P-2). Specifically, the element explains an appeal has been heard that denied some portions but upheld others and the project has been remanded back to the Planning Commission. In addition, the element should discuss which portions were upheld and what direction was provided by the City Council then demonstrate the likelihood of the project being permitted in the planning period, including any known barriers or circumstances that influence timing, any past trends or other relevant factors.

Realistic Capacity: The element must demonstrate the realistic residential capacity of identified sites and account for land use controls, site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. While in most cases, the element addresses this statutory requirement, it must specifically support assumptions for the Church of the Wayfarer site or adjust calculations, as appropriate. For example, the element could list past trends by zone and built densities or preliminary applications or conversations with the property owner.

Prior Identified Sites: Sites identified in prior planning periods shall not be deemed adequate to accommodate the housing needs for lower-income households unless a program, meeting statutory requirements, requires appropriate rezoning within one or three years. The element identifies sites used in prior planning periods for the Additional Opportunities for Housing strategy and includes Program 1.4.C (By-Right Approval). However, the element should clarify if sites were used in prior planning periods for the Affordable Housing on Religious Facility Properties and Downtown Carmel (Live Work and Mixed Income Incentive) strategies.

For your information, a jurisdiction that did not adopt a compliant housing element within 120 days from the statutory deadline (December 15, 2023) must rezone sites within one year of the statutory deadline and meet requirements pursuant to Government Code sections 65583, subdivision (c)(1)(A) and 65583.2, subdivisions (c), (h) and (i), as applicable. As this year has passed, if Program 1.4.C (By-Right Approval) is necessary to accommodate the lower-income RHNA, the housing element will remain out of compliance until the rezoning has been completed and submitted to HCD to meet all statutory requirements.

Nonvacant Sites: The element demonstrates the potential for redevelopment on identified sites for the Affordable Housing on Religious Facility Properties and Downtown Carmel (Live Work and Mixed Income Incentive) strategies. But the element must include an analysis to demonstrate the potential for redevelopment on identified sites for the Additional Opportunities for Housing strategy. The analysis shall consider factors including, but not limited to, the extent to which existing uses may constitute an impediment to additional residential development, the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites. This analysis may be conducted on a site-by-site basis utilizing the site profiles (Starting on page C-41).

In addition, the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, which triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the RHNA.

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory. While the City has submitted an electronic version of the sites inventory, since changes have occurred, future adopted versions of the element must also submit the electronic version of the sites inventory.

Programs: As noted above, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised, as follows:

- *Program 1.1.H (Accessory Dwelling Units)*: The Program commits to monitor ADU production annually and take action, as appropriate but should also specifically monitor ADU affordability and occupancy.

- *Program 1.1.B (Development on Small Sites) or Program 1.1.D (Mixed-Income Incentive Program)*: Either of these Programs should commit to modifying development standards (e.g., heights) as appropriate to facilitate achieving program goals and maximum allowable densities, including allowable densities under incentive-based approaches.

2. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element... (Gov. Code, § 65583, subd. (c).)*

   To have a beneficial impact in the planning period and achieve the goals and objectives of the housing element, programs should be revised, as follows:

   - *Discrete Timing*: Several programs should be revised with timing earlier in the planning period (e.g., by 2027), including Programs 1.1.B (Development on Small Sites), 1.1.D (Mixed-Income Incentive), 1.4.A (Modify or Eliminate Onerous Use Permits), 1.4.C (By-Right Approval), 2.1.A (Incentives for Mixed-Use Development) and 3.1.A (Mixed-Use 3.3.C:

   - *Program 3.3.C (Unlicensed Residential Care Facilities)*: While the Program commits to allow these residential uses in all zones allowing residential uses, it should also address the conditional use permit as a constraint. For example, the Program could commit to amend zoning for these uses as a permitted use and only subject to requirements that apply to other residential uses of the same type in the same zone.

3. *Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort. (Gov. Code, § 65583, subd. (c)(9).)*

   While the City made the draft amendment to the housing element to the public for comment, moving forward, the City should employ additional methods for public outreach, particularly including lower-income and special needs households. For example, the City could conduct targeted stakeholder interviews or establish a committee representative of lower-income and special needs households in future public outreach efforts.

   Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community,

including commenters on this draft amendment and organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

The draft amendment will not negatively impact HCD's finding of substantial compliance with State Housing Element Law once the amendment has been revised to address the above requirements, adopted, submitted, and reviewed by HCD to comply with the above requirements pursuant to Government Code section 65585.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City continues to meet housing element requirements for these and other funding sources.

HCD appreciates the hard work and diligence of the City in the housing element update and acknowledges and appreciates the extensive collaboration and innovative approaches employed during the entirety of this process. Significant progress has been achieved in developing community driven solutions that meet housing needs, the unique circumstances and conditions of the City and statutory requirements. HCD welcomes the opportunity to discuss this review and assist with the remaining statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Rogelio Martinez, of our staff, at rogelio.martinez@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

City of Carmel-by-the-Sea
6th Cycle Housing Element (2023-2031)

Housing Element Amendment Public Comment Responses

1.1 Public Comments Received

Per the requirements of AB 215, the City of Carmel-by-the-Sea published the revised draft Housing Element Amendment for a seven-day public review period on the City's website, https://ci.carmel.ca.us/post/housing, 2023-2031 Housing Element, Revised Draft Housing Element: 7-day Public Review Period. The public review period began on March 13, 2026, and ended on March 20, 2026. A total of 10 comments were received, none of which warranted any substantive changes to the revised draft Housing Element Amendment. Public comments received on the revised draft Housing Element Amendment are summarized below, followed by City staff's response to the comments.

Comment #1: P. Prows

Dear Mr. Martinez:

I write on behalf of a client concerned that Carmel-by-the-Sea's proposal to amend its housing element to substitute hotels for city-owned sites for affordable housing is unlikely to succeed.

Your letter of 13 January 2026 to the Planning Director, Mr. Swanson, of Carmel-by-the-Sea (attached) noted that the city's revised housing element relies on nonvacant sites (like the hotel sites) to accommodate 50 percent or more of the affordable housing proposed, and so the city must "make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period" -or else the "existing uses will be presumed to impede additional residential development."

Carmel-by-the-Sea has no substantial evidence to support a finding that the owners of those hotels have any intention of converting those sites to affordable housing. On 13 February 2026, I submitted a Public Records Act request (attached) to Mr. Swanson asking for all records relating to hotel-owners' interest in converting their sites to affordable housing, but I've gotten no response whatsoever to that request. (The Public Records Act requires a response within 10 days if disclosable records exist, Gov. Code§ 6253(c), but I've gotten nothing.)

Converting hotels to affordable housing requires a significant capital investment that makes the conversion uneconomic. Tellingly, during the public comment period on this proposal, no hotel owners spoke to publicly commit to participating in this proposed program.

The existing hotel uses are an impediment to converting those sites to affordable housing, and Carmel-by-the-Sea has not met its burden to show otherwise. The revised housing element should not be found consistent with State housing law.

Dear Mr. Martinez:

Carmel-by-the-Sea has now belatedly responded to my Public Records Act request for documents related to the feasibility of the program in the proposed housing element revision to convert existing hotels to new affordable housing units.

The only document the City provided is the attached letter from July 2024 (more than a year before the amendment to the housing element was sent to HCD) from Mark Watson, a hotel proprietor.

My client has recently spoken with Mr. Watson. Mr. Watson some time ago withdrew from the City's touted "Affordable Housing Alternatives" group that developed this proposal because the proposal was financially infeasible for hotel owners.

Existing hotel keys in Carmel are now selling for more than $800,000 apiece (as shown by the recent sale of the hotel at 917 San Carlos Avenue for $9.25 million). At those prices, existing hotel owners are not interested in participating in a program that will require them to invest in building affordable housing-an unneeded expense that just subtracts from the substantial value of every hotel key sold.

As the program is currently constructed, the City has no substantial evidence to rebut the presumption that existing hotel uses will be an obstacle to creating new affordable housing on those sites.

On the other hand, substantial interest is developing in the private and non-profit sectors towards investing in the city-owned sites identified in the current housing element for new affordable housing combined with mixed-use development.

The City's proposed housing element amendment should not be approved by HCD.

A few clarifications:

The 917 San Carlos sale demonstrates a per-key value of about $616,000. Mr. Watson told my client that he believes his keys are worth at least $800,000 apiece. Either way, selling existing keys to existing hotels remains a more attractive option for hotel owners now that selling keys to undertake the expensive effort to build new hotels and build new housing.

The existing housing element called upon the City to promulgate an RFP last December for developing of the city-owned sites for new housing. There is interest in developing those city-owned sites for new housing. There is not a demonstrated interest in developing existing hotel sites for new housing.

City Response: Thank you for your comments. The City consulted various development interests in hotel conversion opportunities and will continue to tailer the program to enhance its attractiveness to property owners and developers.

Comment #2: P.A. Matthew

I had planned to address the entirety of the amended plans on this new City Council proposal, but instead decided to focus on what I felt was the most problematic of the ideas as presented - and that is the Live/Work Spaces.

LIVE/WORK SPACES:
This idea threatens to change the entire character of Carmel-by-the-Sea, and is a Pandora's Box of conflict between Tenant Rights and the City of Carmel Use Permit Restrictions.

QUESTIONS TO CONSIDER:

1) Will the Affordable Housing Live/Work Tenants be subject to the same stringent Use Permit codes and restrictions as has been required of current and previous applicants for business storefronts in Carmel-by-the-Sea re: type of products sold, signs, etc.?

City Response: While the specific types of live/work combinations have not been determined, the business portion of the use will be required to comply with zoning regulations for the district in which it is located, including signage.

2) Will the Live/Work Tenant be evicted if they fail to comply with the Use Permit over time? PROBABLY NOT, YOU WON'T BE ABLE TO because Tenant Rights trounce City Use Permit Ordinances and you will be stuck with products, signs, etc., that you cannot control in keeping with the character of Carmel. You are conflating Tenant Rights of the State/County with City Ordinances for retailer permits - and setting yourself up for future lawsuits.

City Response: Thank you for your comment. This will be further evaluated during the development of the program.

3) What if a Business Owner on Ocean Avenue wants to live in back of their store? On what legal basis could you possibly reject that request??? Do they not have equal rights?

City Response: The purpose of the live/work program is to support small business owners and provide affordable housing while adhering to local health and safety regulations. We encourage all commercial property owners to consider the possibilities of adding residential units to their properties providing more housing opportunities for business owners and the local workforce.

4) Do you really think you can contain these live/work spaces to vacant back alleys for very long? Carmel-by-the-Sea is Carmel-by-the-Sea, a one square mile area. On what basis are you justified to contain/hide these businesses to vacant back alleys?

City Response: The intent is not to limit them to vacant back alleys. What the field reconnaissance work revealed is that there are numerous small hidden spaces that are underutilized and offer the opportunity to be revitalized into active live/work spaces providing benefits to property owners as well as prospective tenants.

5) What if the Live/Work Tenant makes tons of money from their business? Will you evict them if they surpass Low Income Guidelines?

City Response: The intent of the program is to provide more housing opportunities, not displace future residents. The comment however is valid in that the City should consider how it will address such conditions when developing the program. Thank you for your comment.

6) Will they have to re-apply for the Use Permit every few years as others are required to do?

City Response: It has not yet been determined whether a Use Permit will be required for the Live/Work program. In an effort to facilitate housing, the intent is to create a program that streamlined and easy to navigate. This will be further discussed during the development of the program.

7) Have you thought about how you plan to monitor this Live/Work concept over the "permanent lifetime" of its implementation?

City Response: Yes, like any other business in Carmel, the "work" portion would be required to maintain a City business license. The "live" portion would require annual monitoring for affordability. The City will explore different options for monitoring during the development of the program.

I think the City Council has lost objectivity and fallen in love with their "new ideas." Not every unique idea is a good one, especially for our town. You further list hotels and selling rights to hotel rooms (which would be rare); churches exempt from taxes - so where will the rent profits go?; back alley live/work spaces; either/or alternatives that you list if one or another plan doesn't work; and a cavalier attitude about buying or creating more water. I find it hard to believe that the County would approve such a cacaphony of ideas.

Did you plan to hire a staff of 30 to implement, track, and patrol these spaces for compliance within the Planning Period? - AND beyond the completion period to monitor these living spaces for their permanent lifetime???

The only cogent idea I see in the Amendment are the Granny Units/ADU's which many homeowners would be happy to construct.

And look, nobody likes giving up the Vista Lobos Public Parking Lot, but it is there - it is large - with plenty of room to build and helps fulfill requirements. It is at the top of town, away from the Center (not even very convenient to park there). Do we like doing this? Absolutely NOT, but we are forced to make accommodation. Keep it clean. Keep it simple!

P.S. Do I also understand that you have added 89 units beyond the 349 unit requirement? If so, why on earth would you do this?

City Response: Each housing plan has included a buffer. This is a safety net in the event one of the identified housing sites redevelops and does not include the type or amount of housing anticipated. The buffer ensures that we do not find ourselves in a deficit below the 349 units we are required to plan for.

Comment #3: Maykranz

Hi Marnie,

Thank you for your hard work on the Housing Element. Kim and I have a residence on Carpenter Street. Several comments regarding the Housing Element follow:

Kim and I are very concerned that the proposed ADU's and increased height proposals are going to radically raise the risk of a catastrophic fire in Carmel by the Sea. As you know, our town sits in a forest and our streets are very narrow, and as we add to neighborhood density, we are adding tremendously to the risk of a devastating fire spreading community-wide. As well, it is becoming very difficult and prohibitively expensive to insure homes in Carmel due to fire risk. In fact, Safeco Insurance just sent us a letter stating they will no longer insure our home. This is greatly impacting affordability for existing residents.

City Response: As the City continues to develop its local ADU Ordinance, we will consider how to mitigate risk to life and property in very high fire hazard severity zones.

I like your proposal to convert underperforming hotels into usable housing. As well, adding housing on church sites makes sense as well. Any and all housing must meet environmental standards and rigorous design standards compatible with the existing built environment. Obviously, these structures will need to have fire sprinkler systems.

City Response: The City is currently working with Opticos Design Inc to develop Objective Design and Development Standards (ODDS) for mixed-use and multifamily housing projects in the commercial districts to ensure that Carmel's design traditions are preserved when new development is proposed. All projects will adhere to current building and fire code standards in effect at the time the building permit is applied for.

I think that Carmel needs to push back on speedy permit approvals. Adding density to a small town with limited infrastructure and high fire risk should be approached thoughtfully. Public safety is paramount.

City Response: Thank you for your comments. The City will comply with all State requirements on processing.

With the cost of new construction, how will low and very low income folks afford to live in Carmel? Carmel simply does not dovetail with Sacramento's rubber stamp housing plan.

City Response: Housing initiatives such as encouraging the conversion of second-story spaces within existing commercial buildings to residential uses, creating a new live/work housing type, and allowing for the conversion of older hotels to housing are just some ways that new housing can be created using the existing built environment.

I think that since the old hospital property adjacent to Carmel by the Sea will be developed for housing, Carmel should get the housing credit for this proposed housing because our small town will bear the brunt of the added density. The overwhelming additional density will fill our narrow streets with traffic and make our community less safe.

City Response: While we understand this perspective, the law currently does not allow us to receive housing credits for projects constructed outside of our incorporated city limits.

The Housing Element mandated changes will make Carmel a less desirable place to live and visit and will certainly reduce tourism tax dollars.

City Response: Thank you for your comments.

One additional comment: Kim and I are very concerned about the availability of adequate water supplies going forward. Where will all this "abundant" acre feet of additional water supply for additional housing come from? Is it sustainable? Can Carmel's sewer and water infrastructure handle this additional demand?

City Response: The Monterey Peninsula Water Management District (MPWMD) has over 2,000-acre-feet of water resources available to peninsula jurisdictions from the Pure Water Monterey expansion project which was completed in October 2025. As housing projects come forward, should the City deplete its current water allocation, the District has assured the City that additional water will be allocated. Based on communication with the Carmel Area Wastewater District (CAWD) in May 2023, the District has adequate treatment capacity to serve an additional 349 housing units in Carmel-by-the-Sea.

Comment #4: B. Keast

Marnie,

Overall, while I wish this could have come together much sooner, I think the Revised Draft Housing Element Amendment is an outstanding piece of work.

Regardless of the State requirements at this point in the process, my primary concerns are accountability and timing.

Feasibility of Programs 1.1.C (Live/Work) and 1.1.H (ADUs)

Combined I think these two programs represent over 40% of the 349-unit goal. While creative, without supporting data, I'm skeptical about their real-world uptake.

- **ADUs:** Many homeowners currently utilize ADUs as extensions of their living space rather than independent rental units. Why do we expect that to change?

City Response: The City will pursue a renter match program to increase full-time occupancy of ADUs and develop incentives for homeowners to rent their ADUS. Outreach and education will be on-going throughout the planning period (through 2031).

- Live/Work: For property owners to invest in these conversions, the projects must be financially viable and pencil out. Will these be viable often enough to meet goals?

City Response: An analysis was conducted of available downtown commercial spaces and rent per square foot which can be found in Appendix C (starting on page C-22). Based on this analysis a live/work program does appear financially viable. Outreach and education to downtown property owners will be ongoing throughout the planning period (through 2031) combined with the creation of incentives to further encourage new housing.

In addition to the qualitative surveys and anecdotal conversations, do we have any additional data to support the expected uptake on these programs?

City Response: In Appendix C, Table C-15 the City identifies a potential for 78 live/work units with six property owners expressing interest in the program. However, the program will not be limited to just these properties but rather will be available to properties throughout the commercial district. The City will continue conducting outreach to these and other downtown property owners during the development of the live/work program.

Measurable benchmarks, supporting processes and systems

- Dates. Are there specific dates associated with these goals so we can track progress?

City Response: Each housing element program in Chapter 2 has a timeframe for completion. Additionally, each year City staff prepares an Annual Progress Report which is presented to the Planning Commission and City Council (typically in February/March). These reports are also posted on the city's website under Annual Progress Report.

- Monitoring. How will we track whether these units are actually being built and offered for rent?

City Response: See comment above.

- Contingency Planning and Corrective Actions. If we find we are falling behind, what is the trigger for the City to pivot to other strategies? I know there were objections to the use of City properties so I'm not sure where that leaves us if this doesn't work.

City Response: Program 1.1.C Live/Work Housing, Program 1.1.E Affordable Housing on Religious Facility Properties, Program 1.1.F Hotel-to-Residential Conversion, and Program 1.1.H Accessory Dwelling Units include a mid-cycle check-in of June 2028 on the status of the program and whether the City is trending to meet its objectives. It reads as follows: If by June 2028 the City is not trending to meet its established objectives for this program, the City will modify the program and/or utilize alternative strategies within six months to ensure that the City could fully accommodate its RHNA.

Thanks to the AHA group, staff and City Council for all the hard work on this.

Comment #5: M. Rengifo-Ruess

Mayor Byrne, Council members, city administrator, and city staff,

As a resident of Carmel, who has been offering comments with regards to the 6th Housing element since its early adoption, I would like to come back to you with a few issues I have encountered in our response to address the letter from California Department of Housing and Community Development (HCD) received by our city administrator on January 13th, 2026.

My comments:

- 1. Program: City Owned Sites needs to be kept and addressed. HCD specifically asks that *an inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment..."*

  The City needs to identify the actions that are being taken to make these sites available. Once again, I implore to you to keep city owned sites: Sunset Center (Sites #1 & #2) and Vista Lobos (Site #3) on the adopted 6th housing element. The city needs to prepare and release an RFP so to assess the interest from possible developers, evaluate opportunities on these city-owned land, consider alternatives for long-term leasing, and provide the city with valuable information regarding this required solution.

City Response: Thank you for your comment.

- 2. Accessory Dwelling Units (ADUs) (Program 1.1.H) – I appreciate the fact that we have added the words: *Monitor production, affordability, and occupancy of ADUs* to the redline version of the 6th housing element amendment to address the comments from HCD: *"Program 1.1.H (Accessory Dwelling Units): The Program commits to monitor ADU production annually and take action, as appropriate but should also specifically monitor ADU affordability and occupancy."*

  However, the issue still remains. As I have shared with this group as well as during public comment sessions during the past two years, I am very skeptical of counting vacant ADUs among our solution for very low/low-income housing. Although you have a total of 70 in our site inventory (with a 10% discount), I recommend we first validate and confirm their current occupancy to ensure our number is accurate and reflects actual use of such ADUs. As I have said, it seems in Carmel the ADU build serves only to expand square footage/house size but not to offer the spaces for rent or affordable housing, so this is not part of the solution to our housing requirements. Please add to your report: 1) how many are currently occupied full time; 2) how many are rented.

City Response: A significant loophole in state law exists between the mandate requiring cities to approve Accessory Dwelling Units (ADUs) and the lack of a requirement for owners to actually utilize them as housing. This gap between construction and occupancy is a pressing issue that extends well beyond Carmel-by-the-Sea. The City intends to establish a tenant matching program to facilitate and encourage the long-term use of ADUs as residential dwellings.

- 3. Program 2.1.D: Establish Affordable Housing Trust Fund – It is stated that the City will establish a Housing Trust Fund of $1 million by December 2026. *"The City currently relies on outside agencies and organizations to fund affordable housing projects. However, in an effort to establish a City-funded source dedicated to supporting the creation, maintenance, and rehabilitation of affordable units, the City will pursue the creation of an Affordable Housing Trust Fund. The Trust would be funded by the City, either through a dedicated revenue source or via the General Fund."*

  Is the timeframe correct? Has this fund already been identified in the City's budget?

  Recommendation: If this is a proposed solution, please update the timing and explain how it is being funded or supported in our current budget.

  I appreciate the opportunity to comment. I certainly hope we start making progress on all items identified as solutions instead of trying to modify an already adopted 6th housing element.

City Response: The creation of an Affordable Housing Trust Fund will be through adoption of an Ordinance. This process includes identifying dedicated funding (like developer fees or specific taxes), deciding on governance (who oversees the funds), and setting program guidelines to ensure the money is used effectively to build or preserve homes for our community. The timeline for adoption of the Ordinance is December 2026. The objective is to have $1 million in the fund by the end of the planning period (2031).

Comment #6: Monterey-Salinas Transit

Monterey-Salinas Transit District (MST) provides public transportation throughout Monterey County and operates multiple fixed-route bus lines serving the City of Carmel-by-the-Sea, including Lines 5, 91, and 94. MST has reviewed the amendments to the Housing Element and has the following comments for your consideration:

- Programs 1.1.D – F, 1.3A, 2.3, 3.1A-C, 3.1G, and 5.1A-C:

  MST supports the effort by the City of Carmel-by-the-Sea to create broad incentives for the development of new housing through various processes including in programs 1.1D-F. The construction of new units in the downtown area serves to both close the RHNA gap and provide development within walking distance of MST service.

  The effort to expand affordable housing in programs 1.3A, 2.3, 3.1A-C, and 3.1G is also something that MST heavily encourages. An increased supply of affordable housing benefits not only residents within downtown Carmel, but also often increases transit ridership and decreases car travel as workers who would have commuted would be able to live closer to work.

MST encourages the effort to enact programs, such as 5.1A-C that increase density and support mixed land use, following transit-oriented development (TOD) guidelines. A denser environment in combination with TOD allows for greater ease of mobility for people less reliant on cars. It facilitates sustainable communities and the enhanced density allows for a reduced cost of transit and essential services.

In alignment with these policies, MST completed the Transit Oriented Development Planning Study (2024), which identified land use policies and first-/last mile transportation strategies that support TOD opportunities, increase transit ridership, and reduce vehicle-miles travel and greenhouse gas emissions. *Chapter 2.1. Transit-Oriented Development Practices* of MST's TOD Implementation Summary Report provides key design standards to support cities in their efforts to foster vibrant communities, maximize housing production, provide a mix of uses, and support the region's public transit[1]. We encourage City Staff to use this planning study as a resource when revising designs for future housing developments.

City Response: Thank you for your comments.

- Program 1.2.B:

MST applauds the effort to modernize the city's roads and storm drains. As the City advances planned street improvements, it is essential that all design elements remain consistent with the standards in MST's Designing for Transit Guidelines to ensure safe and efficient transit operations. MST respectfully requests to be consulted at every project phase, including conceptual design, detailed design, and value engineering, to reduce the risk of costly redesigns or removal of bus service. Key transit design considerations include the following:

  - Lane Width: Transit buses measure 10ft 7in in width (including side mirrors). Therefore, a minimum lane width of 11ft is required where transit operates. Lanes of 10ft or narrower can result in buses encroaching into adjacent lanes, increasing the risk of conflicts with other road users.

  - ADA-Compliant Bus Stops: Any bus stop relocation or pedestrian infrastructure upgrade must comply with all applicable ADA requirements to ensure safe and universal access.

  - Roundabout and Curb Extensions: Roundabouts and pedestrian bulb-outs must be designed to meet the turning radii and clearance standards outlined in the Technical Reference Chapter of MST's Designing for Transit Guidelines. Bus stops slated to be near roundabouts should be consistent with mid-block as the preferred/ideal safe location.

  - Bus & Bicycle Interactions: Whenever possible, buses and bikes should operate in separate lanes ideally with a 6' striped bike lane. Green conflict-zone hash markings should be applied in areas where the buses merge into and out of bus stops to alert all users to the crossing movement and reduce potential conflicts.

City Response: Thank you for your comments.

Thank you for considering these comments. If you have any questions about the above comments, please do not hesitate to contact me at movermeyer@mst.org or 831-264-5877.

[1] MST Transit-Oriented Development Planning Study Implementation Report (2024) https://mst.org/wp-content/media/20240417-MST-TOD-Implementation-Strategy-Report_clean.pdf

Comment #7: Housing Defense Fund

Dear City of Carmel-by-the-Sea,

The California Housing Defense Fund ("CalHDF") submits this letter regarding the proposed March 2026 amendment to the City's Housing Element, which calls for removing the City-owned sites known as Vista Lobos, Sunset Center North, and Sunset Center South.

The City's proposed amendments to its Housing Element would violate state law, including recently decided appellate case law, in several ways, as detailed below. None of the City's proposed minor changes to its previous draft Housing Element amendment fail to satisfy any of the concerns that we have presented in our previous correspondence. Furthermore, the City is now four months overdue on its central commitment in its current, active housing element. Program 1.1.B requires the City to release RFPs on both City-owned sites for low-income housing development. Because the City failed to follow through on this commitment, it has failed to maintain an inventory of land available for development of low-income housing. The City therefore currently lacks a compliant housing element,, and subject to the various consequences under state law such as the builder's remedy. Instead of working to follow through on the commitments made in the compliant housing element, the City is choosing to reinvent the plan in order to prevent the development of affordable housing.

The City's contemplated approach brings a significant risk of litigation.

Background

The City's Housing Element of its General Plan must provide an inventory of sites where housing is likely to be built in the upcoming cycle for each income level in its Regional Housing Needs Allocation ("RHNA"). (Gov. Code § 65583, subd. (a)(3).)

The City's RHNA includes the construction of 113 very low-income units, 74 low-income units, 44 moderate-income units, and 118 above moderate income units. The City's Housing Element Site Inventory allocates 78 very low-income units to the three City-owned sites, along with 46 low-income units and 25 moderate-income units. Together, these sites account for the vast majority of lower-income units in the City's Housing Element. Additionally, these are the three best sites for potential funding as Low-Income Housing Tax Credit ("LIHTC") projects, given their size, potential unit yield, and land cost. Were these three sites to be removed from the Housing Element, the Site Inventory would have a serious deficit, falling well short of both the Housing Element's target production of 410 units, including 201 lower-income units, and the RHNA of 349 units, including 187 lower-income units. Because removing these sites would cause a deficit of lower-income units in the City's Site Inventory, the City's Housing Element would no longer be in substantial compliance with state law.

The City has proposed to make up for this shortfall by amending its Housing Element to establish multiple new programs, including:

- Program 1.1.C: Live/Work Housing
- Program 1.1.B: Development on Small Sites / Program 1.1.D: Mixed-Income Incentive Program
- Program 1.1.E: Affordable Housing on Religious Facility Properties
- Program 1.1.F: Hotel- to-Residential Conversion (Hotel 'Key' Transfer)

However, each of these programs are defective with respect to state law, as discussed infra.

Underlying Purpose of the Amendment

Before addressing the substance of the proposed amendment to the City's Housing Element, it is worth addressing the very purpose of the amendment. The City's existing, approved Housing Element plans to develop affordable housing via a tried and true technique – the disposal of City-owned land to affordable developers in order to build 100% affordable housing, almost certainly using federal Low-Income Housing Tax Credits ("LIHTC").

Pages 2-1 and 2-2 of the amended Housing Element contain the City's justification for this amendment (emphasis added):

> "Beginning in Summer 2024, the City of Carmel-by-the-Sea began exploring strategies **to further enhance the City's ability in delivering affordable housing opportunities** throughout the community, and developing alternative strategies that present **near-term potential for affordable units** … The City is proud of the policies and programs that follow below. They represent **an honest desire by both the local government and residents of Carmel to create real affordable housing opportunities** in what, by all accounts, is an unaffordable place to live. This shared desire is evidenced by how these policies and programs came together … it leveraged the knowledge of both residents and City staff, making it possible to turn Carmel's unique constraints into **opportunities for the creation of new housing.**"

However, these statements are simply not true. This amendment was created because members of the community have sought to block the development of 100% affordable housing on the City-owned sites.

The public record makes it clear that an antipathy towards housing for low-income households underlies this effort to amend the Housing Element.

A news article has documented how the City Council directed City staff to work with a group of local activists to amend the housing element to exclude the City sites, a group that evidently includes former Council Member Victoria Beach, who is quoted as saying, "The idea of clumping people who are lower-income together is a discredited housing strategy."

The development of housing in which 100% of units are affordable to lower-income households is in fact the primary method of developing affordable housing across the nation. Across the country, LIHTC funding has placed into service more than 3.7 million affordable homes, according to the federal government. In California, LIHTC

developments are almost always 100% affordable to lower-income households. The LIHTC program, particularly when paired with local or state subsidy, is the primary way that California develops affordable housing.

The City, by choosing to abandon a 100% affordable strategy involving the disposition of City-owned land, is choosing riskier, unproven models that are much less likely to result in the development of housing affordable to lower-income households during the planning period. And the City seems to be doing so in order to appease residents who do not want 100% affordable housing developed in their community.

Lack of Site Inventory

Before addressing the various major legal problems in the proposed amendment, it is worth noting the fact that the amendment fails to include an adequate site inventory. Appendix C largely rehashes and expands upon various Housing Element programs. However, it fails to complete a critical Housing Element task - an inventory of land with specific numbers of units by income level assigned to each parcel.

This duty is imposed upon the City by state law. Government Code section 65583, subdivision (a)(3) requires that the Housing Element include::

> (a)(3) An **inventory of land** suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period **to meet the locality's housing need for a designated income level,** and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing.

If this were not clear enough, page 9 of the HCD's Housing Element Site Inventory Guidebook states:

> Identify which RHNA income category that each site in the inventory is anticipated to accommodate. On the site inventory, specify whether the site or a portion of the site is adequate to accommodate lower income housing, moderate-income housing, or above moderate-income housing. Sites can accommodate units for more than one income category. However, the inventory should indicate the number of units of each income category, and together the total of units attributed to each income category may not exceed total units attributed to the site, so that no unit is designated for more than one income category.

The proposed amendment fails in this elementary task.

Given that Appendix C, Sites Inventory, does not actually include a site inventory, below is a discussion of tables in Appendix C that do identify potential housing sites:

- Tables C-2 and C-3 identify pipeline projects, which is appropriate.
- Table C-8 identifies 45 different hotels that could conceivably be converted into affordable housing, but it fails to identify how many units by income level are planned for each site. Table C-9 identifies the total number of units expected from this program by income level, but fails to identify which sites will accommodate which units by income level And Table C-42 assigns 80 lower-income units to the hotel conversion program, but it is unclear which of these hotels are actually planned for lower-income units.

- Table C-10 identifies three churches that are planned for conversion to affordable housing, with unit counts and income levels. This is acceptable for this specific program. [The program itself violates state law for other reasons, including minimum site capacity issues, as discussed *infra*.]
- Table C-15 identifies eight parcels for the Live/Work program along with a number of units achievable on each site, but it fails to identify which income levels the sites will serve.
    - It is worth noting that on page C-29 the Housing Element states that only low-income units will be allowed to be developed in these buildings. However, Table C-15 assigns less than the minimum number of units required for low-income sites, as discussed *infra*.
    - Disturbingly, Table C-15 is entitled "Properties with Live/Work Potential for Lower-Income Housing." It is unclear if the City is actually committing to rezoning these parcels, or if it even considers these particular parcels to be on its site inventory.
- Table C-16 includes two parcels that will be rezoned and it also includes the number of units by income levels. However, Table C-16 assigns less than the minimum number of units required for low-income sites, as discussed *infra*.
- Table C-18 includes pipeline sites and recycled sites, with units by income level, which is appropriate.

In sum, the proposed amendment fails to include a site inventory that meets the requirements of state law. Even when taking all the tables in Appendix C in aggregate, the amendment simply does not supply enough information to constructively generate a site inventory. Crucially, Table C-8 fails to identify how many units by income level are planned for each hotel site.

However, the site inventory is superseded in importance by the failure of the amendment's housing programs, which do not satisfy Housing Element Law.

Required Minimum Number of Units Per Lower-Income Site

The five aforementioned programs fail to follow the requirements of state law regarding the minimum number of units per site.

Zoning code amendments, zoning map amendments, or both are required to implement each of the five listed programs. This means that the current zoning does not accommodate the programmed RHNA. For sites where the current zoning does not accommodate the programmed RHNA, Government Code section 65583.2, subdivision (h)(2) requires that the City rezone each site slated for a portion of its low-income RHNA for at least 16 units per site.

Page 33 of HCD's Housing Element Site Inventory Guidebook affirms the need for each low-income site to accommodate at least 16 units.

However, many of the low-income sites in the City's proposed amended Housing Element do not allow at least 16 units of residential development.

- Program 1.1.C: Live/Work Housing – AFFH
    - All the sites in Table C-15 have between 7 and 13 units of capacity
- Program 1.1.D: Mixed-Income Incentive Program / Program 1.1.B: Development on Small Sites

    - Each of the two sites listed in Table C-16 have fewer than 16 units of capacity, with 010-138-020 planned for 7 units and 010-142-001 planned for 5 units
- Program 1.1.E: Affordable Housing on Religious Facility Properties – AFFH
    - First Church of Christian Science's site capacity is only 13 units
    - Rezoning required as the City may not rely on SB 4 in lieu of a rezoning, as discussed *infra*. This means that the 16-unit minimum applies.
- Program 1.1.F: Hotel-to-Residential Conversion (Hotel 'Key' Transfer) – AFFH
    - The following hotels listed in table C-8 have less than 16 rooms:
        - Briarwood Inn
        - Briarwood Inn II/Holland Court Inn
        - Carmel Cottage Inn LLC
        - Carmel Country Inn LLC
        - Carmel Garden Inn
        - Carriage House Inn
        - Forest Lodge
        - Lamplighter Inn
        - Monte Verde Inn
        - Monte Verde Inn East
        - Ocean View Lodge
        - Sea View Inn
        - Sunset House
        - Tally-Ho Inn
        - The Homestead
        - Vagabond House
    - As discussed supra, Program 1.1.F also fails to satisfy state law because the site inventory does not assign units by income level to the various sites

The City's Housing Element therefore does not comply with state law because it fails to satisfy the requirement that each lower-income site accommodate at least 16 units. (See Gov. Code, § 65583.2, subd. (h)(2).) This is a basic requirement for any housing element.

Required Local Zoning for Religious Properties Program

Program 1.1.E: Affordable Housing on Religious Facility Properties has legal defects beyond the insufficient number of units on one of the sites. Specifically, the City cannot rely on the use of SB 4 (Gov. Code, § 65913.16) to generate housing on those sites. As discussed on page 14 of HCD's Housing Element Site Inventory Guidebook, the base density of each site must allow the achievement of the number of units planned in the site inventory.

Furthermore, SB 4 imposes a number of constraints on housing development. The City must analyze and account for these constraints in its Housing Element. Specifically, SB 4 requires that projects be both 100% affordable and pay prevailing wage for construction labor. This requirement, in addition to the meager number of units planned for each site, means that potential projects on these sites must receive a full LIHTC award and additional governmental subsidy ("soft money") in order for a project to pencil out. The City must explain how it anticipates

that such projects will be feasible or where the additional soft money will come from to pay the prevailing wage requirement of SB 4.

The City should remember that it must make required findings based on substantial evidence that the existing uses on these sites are likely to discontinue during the planning period, as required by Government Code section 65583.2, subdivision (g)(2), given that the City is relying on nonvacant sites for at least 50% of its low-income RHNA. The City should bear in mind the prevailing wage requirements of SB 4 when making these findings.

Instead of relying on SB 4, the City must include a plan to rezone these church sites in order to allow residential development on a by-right basis, as is required by Government Code section 65583.2, subdivision (h)(1).

Additional Legal Defects in Mixed-Income Program

Program 1.1.D: Mixed-Income Incentive Program has legal defects beyond the insufficient number of units planned for each site. The City states that it is planning on using incentive zoning to achieve the number of low-income units on each site. However, this approach is forbidden by HCD's Housing Element Site Inventory Guidebook. From page 14 of the Guidebook:

> The analysis of "appropriate zoning" should not include residential buildout projections resulting from the implementation of a jurisdiction's inclusionary program or potential increase in density due to a density bonus, because these tools are not a substitute for addressing whether the underlining (base) zoning densities are appropriate to accommodate the RHNA for lower income households.

The City must instead rezone each of these potential mixed-income sites to achieve both the minimum density and minimum unit count prescribed by law. (Gov. Code, § 65583.2, subd. (h)(2).) And the City must allow residential development on a by-right basis on each site. (*Id.* at subd. (h)(1).)

Additional Legal Defects in Hotel Conversion Program

Program 1.1.F: Hotel-to-Residential Conversion (Hotel 'Key' Transfer) fails to satisfy the requirements of state law regarding the Housing Element Site Inventory. Government Code section 65583.2, subdivisions (b) and (c) spell out what the Housing Element's Site Inventory must contain. As discussed *supra*, the site inventory must list (among other information) each site by APN along with the number of units at each income level that each site will accommodate.

The City's proposed amended Housing Element fails to accomplish this basic task. The Housing Element lists a large number of hotels that could potentially be converted, but fails to assign specific numbers of units to specific properties at specific income levels.

And, as discussed *supra*, the program does not have at least 16 units on each lower-income site, violating state law. (See Gov. Code, § 65583.2, subd. (h)(2).)

Requirement for By-Right Development

The program also fails to comply with Government Code section 65583.2, subdivision (h)(1), which mandates that the City allow residential development on a by-right basis for residential projects on low-income sites where at

least 20% of the units are affordable. If the City plans on allowing hotels to convert to residential use in order to satisfy its low-income RHNA, then it must allow residential use on those sites on a by-right basis.

Ability to Make Findings Re Discontinuance of Uses

It is also unlikely that the City can make the required findings based on substantial evidence that the existing uses on these sites are likely to discontinue during the planning period, as required by Government Code section 65583.2, subdivision (g)(2), given that the City is relying on nonvacant sites for at least 50% of its low-income RHNA.

The program relies on the sale of "hotel keys" (i.e. a transfer of development rights program, akin to taxi medallions or liquor licenses). In order for this program to function, there must be sufficient zoned capacity of commercial land to accommodate new hotels, so that there will be a market created for the "hotel keys." However, the program has deeper flaws.

The City is counting on the conversion of failing hotels into affordable housing while at the same time relying on a $438,000 market value of each "hotel key." This is an internal contradiction of the program - it is unclear why hotels are failing and ripe for conversion to affordable housing if there is such overwhelming demand for hotel rooms that developers are willing to pay $438,000 per door just for the right to develop/operate a hotel room.

Additionally, the anticipated market value of each "hotel key" seems highly inflated. To put it into perspective, in 2018, St. Patrick's Cathedral in Midtown Manhattan was attempting to sell its development rights at an asking price of $385 per square foot, and JP Morgan Chase purchased development rights for its new Midtown office building at $350 per square foot. If each Carmel hotel room is (conservatively) 400 square feet in size, plus 100 square feet for hallways and other circulation space, this means that the City is assuming that hotel development rights in Carmel are worth approximately $600 per square foot. It is improbable that development rights in Carmel for hotel use are worth so much more than development rights in Midtown Manhattan.

Constraints from Coastal Commission Policies re Low Cost Lodging

When implementing the Housing Element, the City will likely need to amend the Land Use and Coastal Access and Recreation (due to the impact on hotels/motels) chapters of its General Plan. The City will certainly need to amend its zoning code.

The City will be required to submit these various amendments to the Coastal Commission for approval, as they make up parts of the City's Local Coastal Program.

The Coastal Commission has long prioritized lower-cost lodging in the coastal zone. Program 1.1.F is predicated on the conversion of lower-cost hotels/motels into lower-income housing. Replacement hotel/motel units are likely to be significantly more expensive. In fact, they must be dramatically more expensive in order to pay off the $438,000 that the City plans to charge for a 'hotel key.'

The City must analyze the degree to which the Coastal Commission's policies regarding low-cost lodging represent a constraint on this program.

Additional Defects in Live/Work Program

As discussed *supra*, Program 1.1.C: Live/Work Housing has an insufficient number of units on each site (see Table C-15), in violation of Government Code section 65583.2, subdivision (h)(2).

Beyond this, however, the program assumes that property owners will voluntarily renovate underutilized commercial space into deed-restricted, low-income residential units without government subsidy. The proposed amended Housing Element paints a rosy picture of how deed-restricted affordable housing will generate higher rents than the current commercial rents of these spaces. However, this proposal fails to address the renovation costs needed to convert these spaces into residential units.

Chapter 10 of California's Existing Building Code (C.C.R. Title 24, Part 10) imposes a host of requirements whenever a change of occupancy is proposed, and such building improvements will be required in addition to the installation of bathrooms, kitchens, interior walls, HVAC, etc. The notion that property owners would opt into such renovations to create affordable housing without government funding is improbable, to say the least.

Successful programs in California rely on bonuses of additional market rate development to encourage the development of deed-restricted, affordable housing. Highly successful programs that use this model include the state's Density Bonus Law (Gov. Code, § 65915) and San Diego's bonus ADU program. However, programs tend to be very unsuccessful if they allow additional units only on the condition that they be deed-restricted, affordable units.

It is therefore unlikely that the City can make the required findings based on substantial evidence that the existing uses on these sites are likely to discontinue during the planning period, as required by Government Code section 65583.2, subdivision (g)(2), given that the City is relying on nonvacant sites for at least 50% of its low-income RHNA.

Limitations on Non-Residential Use for Low-Income Sites

Government Code section 65583.2, subdivision (h)(2) places strict requirements on the type of zoning allowed for low-income RHNA sites (emphasis added):

> These sites shall be zoned with minimum density and development standards that permit at least 16 units per site at a density of at least 16 units per acre in jurisdictions described in clause (i) of subparagraph (B) of paragraph (3) of subdivision (c), shall be at least 20 units per acre in jurisdictions described in clauses (iii) and (iv) of subparagraph (B) of paragraph (3) of subdivision (c), and shall meet the standards set forth in subparagraph (B) of paragraph (5) of subdivision (b). **At least 50 percent of the lower income housing need shall be accommodated on sites designated for residential use and for which nonresidential uses or mixed uses are not permitted**, except that a city or county may accommodate all of the lower income housing need on sites designated for mixed use if those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project.

As can be seen from this excerpt, at least half the City's lower-income RHNA must be planned on sites that only allow residential use. However, the proposed amended Housing Element fails to meet this statutory requirement.

The following four programs all fail to meet this standard:

- Program 1.1.C: Live/Work Housing
    - This program is explicitly mixed-use and therefore fails to comply with the requirements of Government Code section 65583.2, subdivision (h)(2).
    - 78 lower-income units
- Program 1.1.D: Mixed-Income Incentive Program / Program 1.1.B: Development on Small Sites
    - The City must zone these sites so that only residential development is allowed.
- Program 1.1.E: Affordable Housing on Religious Facility Properties
    - Because religious facility uses are still permitted on these properties, this program fails to comply with the requirements of Government Code section 65583.2, subdivision (h)(2).
    - 65 lower-income units
- Program 1.1.F: Hotel-to-Residential Conversion (Hotel 'Key' Transfer)
    - Because commercial (hotel) uses are still permitted on these properties, this program fails to comply with the requirements of Government Code section 65583.2, subdivision (h)(2).
    - 80 lower-income units

This means that the City is accommodating 227 lower-income units on sites that allow nonresidential or mixed uses.

The City's lower-income RHNA is 187 units. The pipeline projects (26 lower-income units), ADUs (42 lower-income units), mixed-income program (6 lower-income units), and Forest Cottages Specific Plan (2 lower-income units) represent 74 units total. This means that well under half of the City's lower-income RHNA (74/187=40%) is planned for sites where the zoning allows exclusively residential use.

This means that the proposed amended Housing Element violates the requirements of Government Code section 65583.2, subdivision (h)(2).

Government Code section 65583.2, subdivision (h)(2) allows low-income RHNA sites to be mixed-use only if: "... those sites allow 100 percent residential use and require that residential use occupy 50 percent of the total floor area of a mixed-use project." However, the various programs either do not allow 100% residential use, do not require 50% of floor area to be residential, or fail both tests.

It also appears that the Mixed-Income Program may also allow for non-residential use (see pages 2-11), as is planned to be implemented in the downtown area and the City states that such projects may include first floor commercial space, as the intent is to model these projects on the recent development "Trevvett Court." Furthermore, it is unclear if the Forest Cottages Specific Plan only allows residential use, as there is an existing motel on the site.

- Program 1.1.C: Live/Work Housing
    - This program neither allows 100% residential use nor requires 50% of floor area to be residential.
- Program 1.1.D: Mixed-Income Incentive Program / Program 1.1.B Development on Small Sites
    - This program neither allows 100% residential use nor requires 50% of floor area to be residential (see discussion of this program *supra*)
- Program 1.1.E: Affordable Housing on Religious Facility Properties

    - This program does not require 50% of floor area to be residential. Additionally, this program relies on SB 4 and does not facilitate 100% residential use via the underlying zoning.
- Program 1.1.F: Hotel-to-Residential Conversion (Hotel 'Key' Transfer)
    - This program does not require 50% of floor area to be residential for mixed-use projects. Additionally, the City would have to rezone all the hotels on its list of potential sites for 100% residential use.

Recently published, binding caselaw from the California Court of Appeal has clarified the requirements of Housing Element Law regarding mixed-use zoning on sites planned for power-income units.

In *New Commune DTLA LLC v. City of Redondo Beach* (2025) 115 Cal.App.5th 111, the Court held that an overlay cannot be used to satisfy the requirements of state law for rezonings for lower-income sites (see Gov. Code, § 65583.2, subd. (h)(2)) if the zoning expressly permits development that does not include housing. Allowing underlying, non-residential uses would not satisfy the minimum residential density requirement imposed by state housing law.

As applied to Carmel-by-the-Sea's Housing Element, the *Redondo Beach* decision prohibits the City from proposing zoning for lower-income sites that allows for any development that does not include a residential component.

This has implications for the following programs:

- Program 1.1.C: Live/Work Housing
    - These low-income RHNA sites must be mapped with zoning that prohibits the establishment or expansion of commercial development, with the exception of mixed-use developments satisfying Government Code section 65583.2, subdivision (h)(2)). This would mean that zoning must prohibit existing commercial buildings from expanding their floor area on site, absent a residential development.
- Program 1.1.D: Mixed-Income Incentive Program / Program 1.1.B Development on Small Sites
    - These low-income RHNA sites must be mapped with zoning that prohibits the establishment or expansion of commercial development, with the exception of mixed-use developments satisfying Government Code section 65583.2, subdivision (h)(2)). This would mean that zoning must prohibit existing commercial buildings from expanding their floor area on site, absent a residential development.
- Program 1.1.E: Affordable Housing on Religious Facility Properties
    - These low-income RHNA sites must be mapped with zoning that prohibits the establishment or expansion of religious uses, with the exception of mixed-use developments satisfying Government Code section 65583.2, subdivision (h)(2)). This would mean that zoning must prohibit existing houses of worship from expanding their floor area on site, absent a residential development.
- Program 1.1.F: Hotel-to-Residential Conversion (Hotel 'Key' Transfer)

- These low-income RHNA sites must be mapped with zoning that prohibits the establishment or expansion of hotels/motels, with the exception of mixed-use developments satisfying Government Code section 65583.2, subdivision (h)(2)). This would mean that zoning must prohibit existing hotels/motels from expanding their floor area on site, absent a residential development.

The City Should Follow Through on Its Commitments

Given the timelines necessary for housing development, the fact that we are already two years into the planning period, and the comparative lack of vacant land in the City, it is inappropriate for the City to abandon its most important low-income sites. Government Code Section 65583, subdivision (a)(3) requires that the Housing Element include (emphasis added) "An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and **demonstrated potential for redevelopment during the planning period** to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing."

The City-owned sites were scheduled for an RFP by December 2025, and it is highly unlikely that any private organizations, such as churches, would be able to come to an agreement regarding potential development plans on the same schedule as the City had committed to. Furthermore, any plans by such organizations to develop affordable housing via SB 4 will likely run into equivalent community opposition, given that their scale would likely have to be similar to what has been proposed for the City-owned lots given the realities of affordable housing finance. Unlike a private developer, a church is much more susceptible to public pressure given that it is made up of members of the community.

Fair Housing Implications

The public record makes it clear that an antipathy towards housing for low-income households underlies this sudden decision to amend the Housing Element.

Basic affordable housing finance dictates that the most effective way to develop affordable housing is via projects of sufficient size and composition to qualify for LIHTC funding. This typically means 100% affordable projects of 40-80 units for 9% LIHTC and more than 100 units for 4% LIHTC. Furthermore, this scale ensures efficient delivery of services for residents. This is exactly why state law dictates minimum densities on sites for low-income households (*See* Gov. Code, § 65583.2, subd. (h).) In contrast, the City's proposed amended Housing Element envisions a large number of low-income sites with densities below what is required by state law. (*Ibid*.)

Amending the City's Housing Element to exclude the City-owned sites is transparently discriminatory towards lower-income households. For purposes of state fair housing law (See Gov. Code, § 8899.50, *inter alia*.), low-income residents are a protected class. (Gov. Code § 65008, subs. (a)(3), (b)(1)(C), and (b)(2)(B).) The City is obligated by state law (Gov. Code, § 8899.50) not to discriminate against such residents based on protected characteristics.

Additionally, the City has a duty to affirmatively further fair housing ("AFFH") in preparing its Housing Element. (*See* Gov. Code § 8899.50 and § 65583 (c)(5).) The Housing Element itself, moreover, must assess fair housing within the City. (Gov. Code § 65583, subd. (c)(10)(A).)

Under Government Code section 8899.50, all public agencies must affirmatively further fair housing through their housing and community development programs. Government Code section 8899.50, subdivision (a)(1), defines "affirmatively furthering fair housing" as taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development. Public agencies are required to take meaningful actions to AFFH and take no action that is materially inconsistent with its obligation to AFFH. (*Id*. at subd. (b).)

Amending its Housing Element to exclude the City-owned sites would be disparate treatment based on a protected characteristic and it would also fail to affirmatively further fair housing.

Carmel-by-the-Sea is much, much wealthier than the rest of Monterey County and has a vastly higher proportion of White residents. According to the 2020 decennial census, Carmel-by-the-Sea is 87% White and only 6% Latino, whereas Monterey County is 27% White and 60% Latino. Furthermore, the median household income in Carmel-by-the-Sea is $126,406 per year, according to the 2022 5-year American Community Survey, whereas the Monterey County median household income is $91,043, according to the same dataset.

The City has also permitted only 13 lower-income units according to its annual progress reports dating back to 2018. Eliminating the main program in its housing plan to produce low-income homes, while replacing this production with a variety of programs unlikely to produce any new homes, would be a clear violation of fair housing laws.

Housing Element Substantial Compliance and the Builder's Remedy

By attempting to amend its Housing Element, rather than issue the RFPs for the City-owned sites, the City has already missed its December 2025 deadline for the RFPs. If the City fails to implement required programs within the timeframes outlined in the housing element, the City is no longer in substantial compliance with Housing Element law.

The Housing Accountability Act (Gov. Code, § 65589.5; the "HAA") requires approval of "builder's remedy" projects that are submitted during periods of local housing element noncompliance. (Gov. Code, § 65589.5, subd. (d)(6).) Under the HAA, a city may not disapprove a builder's remedy project on the grounds it does not comply with the city's zoning and general plan if the developer submitted either a statutorily defined "preliminary application" or a "complete development application" while the city's housing element was not in substantial compliance with state law. (*See* Gov. Code, § 65589.5, subds. (d)(6), (h)(5), (o)(1).) This statutory provision temporarily suspends the power of non-compliant municipalities to enforce their zoning rules against qualifying affordable housing projects. *See California Housing Defense Fund v. City of La Cañada Flintridge*, Case Number: 23STCP02614 (attached), for a recent court decision affirming the plain language of the statute in this regard.

If the City's compliance with Housing Element law lapses, developers will be able to propose any residential project, no matter how tall or large, as long as it qualifies as a builder's remedy project. The City will be bound to approve all such projects even if the City later comes back into compliance with housing element law. For instance, in Santa Monica, a single developer proposed 4,260 housing units, including several 18-story buildings, when Santa Monica's housing element fell out of compliance. If the City wrongfully denies such builder's remedy applications, not only may the applicant seek judicial remedies, but the HAA specifically empowers housing organizations, such as CalHDF to enforce the act via litigation. (Gov. Code, § 65589.5, subd. (k)(1)(A)(i).)

And if the City contests such Builder's Remedy applications, it may be liable for costs. For example, the HAA authorizes courts to award attorney's fees and costs both to applicants and to housing organizations if they prevail in litigation to enforce the HAA. (*Id*. at subd. (k).) As an example, the City of Berkeley was fined $2.6 million and forced to pay $1.4 million in attorneys' fees after incorrectly denying a housing development project in violation of the HAA.

The City should be aware that by failing to issue these RFPs by December 2025, its Housing Element is no longer in substantial compliance with state law.

In sum, if the City amends its housing element to exclude the three City-owned sites, or fails to issue the RFPs for the City-owned sites, it will be exposing itself to potential litigation. If the City loses such litigation, it will be exposed to a variety of remedies, potentially including the Builder's Remedy, as well as attorneys' fees and other costs. CalHDF recommends that the City drop its effort to amend the Housing Element and instead proceed with its plans to dispose of the City-owned sites to develop 100% affordable housing, which is badly needed in Carmel-by-the-Sea.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

City Response: The City worked collaborative with the State Department of Housing and Community Development (HCD) to develop programs to accommodate the City's Regional Housing Needs Allocation (RHNA). HCD has continued to guide the City through this amendment process and has assured City staff that its adopted Housing Element will retain its compliance status until such time the City adopts an amendment. Because the City is actively pursuing alternative strategies, HCD has indicated pausing the implementation of the city-owned sites is appropriate. It is absolutely the City's goal to only adopt an HCD-certifiable amendment that fully complies with State law, including adequate sites for RHNA and Affirmatively Furthering Fair Housing (AFFH) requirements. Furthermore, replacing the city-owned sites program with alternative strategies does not preclude development on these sites.

As no rezoning is proposed as part of this amendment, AB 1397's rezoning for shortfall provisions do not apply.

The proposed alternative strategies are intended to promote housing choice and mobility in Carmel-by-the-Sea, expanding housing options and locational choices for lower and moderate income households.

Comment #8: See list of commenters below.

Victoria Beach, Resident & Architect
Beth Bowman, Business Operator
Janine Chicourrat, Resident
Erik Dyar, Architect Business Operator
Stephen Lee, Resident
Rich Pepe, Business Operator
Dave Potter, Resident
Kristi Reimers, Resident & Business Operator
Bobby Richards, Resident & Business Operator
Graeme Robertson, Resident
Nancy Twomey, Resident
Tim Twomey, Resident
Mark Watson, Business Operator

On behalf of current and future residents and stakeholders, we strongly support this revised Carmel-by-the-Sea Housing Element and its programs that enable our regional housing obligation (RHNA).

Unlike the prior Cycle 6 Housing Element, this revision recognizes:

- the social difficulties inherent in concentrating lower income residents on a few parcels,
- the logistical hurdles involved in re-purposing extremely scarce public lands zoned and reserved for cultural uses, and
- the sustainability questions posed by a one-off approach that cannot extend beyond this planning cycle.

Through our collaboration, this newly revised Housing Element :

- geographically disperses affordable housing throughout our neighborhoods,

- builds on successful housing models that have a proven record of working throughout our commercial and residential zones, and
- provides innovative yet compatible approaches that can continue to integrate new residents for the future.

For all these reasons, we anticipate our newly amended plan accelerates the actual construction of new affordable units beyond what was previously targeted. All the while, it maintains alignment with our General Plan, preserving the town's defining character and its economic health for current and future neighbors to enjoy. This alignment has received strong community support that will deliver predictable and streamlined processes for developers, architects, and property owners alike.

Thank you for your support, partnership, and consideration.

City Response: Thank you for your comments.

Comment #9: D. Byrne

Public Comment on the Proposed Housing Element Amendment

Submitted by Dale Byrne, Carmel Resident and Mayor of Carmel-by-the-Sea

Introduction and Purpose

I am submitting this comment as a Carmel resident and as Mayor, having followed the Housing Element process closely over the past several years. I strongly support housing production, including affordable units, in Carmel. We need them, and among all those in need, our seniors are the most urgent priority. Long-time residents who built their lives here are increasingly priced out as rents rise beyond fixed incomes. I also want to thank the volunteers and staff members who have worked on this amendment over the past couple of years. Their research and program development work was valuable and can play an important role in Carmel's future housing production.

Our overall objective should not be to meet minimum compliance thresholds, but to deliver housing at a scale that meaningfully serves Carmel's seniors, workforce, and others in the community in a highly difficult housing environment.

Carmel's Approved Strategy

Carmel's Housing Element was approved by HCD based on a clear strategy: use city-owned sites, engage experienced affordable and market-rate development partners through a competitive Request for Proposal (RFP) process, and complement that approach with creative programs such as mixed-use, live/work units, church-based developments, and ADUs. That framework has precedent across California and was designed to deliver results at the scale necessary to satisfy the required numbers.

The Proposed Shift

This proposed amendment shifts away from that strategy by removing city-owned sites and the RFP process, relying primarily on refined versions of the smaller, voluntary mixed-use programs and church sites. Removing the

RFP process also removes the ability to motivate developers to provide other civic resources as part of their projects. The question is whether this revised approach can realistically produce the number and type of housing units Carmel needs, not just what our assigned RHNA number requires, and within the required timeframe.

City-Owned Sites as Strategic Assets

City-owned parking lots are highly valuable land and by most measures, the only locations capable of addressing both our housing needs and our long-standing parking constraints through integrated, structured solutions. It is not clear that there is broad community consensus to remove these sites from consideration, particularly given the widely acknowledged and growing parking challenges in Carmel today.

What We Risk Walking Away From

A well-structured RFP process using city-owned land is not just a housing tool. It is a rare opportunity to solve multiple long-standing challenges at once. Could public-private partnerships built around city-owned land deliver all of the following simultaneously?

- Dedicated senior housing with appropriate amenities and parking
- Workforce and affordable housing for first responders, teachers, artists, and other essential workers
- Market-rate housing that cross-subsidizes affordable units
- Underground parking for the additional housing units and the public to address one Carmel's most chronic long-standing challenges
- Hotel rooms that could generate Transient Occupancy Tax revenue at a meaningful scale
- A new civic campus consolidating our aged police station, public works facilities, and perhaps City Hall staff into a modern one-stop center for city services

This is a once-in-a-generation opportunity. It is precisely the model well-capitalized development partners bring to city-owned site RFPs across California. The City contributes land value. The developer contributes financing, expertise, and market relationships. Parking revenue and TOT income service development costs over time, potentially eliminating the need to float general obligation bonds, draw on the general fund, or seek property tax increases requiring approval by property owners.

Included in both the current and proposed plan is a practical and economically powerful hotel key transfer strategy. Under this approach, older or underperforming hotel rooms could be retired and converted into long-term housing, including both market-rate and potentially deed-restricted units. Those hotel "keys" would then be transferred to new, purpose-built hotel rooms on an appropriate site.

This creates a dual benefit. It increases housing supply by converting existing units into residential use, with existing parking lots, while allowing new hotel rooms to be built in a more suitable location where they can generate significantly higher Transient Occupancy Tax (TOT) revenue. That increased revenue can help support public improvements, infrastructure, and potentially offset development costs.

Critically, this strategy depends on having appropriately located sites to receive the keys with sufficient scale, which city-owned properties are uniquely positioned to provide. Without those sites, the hotel key program becomes a piecemeal basis and far more difficult to implement at a meaningful scale.

By removing city-owned sites from this amendment before this approach is tested, we risk closing the door on a once-in-a-generation opportunity.

Feasibility of the Proposed Program-Based Approach

The alternative approach outlined in the amendment relies heavily on ADUs, mixed-use conversions, and other voluntary programs. While these tools can contribute incremental units, their ability to deliver housing at scale, and to serve the intended populations, is uncertain.

ADUs are assumed to play a significant role in unit production. However, ADUs are typically not deed-restricted and are often used for purposes other than long-term housing for seniors, workforce residents, or other priority groups. They may be used for periodic stays by friends and family, home offices, 30-day rentals where permitted, or higher-rent market uses. As a result, there is a meaningful risk that a substantial portion of projected ADU production will not translate into housing that serves Carmel's identified needs.

The proposed plan also relies heavily on commercial-to-residential and live/work conversions. While these may appear straightforward in concept, the practical realities are often far more complex. Even a modest change of use, such as adding a residential unit to an existing commercial space, can trigger significant building code requirements. These may include full fire sprinkler systems throughout the entire structure, ADA-compliant restrooms, accessibility upgrades, and other life-safety improvements.

These requirements can materially increase project costs, reduce usable space, and extend approval timelines. Similar projects have taken over five years to move through Carmel's system. In some cases, they may render projects financially infeasible altogether. As a result, there is a meaningful risk that a substantial portion of these projected units will not be realized or will be delayed well beyond this planning period.

While innovative methods were used to survey downtown Carmel properties, in the end, there appears to be no written confirmation that building owners are firmly committed to participating in any of these programs and it doesn't seem that the amendment has accounted for this in its projections.

Parking Constraints and Real-World Project Experience

The proposed approach assumes that mixed-use and residential projects can be delivered without on-site parking. Recent experience suggests otherwise. A recently approved mixed-use project that would have produced some of the first apartment units in decades faced significant community concern regarding parking impacts, ultimately requiring the addition of parking that greatly increased project costs and created significant delays.

This raises a practical question. If that project, which actually used city-approved parking requirements, encountered resistance and added cost due to parking constraints, how likely is it that a larger number of smaller projects, each adding incremental demand to already constrained downtown streets, will move forward smoothly and at scale? If these projects require added parking to gain approval, their financial feasibility would be eliminated. If they proceed without parking, they risk increasing pressure on an already limited public parking supply. Either outcome calls into question whether this approach can reliably deliver housing units at the scale and pace required.

Risk of Non-Performance

What is the Builder's Remedy exposure if this approach falls short? If we do not meet our obligations at scale, we risk losing local control over development in ways that could have far greater impacts on community character than a well-planned project delivered through an RFP process.

A Non-Binary Path Forward

This does not have to be a binary choice. The programs included in the amendment have value and were part of the original strategy. The question is whether they should replace the RFP approach or be layered alongside it. Pursuing both would provide multiple paths to success and increase the likelihood that we meet our obligations. The smaller programs could begin producing incremental units immediately while the RFP process moves forward in parallel, providing near-term production alongside long-term transformational capacity.

Questions for Consideration

Before adopting this amendment, I respectfully ask that the following questions be addressed on the public record:

1. What is the realistic unit yield and income level of the proposed program-based approach, broken down by program type, and how many of those units are expected to serve seniors and workforce households?
2. What assumptions does this approach rely on regarding actual verified building owner participation, required code revisions, and staff processing capacity?
3. What analysis has been done of the true costs and feasibility of live/work and mixed-use conversions in Carmel's permitting environment, including coastal zone considerations and change of use triggers?
4. Is there sufficient appropriately located land for the hotel key program to operate at a scale that meaningfully contributes to our mandated numbers at the prices assumed?
5. What civic, fiscal, and community benefits would be foregone by removing city-owned parking lots from the sites inventory before a competitive RFP has been attempted?
6. Has the Builder's Remedy risk been formally evaluated and disclosed to the public?

I would also ask whether the proposed amendment represents a credible and compliant path to meeting Carmel's housing commitments, or whether it introduces the very compliance risk the original approved strategy was designed to avoid. Why not layer the updated programs on top of the original city sites and RFP process to assure a higher likelihood of success?

A Final Thought on Our Seniors

Carmel's senior residents deserve to age in the community they helped build. That is not a sentiment. It should be our planning obligation. The Carmel Foundation's 50 units represent a fraction of what is needed, and the gap is growing as rents rise and fixed incomes do not keep pace. What if a well-structured RFP process for city-owned sites could realistically deliver 150 or more additional senior units in a purpose-built setting with appropriate services and amenities? A collection of scattered voluntary programs heavily dependent on unregulated ADUs and complex commercial conversions is a far less certain path to that same outcome. Which approach gives Carmel's seniors the best realistic chance of staying home? I would ask the Council to keep that question at the center of this discussion.

Carmel has a genuine opportunity here, not just to meet a state mandate, but to solve parking, civic facilities, senior and workforce housing, and long-term revenue generation in a single integrated effort that could cost taxpayers nothing, all made possible because it is our land that gives us this leverage. I hope we do not foreclose that opportunity without fully understanding what we would be giving up.

City Response: Thank you for your comments.

Comment #10: A. Jeselnick

Dear Ms. Waffle,

Over the past year, I have had the pleasure of working alongside dedicated community members, planning department staff, council members, and consultants to amend the adopted City of Carmel-by-the-Sea housing element. This effort, comprising many thousands of hours of independent research, fact-finding expeditions throughout the downtown, case studies, and zoning code research, has resulted in a comprehensive plan to address the need for affordable housing development in the city. As a result, I strongly support this amendment and look forward to swift adoption hearings this spring as the city moves toward collective action and effective implementation of the policies, programs, and goals defined by this plan.

I joined this effort based on my sincere desire to raise awareness, and express reasonable criticism, of significant challenges to developing multifamily housing in Carmel-by-the-Sea. This 1.1 square mile village, predominantly zoned R-1 (single family residential), leaves limited land area available for the construction of new housing. A compact, historic downtown, in many instances already built up to the maximum existing floor-area ratio limits, with small lots and limited opportunities for on-site parking, further reduces those opportunities. Most projects that involve the remodeling or replacement of existing buildings face a lengthy and complicated design review process, interminable delays due to neighbor controversy, and significantly higher construction costs than elsewhere, even for famously expensive California.

The removal of two city-owned properties (the Vista Lobos and Sunset Center parking lots), as potential sites for affordable housing in this housing cycle, has helped spur the creation of a new model to increase the availability of affordable housing in coastal communities. By leveraging the city's existing built environment, specifically under-valued hotels, vacant office and retail space, and faith-based properties, this amendment provides a uniquely crafted, proven strategy to deliver new housing options dispersed throughout the downtown area.

Thank you for the continued effort to bring this amendment forward, and I look forward to supporting the city's goals by encouraging local property owners and developers to utilize the full array of programs and incentives to increase housing opportunities in Carmel-by-the-Sea.

City Response: Thank you for your comments.

Comment#11: M. & L. Hill

Dear Marnie,

As a home owner for over 18-years here, and having built our own home 13-years ago, I'm writing to formally express my support for Carmel-by-the-Sea's proposed Housing Element amendment. What I find especially compelling is the strong and broad-based support from the community, as well as the thoughtful and creative approach taken in refining the plan.

It's clear that residents, in collaboration with City staff, contributed meaningful ideas that both honor Carmel's character and respond constructively to State requirements. The updated plan reflects a more adaptive and considered approach, one that feels aligned with the town's unique identity while still addressing broader housing goals.

To me, this amendment is a positive and important step in the right direction, and a strong example of what can be achieved through open dialogue and cooperation.

City Response: Thank you for your comments.

Comment #12: B. Richards

I am pleased to offer my support for Carmel-by-the-Sea's proposed amendment to its 6th Cycle Housing Element. Having served as Vice Mayor during the prior administration, and as one of two members appointed to the ad hoc committee responsible for shaping the original Housing Element, I bring a close and informed perspective to this effort.

This revised plan reflects a meaningful evolution of that earlier work. With the benefit of additional time for careful analysis and broader community engagement, the City has strengthened both the substance and the vision of its housing strategy. The result is a set of core programs that demonstrate not only creativity, but also a clear understanding of Carmel's unique character and constraints.

In my view, this amendment represents a thoughtful, balanced, and achievable approach to fulfilling the City's Regional Housing Needs Allocation (RHNA) obligations. It is evident that considerable care has been taken to align state requirements with local priorities, and I commend the City and its residents for their diligence and collaboration in advancing a plan that is both practical and broadly supported.

City Response: Thank you for your comments.

Comment #13: D. Silverie

Dear Housing and Community Development Leadership,

I am writing to formally express my strong support for the City of Carmel-by-the-Sea Community Planning and Building Department's Program 1.1.F: Hotel-to-Residential Conversion (Hotel Key Transfer) as part of its Affirmatively Furthering Fair Housing (AFFH) initiatives.

Carmel-by-the-Sea faces a profound imbalance between housing supply and the needs of the workforce and community members who sustain the local economy. At the same time, the city has a significant inventory of underperforming overnight accommodations. The hotel-to-residential conversion program represents a thoughtful, market-aware, and practical strategy to address both realities simultaneously.

From a planning and design standpoint, the existing hotel room layouts are particularly well suited to multifamily conversion. These properties already possess the core building infrastructure, unit configurations, and location advantages that allow them to transition efficiently into housing with relatively modest structural intervention. This approach not only accelerates delivery timelines but also represents a fiscally responsible and environmentally sound method of producing housing.

I am especially supportive of the proposed funding framework utilizing the innovative “hotel key” purchase mechanism. Allowing hotel use rights to be transferred to residential use is a forward-thinking policy that enables reinvestment and adaptive reuse without expanding the cap on hotel rooms in Carmel-by-the-Sea. This is a balanced solution that respects both the hospitality industry and the urgent need for affordable housing.

Silverie Properties has a long history of local participation and partnership with surrounding municipalities in the development, construction, and operation of meaningful affordable housing properties. Our owner/operator experience includes the 91-unit Plaza Grande SRO in Salinas, the 14-unit Monterey Hotel Apartments in Monterey, and the construction of Trevvett Court, a senior housing community developed, owned, and operated by the Carmel Foundation. Our construction background is broad ranged in the building and completion of hundreds if not thousands of multifamily units the Bay Area and Southern California. The history and experience of these projects reflect our commitment to responsible development and long-term community stewardship.

I have personally been involved in this initiative since the first committee hearing and remain committed to helping bridge the gap between public policy objectives and free-market enterprise. I intend to continue supporting the City’s recommendations and implementation efforts moving forward.

Carmel Planning has clearly taken a comprehensive and balanced approach, thoughtfully considering the needs of market participants, hotel operators, and the overwhelming demand for affordable housing in our community. This program represents the type of collaborative, pragmatic policy that can deliver meaningful results.

On a personal note, I grew up in Carmel-by-the-Sea and as a teenager I bussed tables in downtown restaurants during my first few jobs. At that time, many restaurant staff and service workers lived within the community because they had real choices and affordable opportunities to do so. Restoring that possibility is essential to preserving the social and economic fabric of Carmel.

For these reasons, I respectfully encourage HCD to support and advance this program.

City Response: Thank you for your comments.

Comment #14: B. Bowman

Marnie,

I'm writing to express my support for the proposed amendment to Carmel's 6th Cycle Housing Element. As Executive Director of the Sunset Center, I want to highlight that our campus has a number of unique constraints that make it especially difficult to use for housing. The property is on the National Register of Historic Places, it isn't zoned for residential use, and it plays a key role as one of the City's primary cultural assets.

The site has long been intended for civic and cultural purposes, including possible future expansion of arts programming or even a museum. Those priorities should remain central to how the property is used moving forward.

The revised plan feels much more practical, focusing on sites and strategies that are more realistic and better aligned with the City's long-term goals. It reflects thoughtful collaboration among residents and staff to create a plan that is both workable and respectful of Carmel's unique character. I respectfully encourage HCD to approve the amendment. Thank you for your consideration.

City Response: Thank you for your comments.

Comment #15: P. Hazdovac

Dear Marnie,

As a former [Carmel-by-the-Sea] City Councilmember [1994-2012], I fully support the City Staff and community's work to craft this new Housing Element Ammendment. The revised plan achieves the essential replacement of use of the City owned lots, possibly allowing for new housing that can be embraced by Carmel by the Sea residents. I believe this Ammendment positions our city for greater future success.

City Response: Thank you for your comments.

Comment #16: V. Beach

Dear Mr. Martinez and Mr. McDougall,

Carmel-by-the-Sea's proposed amendment to its 6th Cycle Housing Element represents a significant step forward for the community. As a former Mayor Pro Tem and a co-founder of the AHA resident group, I have been deeply involved in the effort to develop a more workable and effective housing plan. As you know, this revised amendment reflects an extraordinary level of engagement and care, along with a much more refined understanding of local conditions. It is not only more thoughtful in its approach, but also far more likely to result in housing that can actually be produced.

What stands out most is the depth of collaboration behind this work. Residents, City staff, and HCD worked together in a constructive and iterative way, and I appreciate HCD's time, engagement, and willingness to help the community think creatively about turning constraints into opportunities. The result is a plan that is both creative and credible, and one that I believe offers a meaningful opportunity to deliver real housing outcomes for the community.

Dear Paul and Rogelio,

I thought it might be useful to clarify a few things about some communications you are receiving.

As your close familiarity with our hotel / housing program will confirm, the comments from attorney Prows are not well-founded. His analysis of that program is based on a fundamental misunderstanding of the difference between hotel "rooms", which can currently be bought and sold like any physical property, and hotel "keys" or development rights, which cannot, but which Carmel will soon permit -- exclusively for the funding of affordable housing. You may also have noticed that Prows accuses one of the program's designers, whom you met on zoom, of turning against this same program. This is also incorrect, since he enthusiastically signed on to a supportive group letter you are also receiving.

It appears that the main purpose of these attorney arguments is to persuade HCD to force the City into making its public lands available for private development. It is worth understanding that the developer-client that Prows represents has no known experience or interest in affordable housing. Instead, he is part of a corporate real estate development group that has made clear its interest in obtaining Carmel's public lands, both by publishing construction proposals and by lobbying our elected representatives.

Some of this lobbying may be having a small effect — albeit on just one council member. Our mayor recently has started giving presentations, writing newspaper articles, appearing on radio shows, and composing a letter to you. Though his official endorsement of the amendment remains, his recent outreach focuses on how Carmel should consider increasing tourist revenue by developing large mixed-use hospitality projects like surrounding bigger cities have done, precisely the topics raised by Prows's developer clients.

The rest of the Council has unanimously refused to take up these topics as they have not garnered any support from any of them or their constituents. They simply have no traction. But, even if they did, they remain separate topics from that of affordable housing or the public lands that the developers have in their sights. The factually flawed Prows letter rests on the hope that the State will use housing policies to overrule these democratic bodies and their legally mandated processes in order to fulfill a corporate, non-housing agenda.

I hope this information lends some useful local context as you interpret these communications. As I have said often, I am personally very grateful for the tremendous efforts you and your agency have made to get to know our local conditions and to collaborate with us as we tailor our plan to those conditions.

With great appreciation, Victoria Beach
Carmel Mayor Pro Tem Emeritas
Co-founder, Affordable Housing Alternatives

City Response: Thank you for your comments.

Comment #17: K. White

I wanted to add my support and public comment on the City's Housing Element Amendment.

Carmel-by-the-Sea's proposed Amendment reflects strong community backing and a thoughtful effort to shape a plan that fits our City.

This draws on local knowledge and engagement in a way that makes the proposal feel both grounded and practical. The result is a plan that is well suited to Carmel and supported by a broad cross-section of the community.

Best regards, Ken White
Former Mayor of Carmel - 1992-2000

City Response: Thank you for your comments.

Comment #18: S. Hillyard

Dear Housing Element review team,

I support Carmel-by-the-Sea's proposed amendment to its 6th Cycle Housing Element. This revised plan reflects broad and genuine backing within the community, along with a more refined understanding of Carmel's unique setting. It takes into account the scale, character, and physical constraints that define the city, resulting in a more tailored and thoughtful approach to housing. The level of local engagement behind this effort is clear, and the outcome is a plan that better fits Carmel's circumstances.

With respect, Steve Hillyard
Former Planning Commissioner and City Council member

City Response: Thank you for your comments.

Comment #19: G. Robertson

Marnie,

I enthusiastically support Carmel's proposed Housing Element amendment. This reflects the kind of careful engaging local planning that should be encouraged. The amendment improves on the prior version by replacing unwelcome dependence on scarce public sites with a broader set of realistic housing opportunities, distributed throughout the community and designed to fit Carmel's charm. This makes the plan more credible, more implementable, and more responsive to community concerns.

This was not a superficial exercise. The amendment grew out of extensive volunteer research, repeated public discussion, and close coordination with City staff. The result is a thoughtful, innovative plan with tremendous local support, and I respectfully ask HCD to approve it.

With gratitude for all your hard work, Graeme Robertson
Carmel-by-the-Sea resident for over 60 years

City Response: Thank you for your comments.

Comment #20: M. Condry

Dear HCD team,

I am writing to express my support for Carmel-by-the-Sea's proposed amendment to its 6th Cycle Housing Element. This revised plan reflects a great deal of thoughtful work by residents and City staff working together to find practical solutions. It takes a more realistic approach to identifying housing opportunities that align with local conditions. I believe it provides a stronger foundation for achieving meaningful housing outcomes in Carmel. The level of community engagement behind this effort has been both significant and encouraging. It represents a sincere and constructive response to the City's housing responsibilities.

City Response: Thank you for your comments.

Comment #21: M. A. T. Lloyd

Department of Housing and Community Development staff,

As a Carmel resident, I support Carmel-by-the-Sea's proposed amendment to its 6th Cycle Housing Element.

It reflects extensive work by residents and City staff to develop a plan that is thoughtful, realistic, and grounded in an awareness of local conditions.

The revised approach offers a more credible path to creating housing that can actually be achieved. It also demonstrates strong community involvement and a genuine effort to respond constructively to State requirements. i encourage your approval of this amendment.

City Response: Thank you for your comments.

Comment #22: N. Twomey

As a partner alongside you and our fellow team members throughout this two-year effort, I fully support our Carmel-by-the-Sea's Amendment. I also look forward to celebrating the upcoming formal adoption and certification—and then moving swiftly into the various next steps ahead.

Much of the following is familiar to you, but it is worth reinforcing as our amendment enters final approval. As you know better than most, our Village encompasses just one square mile, with little to no undeveloped land and very few City-owned properties.

Our Village is widely recognized for the charm and character that have drawn international visitors as well as new and longtime full-time residents—ourselves included, now going on nearly ten years. We chose to visit here, and ultimately to live here, because of its welcoming people, natural setting, cultural opportunities, rustic and small-scale homes, and vibrant business community. This is not a boast—it is the foundation of what we are entrusted to protect. As stewards of this Village, we bear a responsibility to preserve these qualities for everyone's enjoyment for decades to come.

Rushing to repurpose these heavily utilized City-owned lots without meaningful community support would only divide our small community and ultimately delay any realistic progress on affordable housing. It is equally important to emphasize that our amendment team's efforts have always been pro–affordable housing. Together, we have crafted programs designed to advance this goal—through a process that carries the support of our community.

I look forward to receiving HCD's determination of "substantial compliance" for our Village Housing Element in the coming weeks.

With my deepest thanks, Nancy Ann Twomey
Carmel-by-the-Sea Resident and AHA CoFounder

City Response: Thank you for your comments.

Comment #23: T. Twomey

Marnie,

I am pleased to share my strong support for Carmel-by-the-Sea's proposed amendment to our 6th Cycle Housing Element.

Over the course of the AHA effort, I've seen how deeply this community cares - residents, local expertise, and City staff coming together to have an honest, practical look at how we can actually create housing here. This amendment reflects that collaborative spirit, moving beyond abstract planning to focus on realistic opportunities and strategies that are far more likely to deliver tangible housing outcomes.

I also want to recognize and thank HCD for their role in this process. Their willingness to engage with the community, listen carefully, and help us think creatively about turning real constraints into workable solutions made a meaningful difference. This amendment is stronger because of that partnership, and it represents a good-faith, locally grounded path forward.

As a member of the Carmel-by-the-Sea community, I look forward to approval of this amendment and am encouraged that this plan will translate into practical housing that remains true to our town's character.

With my appreciation, Tim Twomey
Carmel Resident and AHA Co-Founder

City Response: Thank you for your comments.

Comment #24: S. Lee

Dear Marnie,

I write in strong support of the proposed amendment to Carmel's 6th Cycle Housing Element. The amendment is a significant improvement over the prior plan because it reflects a more realistic and context-sensitive approach to identifying viable housing opportunities.

In particular, the prior inclusion of the Sunset Center campus as a primary housing site presents substantial challenges. The property is listed on the National Register of Historic Places, which brings important preservation considerations. It is not currently zoned for residential use, and it has long been understood as a site reserved for civic and cultural purposes, including potential future uses such as a museum or expanded arts facilities. Repurposing this site for housing would be complex, uncertain, and in tension with its established role in the community.

By shifting away from reliance on sites with these kinds of constraints, the amendment creates a more credible path to actual housing production. It is grounded in a clearer understanding of site feasibility and better aligned with Carmel's long-term planning priorities.

This work was informed by an unprecedented level of local effort. Residents, architects, business owners, and City staff invested enormous time studying parcels, constraints, and implementation tools in order to craft a plan that is practical, creative, and tailored to Carmel. In my judgment, the amendment is more likely to yield housing that can actually be delivered, and I hope it will be approved.

Respectfully, Stephen Lee
Carmel Resident
Chair of the Board of Trustees - Sunset Cultural Center

City Response: Thank you for your comments.

Comment #25: C. Kahn

Hello Marnie,

I wanted you to know how strongly Jesse and I support the latest revised plan in response to the state mandate. The first proposal would be a disaster because our city's parking needs….. already unmet…would worsen. Instead, the new proposal uses existing spaces and places for housing. Please support the latest housing plan. It's the city's best possible response.

City Response: Thank you for your comments.

Comment #26: D. Potter

Good Morning Marnie – I wanted to formally reach out to you regarding the 6th Cycle Housing Element.

Carmel-by-the-Sea's proposed amendment to its 6th Cycle Housing Element reflects a substantial amount of thoughtful local work and engagement. The revised plan shows a clearer understanding of how housing can be approached in a way that is both practical and responsive to the realities of the community. It builds on prior efforts while incorporating additional analysis and input that strengthens the overall proposal.

What is especially notable is the breadth of participation behind this amendment. Residents, City staff, and local stakeholders have contributed meaningfully to shaping a plan that is more cohesive and better aligned with how Carmel functions. The result is a well-considered framework that has earned broad community support.

Best, Dave Potter
Resident and Mayor of Carmel-by-the-Sea (2018-2024)

City Response: Thank you for your comments.

Comment #27: E. Dyar

Dear HCD Review Team:

As a local architect and participant in the AHA process, I support Carmel-by-the-Sea's proposed amendment to its 6th Cycle Housing Element. Rather than focusing on what could in the end be larger scaled projects at risk of not being well-integrated into the character of the town, the revised amendment outlines and incentivizes housing unit development based on connecting to the existing fabric of the city.

I have been thoroughly impressed by the way resident volunteers, City Staff and professional consultants carefully researched and developed policies that address the complexities of the existing built environment and uses. What has been produced, I believe, provides a sustainable and realistic strategy to incentivize and weave housing development throughout the different zones, while maintaining the existing scale and character of this very special and unique Coastal town. This is quite an achievement and one which deserves everyone's support.

The revised plan, far from prohibiting housing on the larger City-owned sites, simply provides maximum flexibility for the town's citizens to decide how to utilize and develop them.

It is a carefully considered and broadly supported proposal which can serve as a model for other similar communities. I respectfully urge HCD to approve it.

Erik Dyar, Local Architect and Particpant in the AHA Process

City Response: Thank you for your comments.

City of Carmel-by-the-Sea
6th Cycle Housing Element (2023-2031)

Housing Element Amendment Public Comment Responses

1.1 Public Comments Received

Per the requirements of AB 215, the City of Carmel-by-the-Sea published minor revisions to the revised draft Housing Element Amendment for a second, seven-day public review period on the City's website, https://ci.carmel.ca.us/post/housing, 2023-2031 Housing Element, Revised Draft Housing Element: Second 7-day Public Review Period. The public review period began on **May 6, 2026**, and ended on **May 13, 2026**. A total of seven (7) comments were received, none of which warranted any substantive changes to the revised draft Housing Element Amendment. Public comments received on the revised draft Housing Element Amendment are summarized below, followed by City staff's response to the comments.

Comment #1: R. Strimaitis

I am submitting the following proposed clarifications and edits to the Housing Element and implementing provisions in bold text to help ensure alignment between the City's policies and State ADU law. I will plan on attending the meeting on Tuesday.
Ray Strimaitis

MODIFY INTRODUCTORY LANGUAGE (SECTION 2.1)
The City is responsible for enabling the production of housing by reducing regulatory barriers, including ensuring that previously approved housing units-such as Accessory Dwelling Units-are not treated in a manner that discourages their retention or penalizes property owners seeking to redevelop primary residences, providing incentives, and supporting programs that create or preserve housing, especially for vulnerable populations. To enable the construction of quality housing, the City has identified the following goals:

Insert additional language:
At the end of Program 1.3.C
The City shall apply the development standards and interpretations no more restrictive than those in effect at the time of ADU application approval in determining the treatment of such ADU for future development.

The City shall ensure that local development standards, including but not limited to floor area limitations and accessory use requirements, are not applied in a manner that:

- Discourages the construction or retention of ADUs; or
- Constrains the ability of property owners to redevelop sites containing existing ADUs.

Program 1.3.C(2): Demolition and Reconstruction of Primary Dwellings with Existing ADUs (Add):
The City shall amend the Municipal Code to clarify that a property owner may demolish and reconstruct a primary

dwelling on a lot containing an existing legally permitted ADU, provided that a new primary dwelling is constructed within a reasonable timeframe. The temporary absence of a primary dwelling during demolition and reconstruction shall not affect the lawful status of an existing ADU. The City shall not require removal of a legally permitted ADU as a condition of approving demolition or reconstruction of a primary residence. Existing water credits or new allocations associated with a lawfully developed property shall remain available for use by a replacement primary dwelling.

1.3.C(3): Accessory Status During Redevelopment

New Text (Add):

For purposes of zoning and land use regulations, an ADU shall be considered accessory where a primary dwelling exists or is proposed as part of an approved development project. The City shall not interpret the requirement that an ADU be "accessory" to require continuous physical existence of a primary structure during periods of construction.

ADD NEW POLICY

Policy 1.5: Treatment of Accessory Dwelling Units in Development Standards

New Text (Add):

The City shall ensure that development standards, including floor area ratio (FAR), are not applied in a manner that constrains the development, retention, or use of Accessory Dwelling Units (ADUs) consistent with State law. The City shall further ensure that existing legally permitted ADUs are not treated in a manner that discourages their continued use or penalizes property owners seeking to improve or redevelop primary residences.

City Response: Thank you for your comments. The issues raised will be addressed when updating the City's local ADU Ordinance.

Comment #2: M. Billig

Dear Marne, I applaud the incredible effort that has gone int this document. I have only one comment and that i the document does not talk about the fact that Carmel is a known as a "village in the forest". No where is the forest recognized or its incredible history. It is recognized in our General Plan, and its documents as well as the Local coastal Plan. It defines the Character of our community. It is a native ancient forest and buildings have been tucked into it. It is not manmade. This needs to be recognized and appreciated. It and its environment are fragile and endangered bulack of knowledge and appreciation.

City Response: Thank you for your comments.

Comment #3: L. Smith

I am truly impressed with the amount of effort and work that staff and the AHA group has invested in this 6th Cycle Draft Housing Element amendment document, and I commend all concerned for its thoughtfulness and the extensiveness of its suggested solutions to the unique problems Carmel faces with regard to state housing requirements.

Though I have not thoroughly read the entire document, there is one concern that stood out to me, and as a 4th generation Carmelite and president of Monterey Pine Forest Watch, I wanted to just note it, and reinforce its importance, with some excerpts from Carmel's General Plan/LUP. The concern is that there is no mention of the

specific natural environment referred to in the document, i.e., the Monterey Pine Forest.

Carmel is located within the world famous and now "critically imperiled" native Monterey Pine Forest which is the dominant natural resource of the Monterey Peninsula and environs. Carmel was founded as a "village in a pine forest" and has cherished its extraordinary beauty and the many health benefits it has provided. The whole foundation of Carmel's character was based upon its love and respect for its natural environment, its mosaic of forest and chaparral, and upon the intention to protect it and fit into it, rather than the other way around. In the past 20 years, more recent residents and staff have for whatever reason remained unaware of this essential fact about Carmel's being, and that is reflected in the degradation of our urbanized forest itself. In the update process to the Forest Management Plan these oversights have undergone remediation, thank goodness. I think it important to reinstate the importance of our urbanized Monterey Pine Forest in each issue of policy that comes up from here on in. Below are excerpts from various elements of our General Plan/LUP. The thread that binds them together is Carmel's essential relationship to its natural environment, i.e. its "urbanized Monterey pine Forest" and beach and bay. We are a part of and stewards of a very rare and precious, one of a kind, forest treasure, here on the Peninsula, and everything we do here in Carmel matters for its future welfare and survival.

From the Introduction, Purpose and Organization of the Carmel General Plan/Land Use Plan:

A General Plan is an important land management tool for use by the community and its government officials. It provides a common base of understanding for everyone involved in matters related to community conservation and development and it sets forth community goals as well as procedures and policies needed to achieve the goals. The General Plan performs the following functions:

- Integrates the environmental, social and economic needs and aspirations of the community with the community's natural setting.
- Serves as a basic legal document with narrative and policies to which a wide range of ordinances and rules governing the quality of life in and about Carmel must conform.
- Simplifies the decision-making responsibilities of Planning Commissioners and City Council Members by enabling the review of all proposals in light of a clear picture of desirable future development.
- Provides a common base of understanding that enables public agencies and private property owners to relate their projects to a common goal.
- Embodies policies and procedures essential to effective city management and the timing of public improvements; it thus provides a basis on which the annual city budget can be established.

Carmel is unique in terms of State coastal regulation. Under Proposition 20, the City was granted a "categorical exclusion" that exempted the City (except for approximately the first line of lots inland from the ocean) from the Regional Coastal Commission's permit authority. Following passage of the 1976 Coastal Act, the City was granted another "categorical exclusion" that remained in effect until Carmel's Coastal Program was certified and adopted. The categorical exclusions were granted in recognition of Carmel's local ordinances and practices that, with few exceptions, were already consistent with the Coastal Act. (LUP)

The City was not, however, exempted from preparing a Local Coastal Program. Because the entire City falls within the Coastal Zone, all of Carmel's policies, practices, ordinances and plans must be in conformance with the requirements of the 1976 Coastal Act. The City achieved certification of a Land Use Plan in 1980 and nearly

received certification of its Implementation Plan in 1983. However, disagreements over how to protect historic resources as part of community character stymied final certification of the LCP and resulted in loss of certification for the LUP. The City's efforts to complete its LCP were rekindled in the late 1990s and led to the certification of this document in December 2002. (LUP)

The overriding policies of the Coastal Act, relevant to Carmel, require that the City:

- Protect, maintain, and, where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and man-made resources.
- Protect special communities and neighborhoods, and retain their unique characteristics.

From the Coastal Resource Management Element of the General Plan

This element of the General Plan/Coastal Land Use Plan includes policies for protection of the City's coastal environmental resources including the character of its forest, beach and bluffs, water quality and Environmentally Sensitive Habitat Areas (ESHAs).

Environmental Setting

The City of Carmel-by-the-Sea is located in a region of California's central coast that is known for its diversity of plants and plant communities.

Urbanized Forest, Parks and Open Spaces

Since the early 1900s Carmel's forest has been carefully nurtured and enhanced. Monterey pines, Coast Live oaks and other trees were often planted when lots were first sold or developed in an effort to extend the forest cover and range.

Carmel's forest is an "urbanized" Monterey pine forest rather than an "urban" forest… An "urbanized" forest exists before development…

To many, the "urbanized" forest is *the* character-defining feature that makes Carmel-by the-Sea so unique. The forest, along with the beach and ocean, is the City's largest and most visible natural resource. Homes are nestled into the native Monterey pine and Coast Live oak on a grid of streets that yields to trees more than to engineering expediency. Upper canopy trees impart a distinctive ambiance and identity to the City. Lower canopy trees soften and provide screening of development. Together the mix of upper and lower canopy trees establishes a powerful sense of place. (LUP)… As the number of Monterey Pines declined since 1971, the number of Coast Live Oaks increased 17% on private property and 40% on public property. The increase in oaks, dramatic as it may be, cannot offset the loss of Monterey pines, which impart a very different sense of place for the village. (LUP)

Steps must be taken to minimize the threat to existing healthy Monterey pines and new seedlings to ensure continued diversity in species, age, and location. This document includes policies to respond to this issue. Disturbance and/or removal of mature and disease resistant trees during construction or other development activities should be avoided. Permit conditions requiring replacement trees for those removed from private land should be monitored and enforced to ensure that the trees are healthy and reach maturity. Replacements should also be in like kind. It is essential that these and other policy directives be carried out to ensure that the Monterey pine forest landscape is protected so that the forested character of this unique coastal village is preserved. (LUP)

Urban Forests, Parks and Open Spaces

G5-3 Protect, conserve and enhance the unique natural beauty and irreplaceable natural resources of Carmel and its Sphere of Influence, including its biological resources, water resources, and scenic routes and corridors. (LUP)

> O5-8 Protect, conserve and enhance designated open space, the urban Monterey pine forest, beach and shoreline, the sensitive habitats and the hillside areas, and acquire additional open space as deemed appropriate. (LUP)

From the Land Use and Community Character Element of the General Plan:

Located adjacent to Carmel Bay with gently rising slopes, the City has conscientiously retained its residential village character in a forest setting, dominated by Monterey Pines. The special character of this residential coastal community is considered a unique asset of statewide and national significance that should be maintained as a resource both for local residents and for visitors. The incorporated limits of the City of Carmel-by-the-Sea shall be designated a special community and a highly scenic area within the meaning of Coastal Act sections 30251 and 30253 and for the purposes of implementing section 30610 and corresponding regulation section 13250 of the California Code of Regulations. New development shall protect this special community and its unique characteristics. (LUP)

Again, thank you to all who participated in the creation of this replete document. And thank you for the opportunity to give input that hopefully will be of value.

City Response: Thank you for your comments.

Comment #4: K. Ferlito

1. Are there firm commitments with any churches to build affordable housing on their property? Firm? Would they be in charge of releasing RFPs, architectural plans, building costs, grant applications, etc?

City Response: Yes, all three churches included in the Housing Element amendment are expressing strong interest in building affordable housing. City staff, along with a representative from AHA, have, and continue to meet with the churches, to help facilitate housing on their properties. Churches are not required to release RFP's (as far as I know). One church is currently working with an architectural firm they selected and are developing conceptual plans for their property. The other two churches have met with local architects to conceptualize designs for their sites. One church is actively seeking grant opportunities and City staff assisted with one grant application. Both City staff and AHA have also been active in connecting the churches with organizations and resources that can assist them. Expediting the establishment of the Housing Trust Fund is another way the City can assist churches with pre-development costs.

2. Are there any firm commitments from commercial property owners to convert store fronts or offices into live/work units and how would that be controlled or how would you qualify and keep track of this? And, would these units be required to have sprinklers and improved Ingress and egress for the artist and the public?

City Response: As shown in Appendix C, Table C-15, six of the eight property owners have expressed interest in the Live/Work program. As of right now, any change in occupancy will require sprinklers and all emergency egress requirements will need to be met.

3. Do you know of any ADUs that are rented and if so for how much? Has there been a City actually had a survey response?

City Response: City staff are actively working on revising the building permit application in order to collect data on how new ADUs intend to be used. The application is currently under review by the city attorney.

4. Have any hotels expressed firm (not just wishful thinking) interest in converting to affordable rentals and how would the city keep track of rental amounts, etc? How would tenants be evaluated for need? Who would do this? Wouldn't the city lose a source of TOT?

City Response: In Appendix C, Page C-11, is a discussion of outreach and developer and hotel owner interest in the Hotel-to-Residential program. The details of the program are still being developed but all tenants of affordable housing will be screened to ensure they meet the income qualifications. How this will be carried out is to be determined. The City may elect to hire an employee to manage the program or it may wish to contract with an outside agency. The number of affordable housing units being managed will likely inform that process (managing 10 units versus 100 units would require different levels of resources). Regarding TOT, similar to when a hotel is under renovations, there may be a period of time when the rooms are not being rented, however hoteliers who possess hotel development rights are not likely to take rooms out of commission and hold them indefinitely. Hotel rooms are a fixed commodity and highly desirable among hotel operators.

5. Has there been a Survey of retail, city and hospitality employees regarding interest in living in CBTS? For example, what size unit would you need if you are single or if you are a family member? Would you be able to live and work without a car? Would you be willing to agree to not having a car?

City Response: No new surveys have been conducted as part of the Housing Element Amendment. However, in Programs 1.1.C, Live/Work Housing, 1.1.D Mixed-Income Incentive Program, 1.1.F Hotel-to-Residential Conversion, and 1.1.G Hotel Employee Housing, an added commitment to conduct targeted outreach to those who could benefit from the programs has been added. Alternative modes of transportation will also be part of those conversations and will inform the details of the Ordinance.

6. Would the city have a housing employee to keep track of the AFFORDABLE rentals?

City Response: City staff is responsible for tracking and reporting affordable housing units as part of the Annual Progress Report (APR). Program 2.1.C Monitor Affordable Housing Stock is included in the adopted Housing Element to ensure this happens and is not proposed to be modified as part of the Amendment.

Comment #5: T. Twomey

Once again, I whole heartedly support Carmel-by-the-Sea's Amendment to the 6th Cycle Housing Element. Being a founding member of the Affordable Housing Alternatives (AHA) initiative, I've seen our community align on this shared purpose—neighbors, local experts, and City staff working together to make housing feel possible, not out of reach. This Amendment carries that spirit of collaboration, bringing frontline voices together with the guidance of HCD to turn our ideas into action.

Having check points with HCD on this journey has been invaluable. They've been open to listening, talking things

through, and brainstorming with residents and City staff, turning our limitations into workable solutions. This partnership has strengthened our resolve and clarified the path forward. It shows what we can achieve when State guidance and local effort join forces for the common good.

As a Carmel-by-the-Sea resident, I'm optimistic about this Amendment's coming production of practical, affordable housing that respects our town's character. I look forward to welcoming future new residents enjoying the beauty, culture, and sense of community we preserve and value. This effort is more than planning; it reflects our ongoing commitments to look after one another and build a brighter, more inclusive future for everyone who calls our Village home.

City Response: Thank you for your comments.

Comment #6: N. Twomey

As engaged residents are fully aware, our Village has almost no open/unused land in our 1.1 square mile - that has been the case for decades. Our prior Cycle 5 RHNA was 31 units, while our current Cycle 6 RHNA is 349 units - an 1126% increase.

Our joint efforts since day 1 were to craft plans that would enable net new and affordable housing while maintaining and honoring our Village character and general plan. Collaboratively we are committed to the rollout of programs and updates reflected in our Amendment, and to welcome new residents into our Village.

These new/recent minor edits reflect accelerated timelines and alignment to the State's requirement to the best of our abilities. We ask the HCD teams to provide their final green light, so we can all focus on program rollouts and progress on housing production with an approach that our community can embrace.

Thank you for all of your work on this Housing Element in the past, present and in the future. Your collaboration, commitment, guidance, oversight and more continues to be invaluable.

City Response: Thank you for your comments.

Comment #7: E. Cummings

Burt and I are in support of the revised housing plan and very proud of how Carmel has tackled this challenging project. Thanks to you, the committee and all involved for your hard work.

City Response: Thank you for your comments.

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

May 28, 2026

Brandon Swanson, City Administrator
City of Carmel-by-the-Sea
P.O. Box CC
Carmel-by-the Sea, CA 93921

Dear Brandon Swanson:

RE: City of Carmel-by-the-Sea's 6th Cycle (2023-2031) Revised Draft Amendment to the Housing Element

Thank you for submitting the City of Carmel-by-the-Sea's (City) revised draft amendment to the housing element that was received for review on March 30, 2026, along with the revisions that were received May 19, 2026. The revisions were posted and made available to the public for seven days prior to review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Peter Prows, Greg Scattini and the California Housing Defense Fund pursuant to Government Code section 65585 subdivision (c).

On April 25, 2024, HCD found the City's housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) and as of this writing, the City continues to comply with State Housing Element Law. The revised draft amendments address the findings from HCD's review on January 13,2026 and do not impact the April 25, 2024 finding of substantial compliance. The element will continue to comply with State Housing Element Law once the amendments have been adopted, submitted, and reviewed by HCD pursuant to Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, which triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. Absent findings (e.g., adoption resolution) based on substantial evidence, the existing uses will be presumed to impede additional residential development and will not be utilized toward demonstrating adequate sites to accommodate the Regional Housing Needs Allocation (RHNA).

For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at https://www.hcd.ca.gov/planning-and-community-development/housing-elements for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City continues to meet housing element requirements for these and other funding sources.

HCD appreciates the hard work and diligence of the City in the housing element update and acknowledges and appreciates the extensive collaboration and innovative approaches employed during the entirety of this process. HCD looks forward to receiving the re-adopted element. If you have any questions or need additional technical assistance, please contact Rogelio Martinez, of our staff, at Rogelio.Martinez@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

6th cycle 2023-2031 Housing Element Amendment: Redline Version

To view a redlined version of the Housing Element Amendment
that shows the revisions to the adopted 6th cycle Housing Element
in track changes (strikethrough/underline),
click on the link below:

Draft Housing Element Redlines

Or visit:

https://ci.carmel.ca.us/post/housing

Scroll down, click on **Draft Housing Element Redlines,** and select the link,

6th cycle 2023-2031 Housing Element Amendment: Redline Version

Chapter 1, Version 1

2025 Amendment to the Adopted Housing Element ~~Public Review of Draft and Final Housing Element~~

Outreach

~~Beginning i~~In 2024, the City of Carmel-by-the-Sea began exploring strategies to further enhance the City's ability in delivering affordable housing opportunities throughout the community, and developing alternative strategies that present near-term potential for affordable units. The detailed additional public outreach conducted during the development stage of these alternative strategies has been summarized in ~~Chapter 2 and~~ Appendix C (Sites Inventory).

Public Review of the 6th Cycle ~~Revised Draft and Final~~ Housing Element Amendment

Pursuant to State law, the 6th Cycle ~~Revised Draft~~ Housing Element Amendment ~~will be~~was made available for a 7-day public review from October 16 through October 23, ~~October 1 through October 7,~~ 2025. ~~Prior to this review period,~~ The City conducted a special Planning Commission meeting on October 20, 2025, and a City Council meeting on November 3, 2025, to review the 6th Cycle Housing Element Amendment and to receive public comments. ~~will conduct a jointheld Planning Commission and City Council meetings on October 820, 2025 and November 3, 2025, respectively.to review the Both bodies reviewed the Revised Draft Housing Element and treceivedo receive public comments.~~ Following the public review, the 6th Cycle ~~Revised Draft~~ Housing Element Amendment ~~will be~~was submitted to the State Department of Housing and Community Development (HCD) for a mandatory 60-day review.

Chapter 1, Version 2

Public comments received during the 30-day public review period can be found in the Public Comment Report, along with responses. The HCD Initial Draft has been updated as needed to reflect the comments received by the public.

Stakeholder Survey

The City of Carmel-by-the-Sea published a Stakeholder Survey to gather input from community members. The goal of the survey was to inform the City of Carmel-by-the-Sea what housing needs exist and to solicit community members input on how to achieve the RHNA. The survey was made available in English and Spanish and was posted on the dedicated Housing Element website (homecarmelbythesea.com[9]). The Stakeholder Survey was available from May 24, 2023 to July 6, 2023. One response was received in Spanish, and 156 responses were received in English. See Appendix H for an in-depth discussion of the Stakeholder Survey results.

Overall, survey respondents indicated a need for more diverse housing types within the City (apartments, condominiums, ADUs and senior housing). Survey respondents encourage the use of second story buildings for housing within the Commercial District, especially for affordable units, and indicate a need for expanded City services to distribute information about affordable units.

When asked if property owners would consider adding an ADU to their property, many responded that lots are too small, however, a number of property owners did indicate interest if the permitting was streamlined, fees were lowered, or financial assistance was provided.

2025 Amendment to the Adopted Housing Element ~~Public Review of Draft and Final Housing Element~~

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by a response to public comments report, ~~will be~~was submitted to the State Department of Housing and Community Development (HCD) for a mandatory 60-day review.

On January 13, 2026, the City received a comment letter from HCD and revised the Amendment to address the comments provided. Public outreach was conducted through mailed letters to all hotel property owners, updating them on the status of the Housing Element amendment, specifically the hotel-to-residential program and the employee housing program, and encouraging their participation in the amendment process. A copy of the draft programs was also provided for their review.

Additional public outreach was conducted through mailed letters to all property owners of potential housing opportunity sites, encouraging them to continue participating in the amendment process.

Letters were also mailed to service providers with an advanced copy of the Goals, Policies, and Programs, with personal invitations to meet and discuss how the city's programs align with the needs of the people they serve; whether there are any regulatory or physical barriers the City has overlooked; and how the City can better partner with nonprofits to facilitate housing.

The Amendment was again made available for a 7-day public review from March 13, 2026, through March 20, 2026. Following the public review, the Amendment, accompanied by a response to public comments report, was submitted to HCD for a mandatory 60-day review.

Tribal Consultation

This public participation effort also includes formal consultation pursuant to Government Code §65352.3 with representatives of the Costanoan Rumsen Carmel Tribe, which is present and active in Monterey County. Consultation is in process.

Chapter 1, Version 3

Public comments received during the 30-day public review period can be found in the Public Comment Report, along with responses. The HCD Initial Draft has been updated as needed to reflect the comments received by the public.

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Overall, survey respondents indicated a need for more diverse housing types within the City (apartments, condominiums, ADUs and senior housing). Survey respondents encourage the use of second story buildings for housing within the Commercial District, especially for affordable units, and indicate a need for expanded City services to distribute information about affordable units.

When asked if property owners would consider adding an ADU to their property, many responded that lots are too small, however, a number of property owners did indicate interest if the permitting was streamlined, fees were lowered, or financial assistance was provided.

2025 Amendment to the Adopted Housing Element ~~Public Review of Draft and Final Housing Element~~

Outreach

~~Beginning i~~In 2024, the City of Carmel-by-the-Sea began exploring strategies to further enhance the City's ability in delivering affordable housing opportunities throughout the community, and developing alternative strategies that present near-term potential for affordable units. The detailed additional public outreach conducted during the development stage of these alternative strategies has been summarized in ~~Chapter 2 and~~ Appendix C (Sites Inventory).

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Additional public outreach was conducted through mailed letters to all property owners of potential housing opportunity sites, encouraging them to continue participating in the amendment process. One property owner responded to receive additional information on the programs.

Letters were also mailed to service providers and affordable housing developers with an advanced copy of the Goals, Policies, and Programs, with personal invitations to meet and discuss how the city's programs align with the needs of the people they serve; whether there are any regulatory or physical barriers the City has overlooked; and how the City can better partner with nonprofits to facilitate housing. The following service providers and affordable housing developers were contacted:

The Carmel Foundation
Alliance on Aging
Central Coast for Independent Living
The Coalition of Homeless Service Providers
Housing Resource Center of Monterey County
Interfaith Homeless Emergency Lodging Program (I-HELP)
Interim, Inc
Community Human Services
United Way of Monterey County
Veterans Transition Center of California
Revision West
MidPen Housing
Community Housing Improvement Systems and Planning Association, Inc (CHISPA)

The following is a summary of the feedback received:

The Carmel Foundation continues to maintain a waitlist for affordable senior housing and supports the City's efforts to facilitate more housing. The Veterans Transition Center acknowledged the work the City is undertaking and will continue to monitor progress. Revision West is interested in opportunities to provide affordable housing in Carmel.

The Amendment was again made available for a 7-day public review from March 13, 2026, through March 20, 2026 and from May 6, 2026 through May 13, 2026. Following the public review, the

Amendment, accompanied by a response to public comments report, was submitted to HCD for a mandatory 60-day review.

Tribal Consultation

This public participation effort also includes formal consultation pursuant to Government Code §65352.3 with representatives of the Costanoan Rumsen Carmel Tribe, which is present and active in Monterey County. Consultation is in process.

Program No.	Program Name	Adopted Housing Element	Program No.	Program Name	Housing Element Amendment
1.1.A	Adequate Sites	6/2031	1.1.A	Adequate Sites	12/2031
1.1.B	City-Owned Sites	12/2026	1.1.B	Development on Small Sites	6/2027
1.1.C	Development on Small Sites	12/2024	1.1.C	Live/Work Housing	6/2026
1.1.D	Allow Religious Institution Affiliated Housing Development	12/2026	1.1.D	Mixed-Income Incentive Program	6/2027
1.1.E	City Partnership with the Carmel Foundation to Develop Affordable Housing	12/2027	1.1.E	Affordable Housing on Religious Facility Properties	6/2028
			1.1.F	Hotel-to-Residential Conversion	12/2026
			1.1.G	Hotel Employee Housing Program	6/2027
			1.1.H	Accessory Dwelling Units	12/2031
1.2.A	Water Distribution Prioritization for Affordable Housing	6/2025	1.2.A	Water Distribution Prioritization for Affordable Housing	12/2025
1.2.B	Address Infrastructure Constraints	6/2031	1.2.B	Address Infrastructure Constraints	12/2031
1.3.A	Condominium Conversions	6/2031	1.3.A	Condominium Conversions	12/2031
1.3.B	Overnight Visitor Accommodation (Conversion) Development Transfer Rights	6/2027	1.3.B	Employee Housing (Farmworker)	6/2026
1.3.C	Accessory Dwelling Units	12/2026	1.3.C	Manufactured Homes on a Foundation System	6/2026
1.3.D	Overnight Visitor Accommodation - Employee Housing Program	12/2026	1.3.D	Senate Bill 35 and Senate Bill 423 Processing Procedure	12/2026
1.3.E	Amend the A-2 Zoning District	12/2025	1.3.E	Emergency Shelters	6/2026
1.3.F	Employee Housing	12/2024	1.3.F	Forest and Beach Commission Required Findings	6/2026
1.3.G	Manufactured Homes on a Foundation System	12/2024			
1.3.H	Senate Bill 35 and Senate Bill 423 Processing Procedure	12/2024			
1.3.I	Implement State Law SB 10 Oppourtunities...	12/2024			
1.3.J	Emergency Shelters	12/2024			
1.3.K	Forest and Beach Commission Required Findings	12/2024			
1.4.A	Eliminate Unncessary Use Permits	12/2024	1.4.A	Modify or Eliminate Onerous Use Permits	6/2027
1.4.B	Objective Design and Development Standards	12/2025	1.4.B	Objective Design and Development Standards	6/2027
			1.4.C	By-Right Approval	12/2027

Program No.	Program Name	Adopted Housing Element	Program No.	Program Name	Housing Element Amendment
2.1.A	Incentives for Mixed-Use Development	12/2024	2.1.A	Incentives for Mixed-Use Development	6/2027
2.1.B	Permanent Housing	6/2031	2.1.B	Permanent Housing	12/2031
2.1.C	Monitor Affordable Housing Stock	6/2025	2.1.C	Monitor Affordable Housing Stock	6/2026
2.1.D	Establish Affordable Housing Trust Fund	6/2031	2.1.D	Establish Affordable Housing Trust Fund	12/2026
2.2.A	Historic Preservation Educational Programs	6/2031	2.2.A	Historic Preservation Educational Programs	12/2031
2.3.A	Preserve and Increase Upper Floor Residential Uses	12/2031	2.3.A	Preserve and Increase Upper Floor Residential Uses	12/2031
2.4.A	Housing Rehabilitation and Maintenance Information	6/2031	2.4.A	Housing Rehabilitation and Maintenance Information	12/2031
3.1.A	Mixed-Use Affordable Housing	12/2027	3.1.A	Mixed-Use Affordable Housing	6/2027
3.1.B	Housing for Extremely Low-Income Households	6/2031	3.1.B	Housing for Extremely Low-Income Households	12/2031
3.1.C	Density Bonus	12/2024	3.1.C	Density Bonus	12/2031
3.1.D	Reduced Entitlement and Development Fees	7/2025	3.1.D	Reduced Entitlement and Development Fees	7/2026
3.1.E	Reduced Parking Requirements	12/2024	3.1.E	Reduced Parking Requirements	6/2026
3.1.F	Expedited Processing Procedures	6/2026	3.1.F	Expedited Processing Procedures	6/2027
3.1.G	Establish Minimum Densities	12/2024	3.1.G	Establish Minimum Densities	6/2028
3.2.A	Reasonable Accommodation Procedures	6/2025	3.2.A	Reasonable Accommodation Procedures	12/2025
3.2.B	Housing Mobility	1/2031	3.2.B	Housing Mobility	12/2031
3.2.C	Local Universal Design Standards	6/2026	3.2.C	Family Friendly Housing	6/2028
3.2.D	Family Friendly Housing	6/2027			
3.3.A	Zoning for Transitional and Supportive Housing	12/2024	3.3.A	Zoning for Transitional and Supportive Housing	6/2026
3.3.B	Low-Barrier Navigation Centers	12/2024	3.3.B	Low-Barrier Navigation Centers	6/2026
3.3.C	Unlicensed Residential Care Facilities	12/2024	3.3.C	Unlicensed Residential Care Facilities	6/2026
3.3.D	Single Room Occupancy (SRO) Units	12/2024	3.3.D	Single Room Occupancy (SRO) Units	6/2026
4.1.A	Water Conservation	6/2031	4.1.A	Water Conservation	12/2031
4.1.B	Energy Conservation and Green Building	6/2031	4.1.B	Energy Conservation and Green Building	12/2031
5.1.A	Fair Housing Services	6/2031	5.1.A	Fair Housing Services	12/2031
5.1.B	Housing Choice Voucher Program	6/2031	5.1.B	Housing Choice Voucher Program	12/2031
5.1.C	Shared Housing Information	6/2031	5.1.C	Shared Housing Information	12/2031

Program No.	Program Name	Adopted Housing Element	Program No.	Program Name	Housing Element Amendment
5.1.D	Farmworker Housing	6/2031	5.1.D	Farmworker Housing	12/2031
5.2.A	Support Community Organizations	6/2031	5.2.A	Support Community Organizations	12/2031

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

POST OFFICE BOX CC
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 OFFICE

February 20, 2026

Via Email

Re: Tribal Cultural Resources Notification & Consultation Opportunity

To Whom It May Concern:

The City of Carmel-by-the-Sea is currently undertaking a General Plan amendment to revise its adopted 6th Cycle Housing Element. In accordance with PRC § 21080.3.1 and § 65352.3, we are providing this formal notification of our decision to undertake the project and offering your Tribe the opportunity for consultation.

Project Information & Location

A map detailing the specific project area affected by this General Plan amendment is attached for your review.

Consultation Timelines

Should you wish to engage in formal consultation, please submit your request in writing within the following statutory timeframes:

- AB 52 Consultation: Within 30 days of receipt of this letter, pursuant to PRC § 21080.3.1 (b).
- SB 18 Consultation: Within 90 days of receipt of this letter, pursuant to PRC § 65352.3(a)(2).

Point of Contact

Please direct all formal consultation requests or related inquiries to:

Marnie R. Waffle, AICP, Principal Planner
City of Carmel-by-the-Sea
Community Planning & Building (Planning Division)
P.O. Box CC, Carmel-by-the-Sea, CA 93921
Phone: 831-620-2057 | Email: mwaffle@ci.carmel.ca.us

We look forward to collaborating with you to ensure the protection of tribal cultural resources.

Very Respectfully,

Marnie R. Waffle

Marnie R. Waffle
Principal Planner

Attachments: Location Map

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

June 10, 2026
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Senior Planner
APPROVED BY:	Anna Ginette, AICP, Director of Community Planning and Building
SUBJECT:	**DS 25139 (Kshire Property Investments LLC):** Consideration of a Combined Concept and Final Design Study, DS 25139 (Kshire Property Investments LLC), and Coastal Development Permit for the demolition of a 1,248-square-foot, one-story single-family residence and 192-square-foot shed, and the construction of a 3,293-square-foot, one-story single-family residence inclusive of a 449-square-foot attached garage located on Monte Verde Street 4 southwest of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-223-009-000 **CEQA Action:** Find the project categorically exempt pursuant to CEQA Guidelines Sections 15302 (Replacement or Reconstruction) and 15303 (New Construction) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case

Application:	DS 25139 (KShire Property Investments LLC)	**APN:**	010223009000
Block & Lot:	II; 19, 21, 23		
Location:	Monte Verde St. 4SW of 3rd Avenue		
Applicant:	Eric Miller Architects INC, Architect	**Owner:**	KSHIRE PROPERTIES INVESTMENTS LLC

Recommendation:

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

1. Finding the project categorically exempt pursuant to CEQA Guidelines Sections 15302 (Replacement or Reconstruction) and 15303 (New Construction) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; and

2. Approving a Combined Concept and Final Design Study, DS 25139 (Kshire Property Investments LLC), and Coastal Development Permit for the demolition of a 1,248-square-foot, one-story single-family residence and 192-square-foot shed, and the construction of a 3,293-square-foot, one-story single-family residence inclusive of a 449-square-foot attached garage located on Monte Verde Street 4 southwest of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District. APN: 010-223-009-000

Summary, Background, and Project Description:

Executive Summary:
The applicant is requesting approval of a Track 2 Design Study and Coastal Development Permit for the demolition of an existing single-family residence and construction of a new single-family residence.

Background:
The project site is a 10,000-square-foot parcel developed with a 1,248-square-foot, one-story, single-family residence and a 192 square-foot shed. The Historic Resources Board issued a Determination of Ineligibility for listing in the Historic Inventory on August 19, 2024. The applicant proposes to demolish the existing structures and construct a 3,292-square-foot, one-story single-family residence inclusive of a 449-square-foot attached garage.

The Project was initially considered by the Planning Commission at a concept review on December 10, 2025, and was continued with direction to the applicant to make modifications to the design. On February 11, 2026, the Planning Commission held a duly noticed public hearing and evaluated revised design plans at which they motioned to adopt a resolution of intent to accept the design concept with standard and special conditions of approval at a combined concept and final details hearing at a future date. The Forest and Beach Commission considered the project on May 14, 2026 to evaluate the recommended tree density for the site pursuant to Carmel Municipal Code (CMC) sections 17.48.080.A.2 and 2.32.060.F and recommended tree density of 1 upper canopy trees and 8 lower canopy trees for this specific site configuration.

Staff Analysis:

Previous Hearing
The Project was initially considered by the Planning Commission at a concept review on December 10, 2025, and was continued with directions to the applicant. On February 11, 2026, the Planning Commission held a duly noticed public hearing, and evaluated revised design plans at which they motioned to adopt a resolution of intent to accept the design concept with standard and special conditions of approval with requirements for the applicant to address prior to scheduling for Final Details Review (requirements from February 11, 2026 staff report). The applicant has addressed the majority of Planning Commission's Conditions for Concept Acceptance as detailed in Attachment 1. A discussion relating to the response to the items requiring additional corrections through Conditions of Approval listed below are provided in Attachment 1.

1. The required Volumetric Study shall be successfully completed and passed prior to scheduling for Final Details Review. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in

massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.

2. Prior to scheduling for final details review, the preliminary architectural and civil drawings shall be revised such that all new compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading ruts and fills around significant trees shall be limited to areas outside the root projection zone identified by the City Forester in any preliminary site assessment in accordance with CMC section 17.48.110.A. All grading, drainage, and erosion control shall also be relocated outside of the root protection zones. The plans shall be revised to respond to the tree protection requirements provided in 17.48.110.A and coordinated with the recommendations contained in the Geotechnical Report, prepared by Butano Geotechnical Engineering, INC, dated August 2025.

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

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

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

5. An aggregate or ballast covering any proposed membrane roof shall be required.

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

Final Details Review Analysis

The finish materials include a composite wood siding (millboard, enhanced grain, golden oak) with a ballasted flat roof. A combination of split stone and smooth stone are also used. Metal windows are proposed throughout, though the primary window appearance is that of glass "curtain walls" which are effectively walls of glass. The project includes two deviations from the Residential Design Guidelines:

1. Flat Roof Element: While Guideline 8.3 states that flat roofs should be limited to smaller, single-story structures and avoided on large primary building masses, the flat roof relates to the mid-century modern aesthetic. It allows the home to maintain a low, ground-hugging profile well below the 18-foot limit, keeping the structure subordinate to the forest setting while protecting the privacy, solar access, and private views of adjacent uphill neighbors.

2. Glazing Size: Guideline 9.12 discourages large, oversized window elements that conflict with traditional human scale. The project utilizes expansive glass "curtain walls". However, these are generally oriented inward toward a central interior courtyard. From the public right-of-way, the glazing is minimized by a front garden wall and an setback of well over 15 feet from the street property line.

Findings for deviations from the Design Guideline are included in the Resolution (Attachment 1). In considering the required findings for deviations from the Design Guidelines, staff recommends that the Planning Commission weigh whether the project, cumulatively, is consistent with the Design Guidelines and warrants slight deviations, or if the project is fundamentally inconsistent and relying on exceptions to drive an incompatible design into the neighborhood context.

Additional Components for Consistency Findings for Final Details Approval (CMC section 17.64.080.B):

1. The project initially proposed a grouping of three skylights over the great room, spanning a combined footprint of 9'2" x 14' (over 128 square feet). Because the great room features floor-to-ceiling glass curtain walls along its entire southern and eastern exposures, the interior has abundant access to natural light, rendering the skylights unnecessary for the lighting task, as described in Design Guideline 9.13. Given that the roof sits only 6.75 feet above the adjacent public roadway, the skylights may be visible from right-of-way resulting in further nighttime light pollution, glare, and visual clutter for neighbors looking downhill onto the property. Condition of Approval #38 requires the total removal of all skylights from the project plans.

2. The applicant proposed mixing two distinct stone configurations: a smooth-face stone veneer and a split-face stone. Residential Design Guidelines 9.9 and 9.10 recommend the use of a single type of stone to preserve structural authenticity and prevent a superficial, or purely decorative appearance. Condition of Approval #37 requires the use to a single type of stone, prohibiting the smooth-face veneer and requiring the application of split-face or alternative native Carmel stone across all building elements and the front garden wall.

3. To preserve the low-intensity nighttime environment characteristic of Carmel's residential neighborhoods (Guideline 11.8), the project's lighting specifications have been conditioned to:
    a. Condition of Approval #39 requires the selection of an alternative, low-profile, fully shielded downlit fixture.
    b. Condition of Approval #40 requires any lighting attached to the front garden wall (labeled on plans as the "fire wall") to be modified to meet strict landscape lighting limits.

c. Condition of Approval #41 eliminates one of the two proposed light fixtures on the east-facing front patio, allowing a maximum of one entry light to prevent over-illumination.

Other Project Components:

Environmental Review

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Sections 15302 (Class 2) and 15303 (Class 3). Class 2 consists of reconstruction and Class 3 consists of construction and location of limited numbers of new, small facilities or structures. The project is for the demolition and construction of a single-family dwelling which qualifies under these exemptions.

ATTACHMENTS:

Attachment 1 – Resolution
Attachment 2 – Conditions of Approval (Exhibit A)
Attachment 3 – Project Plans (Exhibit B)

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACTION ON THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTIONS 15302 AND 15303, NEW CONSTRUCTION/CONVERSION OF SMALL STRUCTURES, AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE; AND APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY (DS 25139) AND COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING 1,248-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE AND 192-SQUARE-FOOT SHED, AND THE CONSTRUCTION OF A 3,293-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF A 449-SQUARE-FOOT ATTACHED GARAGE LOCATED ON MONTE VERDE STREET 4 SOUTHWEST OF 3RD AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT AND ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY DISTRICT. APN: 010-223-009-000.

WHEREAS, on June 11, 2025, Eric Miller Architects, Inc. ("Applicant") submitted an application on behalf of KSHIRE PROPERTY INVESTMENTS LLC ("Owner") requesting approval of Track 2 Design Study application DS 25139 (KShire Property Investments, LLC) described herein as ("Project" or "Application"); and; and

WHEREAS, the Project has been submitted for a 10,000-square-foot building site located on Monte Verde Street 4 southwest of 3rd Avenue in the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay District; and; and

WHEREAS, the Project includes demolition of an existing 1,248-square-foot, one-story single-family residence and 192-square-foot shed, and construction a new 3,292-square-foot, one-story single-family residence inclusive of a 449-square-foot attached garage; and

WHEREAS, the demolition of an existing single family residence and construction of a new single family residence requires approval of Track 2 Design Study and Coastal Development Permit by the Planning Commission (Carmel-by-the-Sea Municipal Code [CMC] Section 17.58.040.B.2 and 17.52.090); and

WHEREAS, the Project was initially considered by the Planning Commission at a concept review on December 10, 2025, and was continued with direction to the applicant to make modifications to the design; and

WHEREAS, on February 11, 2026, the Planning Commission held a duly noticed continued public hearing, and evaluated revised design plans at which they motion to adopt a resolution of intent to accept the design concept with standard and special conditions of approval at a combined concept and final details hearing at a future date; and

WHEREAS, on May 14, 2026, the Forest and Beach Commission held a public hearing to evaluate the recommended tree density for the site pursuant to CMC sections 17.48.080.A.2 and 2.32.060.F and recommended tree density of 1 upper canopy trees and 8 lower canopy trees for this specific site configuration; and

WHEREAS, on May 29, 2026, a notice of public hearing was published in the Carmel Pine Cone for the June 10, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 31, 2026, the Applicant posted the public notice on the project site and hand-

delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before June 7, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on June 10, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

WHEREAS, the 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.

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:

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

2. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.58.040.B.

    a. Preliminary Site Assessment. A preliminary site assessment was completed on May 9, 2025 pursuant to the requirements of CMC Section 17.58.040.B.1.

    b. Concept Design Study. The Project was initially considered by the Planning Commission at a concept review on December 10, 2025, and was continued with direction to the applicant. On February 11, 2026, the Planning Commission held a duly noticed continued public hearing, and evaluated revised design plans at which they motion to adopt a resolution of intent to accept the design concept with standard and special conditions of approval with requirements for the applicant to address prior to scheduling for Final Details Review (requirements from February 11, 2026 staff report):

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

        ii. Prior to scheduling for final details review, the preliminary architectural and civil drawings shall be revised such that all new compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum

of six feet from all significant trees. Grading ruts and fills around significant trees shall be limited to areas outside the root projection zone identified by the City Forester in any preliminary site assessment in accordance with CMC section 17.48.110.A. All grading, drainage, and erosion control shall also be relocated outside of the root protection zones. The plans shall be revised to respond to the tree protection requirements provided in 17.48.110.A and coordinated with the recommendations contained in the Geotechnical Report, prepared by Butano Geotechnical Engineering, INC, dated August 2025.

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

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

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

v. An aggregate or ballast covering any proposed membrane roof shall be required.

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

3. The Planning Commission has considered the Design Study and Coastal Development Permit application (DS 25139), including the project plans (**Exhibit B**) at a public hearing. Based on the facts of this particular case, and determines that the required findings (see Sections 1-5 below) can be made and therefore approves the Design Study and Coastal Development Permit.

4. Conditions of approval have been incorporated (**Exhibit A**) to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

5. Approval of the Design Study and Coastal Development Permit by the Planning Commission is appealable to the City Council pursuant to CMC Chapter 17.54.

Section 1: FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMIT (CMC Section 17.64.010.B).

1. Finding – Local Coastal Program Consistency: 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 (LCP).

    a. Evidence: Objective O1-8 of the Land Use and Community Character Element of the General Plan/Coastal Land Use Plan is to *"Preserve the traditional characteristics of scale, good site design and sensitivity to neighboring sites in the single-family residential district through the design approval of new homes, additions and exterior remodeling. Encourage the construction of residences that are diverse and innovative in design yet compatible with the forest setting, site design and materials established by other structures within the neighborhood and adopted Residential Design Guidelines. (LUP)"*

    b. Evidence: Policies P1-37 through P1-54 of the Land Use and Community Character Element of the General Plan/Coastal Land Use Plan implement the objective described in Section 1, Finding 1, Evidence "a", described above.

    These policies include, but are not limited to, the requirement to:

    - *"apply the City's Residential Design Guidelines that explain the qualities that are characteristic of the community to assist in the preparation and approval of plans for residential development through the design review process[, including] provisions for scale, mass, bulk, height, setbacks, open space, landscaping, exterior materials, lighting and community character"* (P1-47);

    c. Evidence: As referenced in Section 1, Finding 1, Evidence "b", the city maintains Residential Design Guidelines and conducts Design Review.

    CMC Section 17.10.060 requires that, *"The City Council shall maintain design guidelines to implement the design objectives outlined in CMC § 17.10.010, Purpose and Design Objectives. The Planning Commission and the Department of Community Planning and Building shall use these Guidelines to review proposed construction. Designs that conflict with municipal code standards or which fail to achieve reasonable compliance with the adopted R-1 design objectives shall not be approved."*

    CMC Section 17.10.070 requires that, *"All proposed site development, exterior alterations, rebuilding, rehabilitation and new construction shall require design review. The dimensional standards established in this chapter (e.g., height, setbacks, coverage, floor area) represent maximum or minimum limits and will not be achievable on every site. Design review involves discretion and judgment regarding the appropriateness of each design within the context of site constraints and neighborhood character. See Chapter 17.58 CMC, Design Review."*

    d. Evidence: General Plan/Land Use Plan Policy P1-109 states, "Require a Phase I Archaeological Study performed by a Registered Professional Archaeologist to determine whether significant archaeological resources may be present when excavation activity is proposed within the Overlay District. (LUP)"
        i. Policy P1-111 states, "If archaeological resources are discovered during construction,

work shall cease immediately and the resource shall be preserved or the impact mitigated according to these policies. This policy shall apply Citywide. (LUP)"

ii. A Phase I Archaeological Resource Management Report was prepared for the site by Archives & Archaeology of Salinas, California, dated May 27, 2025. The results of the report were negative. The recommendations in the report state, "This investigator recommends that the contractor(s), on behalf of the property owner(s), be permitted to proceed with the construction-related excavation required for the proposed project development as per archaeological clearance. Section 7050.5 of the California Health and Safety Code states it is a misdemeanor to disturb a human burial knowingly. Therefore, the property owner(s), contractor(s), and or the project archaeologist(s) are mandated by state and federal law to contact the Coroner's Office if human remains are disturbed during future project-related excavation."

iii. Standard condition of Approval #17 implements General Plan Policy P1-111.

e. Evidence: Coastal Resource Management Policy P5-195 requires development to limit impervious surfaces to allow for efficient storm water management. The applicant has proposed the removal of all non-conforming site coverage and proposes the replacement with a conforming amount. In addition, the project has been conditioned requiring the applicant submit a drainage plan, for review and approval, that demonstrates compliance with CMC Chapter 17.42 and the City's drainage guidance, SOG 17.07. As currently proposed, the drainage plan does not meet the requirements as there are proposed infiltration features within 6-feet of the adjacent rear and side property lines.

f. Evidence: Coastal Resource Management Policy P5-69 requires ample and appropriate landscaping and tree plantings on all sites, and a determination of the appropriate tree planting for each site by consulting the recommended tree density as appropriate to each neighborhood. A landscaping plan is proposed for the site. Final approval of the landscaping plan is described in Condition of Approval #21 as allowed pursuant to CMC section 17.34.040.D.2.

g. Evidence: Circulation Element policies are not applicable to the project, except that the site will the necessary on-site parking in accordance with the requirements of the zoning code/implementation plan. The project will not have any effect on parking, circulation, or roadway safety in Carmel-by-the-Sea.

h. Evidence: The project is not located between the first public road and the sea. The project will not have any effect on vertical or lateral access to the beach in Carmel-by- the-Sea. The project will not have any effects on tourism or visitor accommodation.

i. Evidence: Through implementation of the city's Residential Design Guidelines, as demonstrated in Section 2, Finding 3, and Implementation Plan (Title 17 – Zoning Code) through the city's design review process, the project, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program (LCP).

2. Finding – Public Access & Recreation: The project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

a. Evidence: The subject property is located Monte Verde Street 4 southwest of 3rd Avenue (APN 010-223-009-000) which is not between the first public road and the sea. Therefore, this finding does not apply in this case.

Section 2: FINDINGS REQUIRED FOR DESIGN REVIEW (CMC Section 17.58.060).

1. Finding – General Plan and Local Coastal Program Consistency: The project conforms to the applicable policies of the General Plan and the Local Coastal Program.

    a. Evidence: As demonstrated Section 1, Finding 1 and supporting evidence, the project conforms to the Carmel-by-the-Sea General Plan.

2. Finding – CMC Compliance: The project complies with all applicable provisions of this code.

    a. Evidence: CMC Section 17.58.040.B requires acceptance of a Concept Design Study prior to scheduling for Final Details Review. On February 11, 2026, the Planning Commission held a duly noticed continued public hearing, and evaluated revised design plans at which they motion to adopt a resolution of intent to accept the design concept with standard and special conditions of approval with requirements for the applicant to address prior to scheduling for Final Details Review (requirements from February 11, 2026 staff report):

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

            Compliance: The city's contracted volumetric consultant completed a volumetric analysis of the project on April 16, 2026 and determined the project was within the total allowable volume. The total allowable volume based on the design of the project was 36,307 cubic feet and the proposed volume was 33,916.77 cubic feet.

        ii. Prior to scheduling for final details review, the preliminary architectural and civil drawings shall be revised such that all new compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading ruts and fills around significant trees shall be limited to areas outside the root projection zone identified by the City Forester in any preliminary site assessment in accordance with CMC section 17.48.110.A. All grading, drainage, and erosion control shall also be relocated outside of the root protection zones. The plans shall be revised to respond to the tree protection requirements provided in 17.48.110.A and coordinated with the recommendations contained in the Geotechnical Report, prepared by Butano Geotechnical Engineering, INC, dated August 2025.

            Additional notes shall be included on the "site – tree analysis" on sheet 3b of the proposed

project plans clearly demonstrating the requirements for tree protection provided in CMC section 17.48.110.A and provided to the Community Planning and Building Department for review and approval prior to scheduling for final details review.

Compliance: A revised or amended geotechnical report has not been received or resubmitted -the geotechnical report prepared by Butano Geotechnical Engineering, INC, dated August 2025 remains the informing technical document. Some changes have been made to the plans.

The December 10, 2025, Planning Commission staff report identified inconsistency between the zoning code and recommendations of the geotechnical report. For example, CMC Section 17.48.110.A (Protection of Existing Trees) states that 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. The geotechnical report stated that engineered fill should extend 3 feet laterally from the edge of the foundations and 2 feet laterally of concrete slabs-on-grade; Engineered fill should be mechanically compacted to a minimum of 90 percent relative compaction per ASTM D1557. This would have placed new cut, fill, and compaction within 6-feet of significant trees.

While the applicant has provided an architectural plan that shows the appropriate tree protection measures (sheet 3b) these requirements have not been coordinated with the applicant's consultants. For example, the applicant identifies that the tree protection setbacks are from the edge of the trees, as is correct, however, the civil drawings (refer to sheet 4a) show the tree protection areas being measured from the center point of the tree. This is incorrect because if the 6-foot tree protection zone is measured from the center point of the tree, a 6" tree has the same protection diameter as a 50" tree. This then results in construction activity closer to the 50" tree than the 6" tree which is inconsistent with General Plan Policies P1-45, and P5-64 which requires 6' of separation from all significant trees.

In implementing these requirements:

Condition of Approval #33 requires the civil plans (all sheets throughout) to be revised to show the appropriate tree protection zones being measured from the exterior of the tree, based on the appropriate size.

Condition of Approval #34 further requires all grading, drainage, and erosion control shall also be relocated outside of the root protection zones, as described in the action required from the previous hearings.

Condition of Approval #34 further requires all areas of over excavation and compaction, based on the recommendations of the geotechnical report, shall be identified on the grading and drainage plan, or additional supplemental plan sheet.

Condition of Approval #34 further requires, the applicant shall move,

shift, alter, or when necessary, remove, the building or associated site features the minimum distance necessary outside of the root protection zones in order to adhere to the requirements of CMC Section 17.48.110.

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

Compliance: On May 14, 2026, the Forest and Beach Commission held a public hearing to evaluate the recommended tree density for the site pursuant to CMC Sections 17.48.080.A.2 and 2.32.060.F and recommended tree density of 1 upper canopy trees and 8 lower canopy trees for this specific site configuration.

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

Compliance: The driveway has been revised to be included in the site coverage calculations. The driveway now consists of pavers and mulch.

v. An aggregate or ballast covering any proposed membrane roof shall be required.

Compliance: The materials sheet (sheet 11) has been revised to reflect the roof having a aggregate ballast with a neutral color such as tan or gray. The roof plan, sheet 9b, only shows the ballast in some areas. Condition of Approval #36 requires the ballast over all areas consistent with Residential Design Guideline 9.4 which requires a consistent use of materials.

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

Response: Response: Staff has the required information to proceed to a final details review. The project has been conditioned accordingly to address any outstanding items.

b. Evidence: As demonstrated in Exhibit B, the project complies with the maximum floor area, maximum site coverage limitation, ridge and plate heights, setbacks (composite and minimum).

c. Evidence: As demonstrated in Section 2, Finding 2, Evidence “a”, the project complies with volumetric requirements.

d. Evidence: CMC Section 17.10.060 states, “The City Council shall maintain design guidelines to implement the design objectives outlined in CMC section 17.10.010, Purpose and Design Objectives. The Planning Commission and the Department of Community Planning and Building shall use these Guidelines to review proposed construction. Designs that conflict with municipal code standards or which fail to achieve reasonable compliance with the adopted R-1 design objectives shall not be approved.”

CMC Section 17.58.060.D further states, “In addition to any other findings required by this code, before approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted design guidelines, the Director, Historic Preservation Board, or the Planning Commission shall adopt specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC § 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines.”

While CMC section 17.10.060 states, Designs that conflict with municipal code standards or which fail to achieve reasonable compliance with the adopted R-1 design objectives shall not be approved, CMC section 17.58.060.D permits deviations from the Design Guidelines specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC § 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines.

While deviations from the Design Guidelines are proposed, this are minor and the project is still generally found to be in reasonable compliance with the adopted R-1 design objectives, as found in Section 4.

3. Finding – Design Guidelines Consistency: The project is consistent with applicable adopted design review guidelines.

    a. Evidence: As discussed at the February 11, 2026 Planning Commission hearing, the project was determined to meet the findings described in CMC Section 17.64.080.A, provided the Conditions for Concept Acceptance were addressed.

        i. As demonstrated in supporting evidence found in Section 1, Finding 1, the Concept Residential Design Guidelines are the standard of review for consistency with the Design Objectives described throughout CMC Section 17.64.080.A, and the applicant has appropriately responded to the direction of the Conditions for Concept Acceptance, as demonstrated in Section 2, Finding 2.

    b. Evidence: Pursuant to CMC Section 17.58.040.B (Step Three: Final Details Review).a, *“The Commission shall take final action on the application after the applicant submits the final design plans for review consistent with the City's "Residential Design Guidelines: Final Details Review and the findings required in CMC section 17.64.080, Design Study Approval."*

    As demonstrated in Section 3 of this resolution, that describes the findings for Final Details Phase Approval, the project is consistent with the applicable Residential Design Guidelines.

c. Evidence: Residential Design Guideline 8.3 states, flat roofs should be limited to smaller, one-story structures and not be used on large buildings or two-story elements. The proposed residence contains a flat roofed second story element and a large flat roof one story element.

i. As prescribed in CMC section 17.58.060.D, *"In addition to any other findings required by this code, before approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted design guidelines, …the Planning Commission shall adopt specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC § 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines."*

ii. The findings for the applicable deviations from the Residential Design Guidelines are made in Section 4.

4. Finding – Zoning Standards and Permits: 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.

a. Evidence: As demonstrated in Section 2, Finding 2, the project conforms with all zoning standards applicable to the site.

5. Finding – Neighborhood Character: 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.

a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with neighborhood character.

b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for neighborhood character can be made.

6. Finding – Natural Features and Built Environment: The project is compatible with, and sensitive to, the natural features and built 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.

a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with natural features and built environment.

b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for Natural Features and Built Environment can be made.

7. Finding – Modesty and Simplicity: 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.

a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with modesty and simplicity.

b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for modesty and simplicity.

8. Finding – Mass and Bulk: 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.

a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with mass and bulk.

b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for mass and bulk.

9. Finding – Detail and Material: 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.

a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with detail and materials.

b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for detail and materials.

10. Finding – Forest and Open Space: 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.

a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with Forest and Open Space.

b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for Forest and Open Space.

11. Finding – Simple and Modest Roof Forms: 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.

a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with Forest and Open Space.

b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for Forest and Open Space.

12. Finding – Context: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with context.

    b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore relates to the context of other homes that are in conformance with the City's design guidelines related to mass and scale.

13. Finding – Size and Scale: The development is similar in size, scale and form to buildings on the immediate block and neighborhood

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with size and scale.

    b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for size and scale.

14. Finding – Significant Trees: 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 a minimum of six feet from significant trees.

    a. Evidence: No trees are proposed to be removed. As demonstrated in the proposed plans (refer to Exhibit B), all buildings and structures will be setback a minimum of six feet from significant trees.

Section 3: FINDINGS REQUIRED FOR FINAL DETAILS PHASE APPROVAL (CMC Section 17.64.080.B).

1. Finding – Character: 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 design on nearby sites.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with Character.

    b. Evidence: The architectural style of the residence is related to a mid-century design which will add diversity to the neighborhood, as encouraged by Residential Design Guideline 9.1.

    c. Evidence: Residential Design Guideline 9.2 states, "Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified." The finish materials include a composite wood siding (millboard, enhanced grain, golden oak) with a ballasted flat roof. A combination of split stone and smooth stone are also used. Metal windows are proposed throughout, though the primary window appearance is that of glass "curtain walls"

which are effectively walls of glass. Implementing the recommended conditions described in Finding 2, Evidence "d", below, to reduce the total number of materials, will bring the project into compliance with Residential Design Guideline 9.2.

2. Finding – Materials and Design: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with Materials and Design.

    b. Evidence: The finish materials include a composite wood siding (millboard, enhanced grain, golden oak) with a ballasted flat roof, a combination of split stone and smooth stone are also used. Residential Design Guideline 9.6 states to avoid the use of synthetic materials, however, also identified that, "some new materials may be considered only if they convey a scale and texture similar to that of traditional materials." While not a traditional milled finish encouraged by the design guidelines, such as wood pained clapboard, board and batten, or shingle, the proposed composite siding is a natural wood, and maintains a scale and texture similar to that of traditional materials.

    c. Evidence: Residential Design Guideline 9.11 states, *"Materials other than authentic, unclad wood are appropriate only when it can be demonstrated that the proposed material is more appropriate to the architecture."* The use of metal windows are appropriate for a more mid-century design, as demonstrated in Section 3, Finding 1.

    d. Evidence: Residential Design Guideline 9.4 states, "The use of … native stone details that are (or appear to be) true structural elements (such as exposed rafter tails, wood beams, stone foundations, etc.) are appropriate."

    Residential Design Guideline 9.9 states, "Keep stonework designs simple and traditional in character; the use of a single type of stone is encouraged to maintain simplicity and authenticity. Using multiple types of stone, or combinations of stone and other masonry within a single project is discouraged."

    Residential Design Guideline 9.10 states, "The application of stone should appear structural and authentic. A gratuitous or purely decorative appearance should be avoided."

    The applicant has proposed two different stone applications: a smooth stone and a split face stone. The smooth face stone is proposed to be used on the garage elevation and a southern elevation of the building and the split face stone is proposed to be used on the west and north elevation. The split face stone is always proposed to be used for the garden wall feature at the front of the property.

    To achieve consistency with Residential Design Guidelines 9.4, 9.9, and 9.10, Condition of Approval #37 requires the use of only one type of stone throughout the project. Condition of Approval further #37 requires the selection and uniform use of only one type of stone throughout the entire project. Condition of Approval #37 further requires that either the split-face stone or an alternative native stone be utilized. The proposed smooth-face stone shall not be permitted as the smooth finish stone is not representative of a native stone, but rather conveys a refined and

decorative veneer that fails to maintain the traditional stone character or structural authenticity seen when stone is traditionally used.

e. Evidence: The findings for the applicable deviations form the Residential Design Guidelines are made in Section 4.

3. Finding – Design Elements: 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.

a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with Design Elements.

b. Evidence: As demonstrated in Section 3, Finding 2, the project is consistent with the applicable Design Guidelines pertaining to windows and doors, and stonework.

c. Evidence: Residential Design Guideline 9.12 states, "Locate and size windows and doors to achieve a human scale while avoiding mass and privacy impacts; The use of a grand entry, oversized entry door or large picture window facing the street is discouraged. These convey a scale inappropriate to Carmel; Avoid positioning a large window (greater than 12 sq. ft.) along a side wall that would impact the privacy of an adjacent neighbor; Provide windows on walls facing the street to help convey a human scale, add visual interest and avoid unrelieved building mass."

The project does not comply with any portion of Residential Design Guideline 9.12. Findings for deviations for the Design Guidelines are made in Section 4.

d. Evidence: No chimney is proposed.

e. Evidence: A total of 3 (3) skylights are proposed. Each skylight is 9'2"x4'8". The skylights are located immediately adjacent to each other and effectively create one large skylight that is 9'2"x14'. The Residential Design Guidelines (9.13) state, *"When a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized. Skylights may be appropriate when: interior spaces have no access to exterior windows or 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."*

Furthermore, Residential Design Guideline 9.14 states, *"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,"* and *"Skylights that will produce glare or light pollution visible to neighbors or the public should be mitigated."*

The grouping of three skylights are intended to provide light to the great room, as demonstrated on sheet 5b of the proposed project plans (refer to Exhibit B). Based on the evaluation of the design guidelines, Condition of Approval #38 requires elimination of the skylight(s) in their entirety.

Skylights may be appropriate when:

- ***interior spaces have no access to exterior windows or such windows have limited access to light;***
    - As demonstrated on sheets 5b-5e, and 66 and 7b of the proposed project plans, the skylights are proposed to be located in a room that's walls are made entirely of glass for the full southern and eastern exposures. There is no limited access to light.

- ***windows would cause greater impacts to adjoining homes;***
    - Privacy impacts were considered at the December 10, 2025 Planning Commission hearing the February 11, 2026. Privacy impacts were not identified from the subject windows described in the bullet above.

- ***the skylight design is compatible with the architecture;***
    - The department maintains a standard condition of approval pertaining to skylight design that is applied to skylights in all cases.

- ***the size of the skylight is appropriate to the lighting task."***
    - The proposed combined footprint of the three skylights measures 9'2" x 14' (totaling over 128 square feet), represents a large opening that is disproportionate to any lighting needs of the space. Because the great room already features full glass walls along both the southern and eastern exposures, the room is already designed to be filled with natural light.

- **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.**
    - See supporting evidence above.

- **Skylights that will produce glare or light pollution visible to neighbors or the public should be mitigated.**
    - Based on the supporting evidence above, the inclusion of the thee skylights are inconsistent with the Residential Design Guidelines, in this instance. The size of the skylights could have impacts on neighboring homes and the public. Based on the topographic survey, the adjacent roadway has an approximate centerline of approximately 215 feet. The roof elevation is 221'9". The roof sits just 6.75 feet above the adjacent roadway and from certain vantage points, the proposed skylights may become highly visible from the right-of-way. Combined with the amount of glazing from the residence, there may be considerable illumination impacts.

      Additionally, there natural topography of the city is slopes uphill from west to east. Inclusion of the skylights may impact uphill properties to the east as they look downhill on the site.

f. Evidence: The material of the garage door is consistent with the other wood elements used on

the site, consistent with Residential Design Guideline 9.16.

4. Finding – Visual Continuity: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with Visual Continuity.

    b. Evidence: Residential Design Guideline 10.1 states, “Provide for upper and lower canopy trees when designing the landscape.” As demonstrated in Section 2, Finding 2, the site will maintain an appropriate mix of upper and lower canopy trees.

    c. Evidence: Residential Design Guideline 10.2 through 10.4 state, “Use plants that are similar in character to those established along the block and adjoining properties in order to reinforce a sense of visual continuity along the street, but avoid "copying" nearby landscape plans; Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel; Planting in areas visible from the street or other public places should continue the forest character; Naturalized landscaping consistent with the City's forest character may be added to the right-of-way and be designed to blend into landscaping on site to enhance the sense of open space; If (the right-of-way) is planted, the use of native trees, ground covers and low shrubs is preferred.”

        Residential Design Guidelines, Condition of Approval #36-#37 requires landscaping be modified to include plants from the recommended plant list or additional landscaping added to the landscaping plan from the recommended plant list, and additional ground cover from the recommended plant list be planted within the right-of-way.

    d. Evidence: Residential Design Guideline 10.5 discourages the use of concrete. Sheet A9 identifies pavers are proposed to be used for the driveway and identifies and concrete walkway -the material callout are different. Sheet A10 identifies that the driveway is proposed to be a concrete paver driveway and a concrete paver pathway -the material callout are the same.

        Condition of Approval #38 requires the front walkway be the same material as the proposed driveway, as indicated on sheet A9. Concrete pavers shall be individual pavers set in sand and not a poured concrete consistent with Residential Design Guideline 10.5.

    e. Evidence: Residential Design Guideline 11.1 states, “Designing without a fence or wall along the street frontage(s) should be considered first.” A fence is not proposed, however, a small, approximately 6” tall, stone garden wall, is proposed to be located along the front property line.

    f. Evidence: The residential Design Guidelines pertaining to exterior lighting describe that, *“The use of exterior lights is a special area of concern throughout the community. A key feature of the "forest" concept was to minimize the amount ·of outdoor lighting, such that the nighttime sky could be glimpsed through the trees. From the outset, public street lighting was avoided on residential streets. Within an individual property, site lighting typically was limited to a light at a building entry, and perhaps at a yard gate or over a garage door. Occasionally, a patio was lit as well, but this would be limited to a small, shielded lamp. This is a neighborhood wide concern and*

the tradition of minimizing lighting should be continued."

Residential Design Guideline 11.8 specifically states:

> ***Preserve the low nighttime lighting character of the residential neighborhood.***
> - *Use lights only where needed for safety and at outdoor activity areas.*
> - *Appropriate locations may include building entries, gates, terraces, walkways and patios.*
> - *Lights should not be used to accent buildings or vegetation.*

CMC Section 15.36.070.B further requires:

1. All exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and not exceed 25 watts (incandescent equivalent) in power per fixture.
2. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property.
3. No exterior lighting is permitted on City property and may not be directed toward City property.
4. Flood-type lighting is prohibited at all times.

The proposed light fixture identified in the plans is 3" Square Wall Standard LED wall mount by lightheaded. The manufacturer's website shows the 6" size is the downlit model. The applicant has indicated the fixture uses a 3.8 watt bulb, however manufacture's website indicates the fixture has an output of 1025 lumens or 850 lumens. The spec sheet/order form does not appear to list an option for a bulb. Condition of Approval #39 acknowledges that an alternative light fixture shall be selected that complies with the requirements of Condition of Approval #11.

The issue regarding excessive illumination has continually been raised throughout the review of the project. To implement General Plan Policy P1-47, and P1-54, which pertain to adherence to the residential Design Guidelines for lighting, and limiting exterior lighting, the following conditions of approval have been included:

> Standard Condition of Approval #11 implements the requirements of CMC Section 15.36.070. Subsection 1 specifically regulates lighting attached to the main or accessory buildings. Lighting that is not attached to a main or accessory building is considered landscape lighting. That said, Condition of Approval #40 requires that lighting attached to the garden wall ("fire wall") shall adhere to the lighting standards for landscape lighting.
>
> Condition of Approval #41 requires the elimination of one of the two lights from the front (east facing patio) as the patio will be satisfactorily illuminated from the adjacent door light and from the glass curtain walls and surrounding landscape lighting.

Section 4: FINDINGS REQUIRED FOR DEVIATIONS FROM THE DESIGN GUIDELINES (CMC Section 17.58.060.D)

1. **Finding:** The proposed project a flat roof for the entirety of the single story building, which deviates from Guideline 8.3 stating that flat roofs should be limited to smaller, one-story structures and not be used on two-story elements. However, based on information in the record, this deviation achieves the applicable design objectives of CMC § 17.58.010 as well as, or better than, would be achieved by adherence to the adopted design guidelines.

    a. Evidence: The flat roof design is essential to executing the proposed mid-century modern architectural style, which supports the design objective to "encourage the construction of residences that are diverse and innovative in design yet compatible with the City's forest setting"

    By utilizing a flat roof, the applicant is able to maintain an low profile well below the 18-foot limit. As noted by the project architect, this low, horizontal form allows the building to remain "subordinate to the trees and the forest setting." This low-profile massing ensures the building "complements, rather than overrides, natural constraints" and prevents the structure from presenting excess visual mass and bulk

    Additionally, keeping the building height low protects the privacy, solar access, and private views of the surrounding neighboring properties.

    Adhering to the guideline by adding a pitched roof would unnecessarily increase the overall height and volume of the structure and be uncomplimentary to the architectural style of the residence.

2. **Finding:** The proposed project includes oversized windows and doors, oversized window elements facing the street, and windows and doors that do not convey a scale appropriate to Carmel (Residential Design Guideline 9.12). However, based on information in the record, this deviation achieves the applicable design objectives of CMC section 17.58.010 as well as, or better than, would be achieved by adherence to the adopted design guidelines because the material is consistent with the architectural style of the residence.

    a. Evidence: The expansive glass curtain walls are primarily oriented toward the interior courtyard and rather than dominating the street. From the public right-of-way, the visual impact of these elements is minimized by a fence and retaining wall that is set back over 15 feet from the street. The expansive windows successfully blend the indoor living spaces with the urban forest.

Section 5: CEQA FINDING – EXEMPT

1. Finding – Categorical Exemption: Approval of the Project is Categorical Exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified.

    a. Evidence: CEQA Guidelines Section 15303 –New Construction/Conversion of Small Structures categorically exempts the construction of a new single-family residence. The project is for the construction of a new single-family residence, which qualifies under this exemption.

    b. Evidence: The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case as explained below;

i. Location. The project is for the demolition of a single-family residence and construction of a new single family residence. The existing and proposed use as a single-family home is a permitted use for the site's designated residential zoning district.

ii. Cumulative Impact. No successive projects on the project site are known or expected to occur over time that would result in cumulatively considerable impacts.

iii. Significant Effect. The proposed project would not result in any significant impacts due to unusual circumstances. The proposed project does not request a variance and remains in context and consistent with the existing conditions of the R-1 zoning district and associated overlay districts.

iv. Scenic Highways. The project is not located on a state designated scenic highway.

v. Hazardous Waste. The subject is not a site listed pursuant to Section 65962.5 of the Government Code.

vi. Historic Resource. The subject site was determined to be ineligible for the Carmel Historic Inventory on August 19, 2024. The proposed project will not have any negative effects on a historic resource.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** that the action on the project categorically exempt from environmental review pursuant to CEQA Guidelines Sections 15302 and 15303 and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case, and **APPROVE** a Combined Concept and Final Design Study (DS 25139) and Coastal Development Permit for the demolition of an existing 1,248-square-foot, one-story single-family residence and 192-square-foot shed, and the construction of a 3,293-square-foot, one-story single-family residence inclusive of a 449-square-foot attached garage located on Monte Verde Street 4 southwest of 3rd Avenue in the single-family residential (R-1) district and Archaeological Significance (AS) overlay district. APN: 010-223-009-000.

All of which are in conformance with the attached plans (**Exhibit B**) and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____	_____
Michael LePage	Shelby Gorman
Chair	Planning Commission Secretary

EXHIBIT A

Conditions of Approval

EXHIBIT B

Project Plans

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Combined Concept and Final Design Study (DS 25139) and Coastal Development Permit for the demolition of an existing 1,248-square-foot, one-story single-family residence and 192-square-foot shed, and the construction of a 3,293-square-foot, one-story single-family residence inclusive of a 449-square-foot attached garage located on Monte Verde Street 4 southwest of 3rd Avenue in the single-family residential (R-1) district and Archaeological Significance (AS) overlay district. APN: 010-223-009-000; as depicted in the plans prepared by Eric Miller Architects Inc as approved by City of Carmel-by-the-Sea Planning Commission on June 10, 2026 included as Exhibit B to Resolution 2026-xx-PC 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 submitting a complete building permit application for the full scope of work described in Condition of Approval #1, and Resolution 2026-xx-PC. 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.	<This condition is intentionally left blank; number retained for numerical consistency>

13.	**Aluminum-Clad Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
14.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal 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.
15.	**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.
16.	**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.
17.	**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.
18.	**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.
19.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility

	members have positively responded to the dig request. (Visit USANorth811.org for more information)
20.	**Conditions of Approval.** 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
21.	**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.
22.	**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. trees shall be a minimum 24-inch box size except for Monterey pines, which shall be a minimum 15-gallon size. 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.
23.	**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.
24.	**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.
25.	**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	
26.	**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.
27.	**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.
28.	**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.
29.	**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	
30.	**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.
31.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant clarify the material of the proposed gutters and downspouts. Copper shall not be utilized.
32.	**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.
33.	**Tree Protection Zone Measurement:** Prior to building permit issuance, all civil, grading, architectural, and structural plans shall be revised to explicitly state that tree protection zones identified in the preliminary site assessment shall be measured outward from the exterior trunk/bark perimeter of all significant trees, rather than from the center point of the tree trunk.
34.	**Technical Drawing Alignment.** All areas of over-excavation, structural fill, and mechanical soil compaction recommended by the Geotechnical Report (Butano Geotechnical Engineering, Inc., dated August 2025) shall be precisely shown on the grading and drainage plans. • No engineered mechanical soil compaction, grading ruts, or structural fills shall occur within the 6-foot protection zone of any significant tree. • The applicant shall adjust, shift, or alter the building foundation footprint or associated site features the minimum distance necessary to maintain a clear 6-foot separation from the exterior of all significant trees and/or their root systems in accordance with Condition of Approval #24.
35.	**Tree Density.** Notwithstanding Condition of Approval #23, the tree density at the end of construction shall be a minimum of 1 upper canopy tree and 8 lower canopy trees on the site.
36.	**Roof Material.** a continuous aggregate or ballast cover of a neutral color (such as tan or gray) shall be installed over all flat membrane roof areas. Prior to building permit issuance, the applicant shall revise the roof plans reflecting total roof area being finished with an aggregate or ballast.
37.	**Stone Cladding.** Prior to building permit issuance, the applicant shall revise the plans such that only a single type of stone is used across the entire project. The proposed smooth-face stone veneer is not permitted and shall not be used for the wall cladding or exterior site elements. The applicant shall utilize either the approved split-face stone or an alternative native Carmel stone for all structural elements, accents, and the front garden wall. The alternative native stone shall be approved by the director prior to building permit issuance.
38.	**Skylight Removal.** Prior to building permit issuance, all skylights shall be eliminated from the proposed project plans.
39.	**Alternative Fixture.** Prior to building permit issuance, an alternative light fixture(s) shall be selected that meets the requirements of Condition of Approval #11.
40.	**Garden Wall Lighting.** Prior to building permit issuance, all lighting not attached to the main building, such as lighting attached to the “fire wall” shall be changed, revised, or otherwise amended to meet the standards for landscape lighting described in Condition of Approval #11.
41.	**Exterior lighting reduction.** Prior to building permit issuance, one of the two lights from the front (east facing patio) shall be eliminated. There shall be no more than one (1) light fixture adjacent to the front entry patio opposite the “fire wall” on the east side of the residence.

Acknowledgment and acceptance of conditions of approval:

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

MONTE VERDE RESIDENCE

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

FLOOR AREA / SITE COVERAGE

MAIN HOUSE	ALLOWED / REQUIRED	PROPOSED MAIN HOUSE
FLOOR AREA	3,300 S.F.	3,293 S.F.
SITE COVERAGE	726 S.F. / 1,126 S.F.	1,056 S.F.

MAIN HOUSE FLOOR AREA

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

MAIN HOUSE SITE COVERAGE

LOCATION	Comments	AREA
IMPERVIOUS		
ARCHITECTURAL WALL - COV. PATIO	IMPERVIOUS	44.8 SF
ARCHITECTURAL WALL - PRIM. BED.	IMPERVIOUS	5.7 SF
COVERED ENTRY - MAIN HOUSE	IMPERVIOUS	21 SF
COVERED PATIO - MAIN HOUSE	IMPERVIOUS	383.4 SF
STONE STAIRS - MAIN HOUSE ENTRY	IMPERVIOUS	66.1 SF
		521 SF
PERVIOUS		
CANTILEVER STAIR - SIDE ENTRY	PERVIOUS	22.4 SF
DRIVEABLE GRASS	PERVIOUS	Not Placed
PAVERS - DRIVEWAY	PERVIOUS	161.5 SF
PAVERS - KITCHEN LANDING	PERVIOUS	12.3 SF
PAVERS - SIDE ENTRY STAIR BOTTOM LANDING	PERVIOUS	12.3 SF
PAVERS - SIDE ENTRY STAIR TOP LANDING	PERVIOUS	15.8 SF
PAVERS - UTILITY YARD	PERVIOUS	112 SF
STEP. STONES - BED. #3 LANDING	PERVIOUS	20.9 SF
STEP. STONES - DRIVEWAY	PERVIOUS	137.7 SF
STEP. STONES - MAIN HOUSE ENTRY	PERVIOUS	23.3 SF
STEP. STONES - PRIM. BED. LANDING	PERVIOUS	16.9 SF
		535 SF
TOTAL		1,056 SF

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER, HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IS THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
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4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

TREE REMOVAL

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

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

EXTERIOR LIGHTING NOTE

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

PROJECT INFORMATION

PROJECT DESCRIPTION:

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

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

IMPROVEMENTS TO SITE INCLUDE NEW ENTRY STEPS AND LANDINGS.

LOT DATA

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

UTILITIES

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

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

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

EXISTING CONDITIONS

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

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

PROJECT TEAM

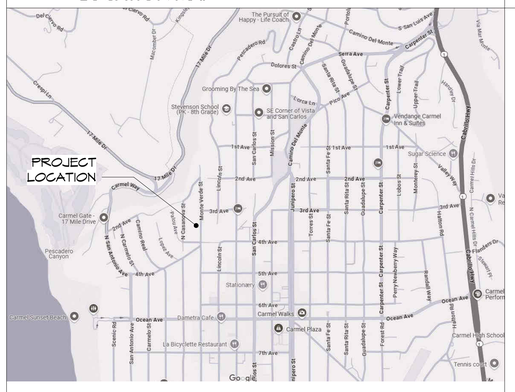
OWNER:	KSHIRE PROPERTY INVESTMENTS LLC
PROJECT LOCATION:	MONTE VERDE 4SW OF 3RD AVENUE CARMEL, CA 93923
ARCHITECT:	ERIC MILLER ARCHITECTS, INC. 211 HOFFMAN AVE. MONTEREY, CA 93940 PH: 831-372-0410 CONTACT: HANNAH MILLER
SURVEYOR / CIVIL:	LANDSET ENGINEERING 520-B CRAZY HORSE CANYON ROAD SALINAS, CALIFORNIA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

SHEET INDEX

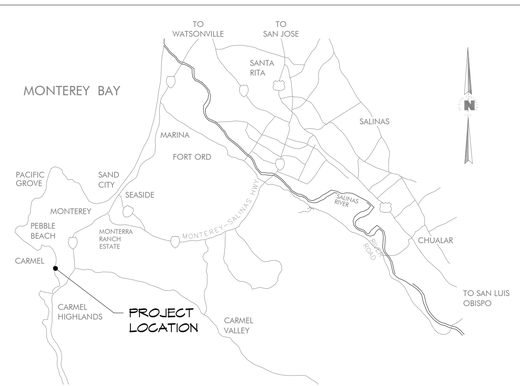
SHEET INDEX

SHEET NUMBER	SHEET NAME
1	COVER SHEET
2	TOPOGRAPHIC MAP
3a	PROPOSED SITE PLAN
3b	TREE ANALYSIS
4a	GRADING, DRAINAGE, & UTILITY PLAN
4b	GRADING SECTIONS
4c	EROSION & SEDIMENT CONTROL PLAN
4d	CONSTRUCTION MANAGEMENT PLAN
5a	EXISTING FLOOR PLAN
5b	MAIN HOUSE FLOOR PLAN
5d	DOOR SCHEDULE
5e	WINDOW SCHEDULE
6a	EXISTING FRONT & REAR ELEV.
6b	MAIN HOUSE FRONT & REAR ELEV.
7a	EXISTING SIDE ELEVATIONS
7b	MAIN HOUSE SIDE ELEVATIONS
8	STREETSCAPE RENDERINGS
9a	EXISTING ROOF PLAN
9b	MAIN HOUSE ROOF PLAN
10a	LANDSCAPE PLAN
10b	PLANTING PLAN
10c	IRRIGATION PLAN
10d	FUEL MANAGEMENT PLAN
10e	ARCHITECTURAL LIGHTING PLAN
10f	LANDSCAPE LIGHTING PLAN
10g	LANDSCAPE LIGHTING SPEC SHEET
10h	SITE COVERAGE
11	MATERIALS SAMPLE
12	RENDERINGS

LOCATION MAP



VICINITY MAP



REVISION	No.

CONSULTANT:

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

COVER SHEET

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

DATE:	3/27/2026
SCALE:	N.T.S.
DRAWN	HRM/JK
JOB NO.	24.17

1
SHEET OF

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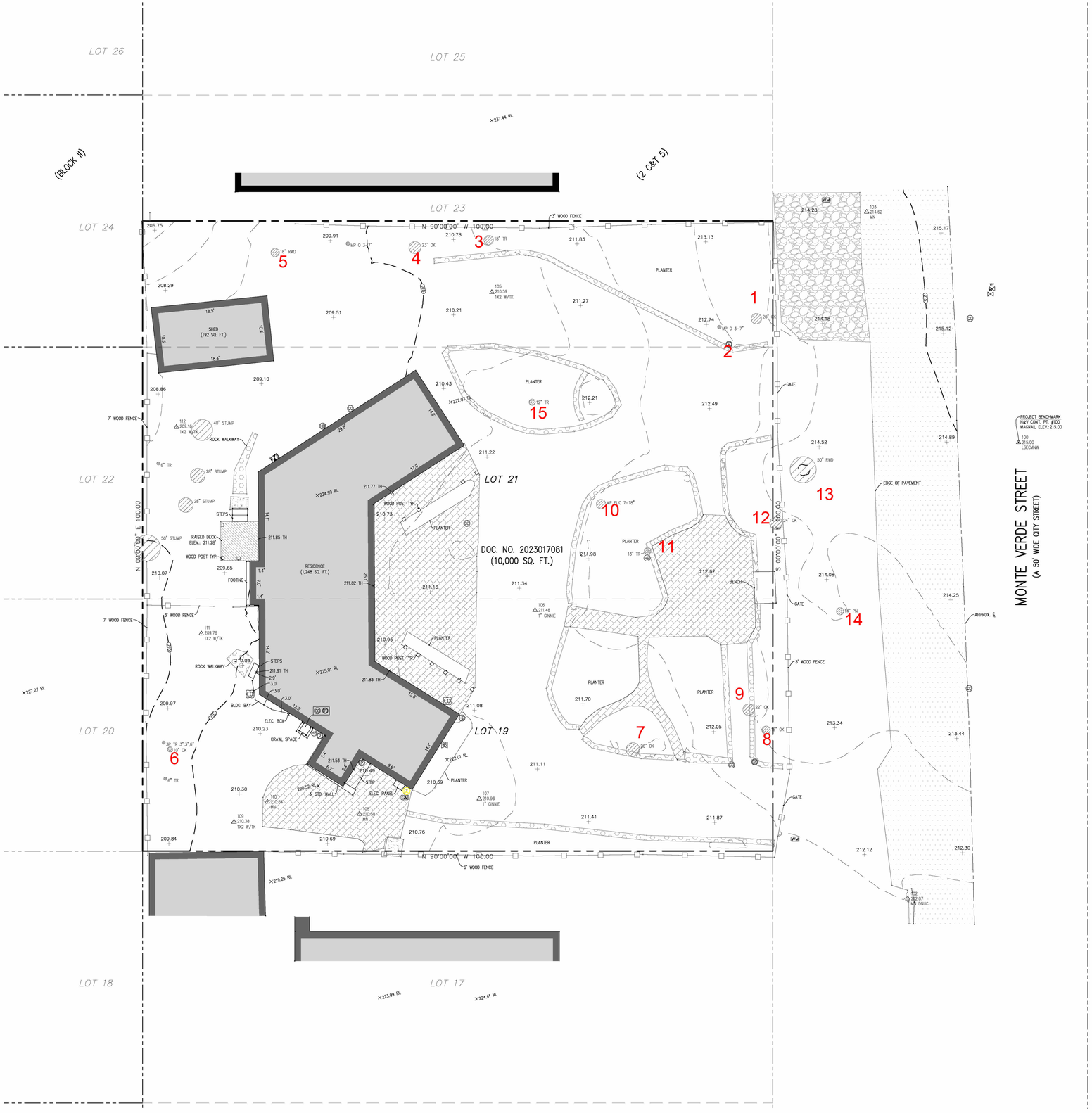


ABBREVIATIONS:

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

LEGEND:

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

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

GENERAL NOTES:

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

8 0 8 16

APPROVED BY:
GUY R. GIRAUDO
PLS. No. 8703

APN: 010-223-009

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2023017081
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
MS. RUPA DESAI

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6000 Fax (831) 443-3801
www.landseteng.com

CONTACT INFORMATION:

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

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

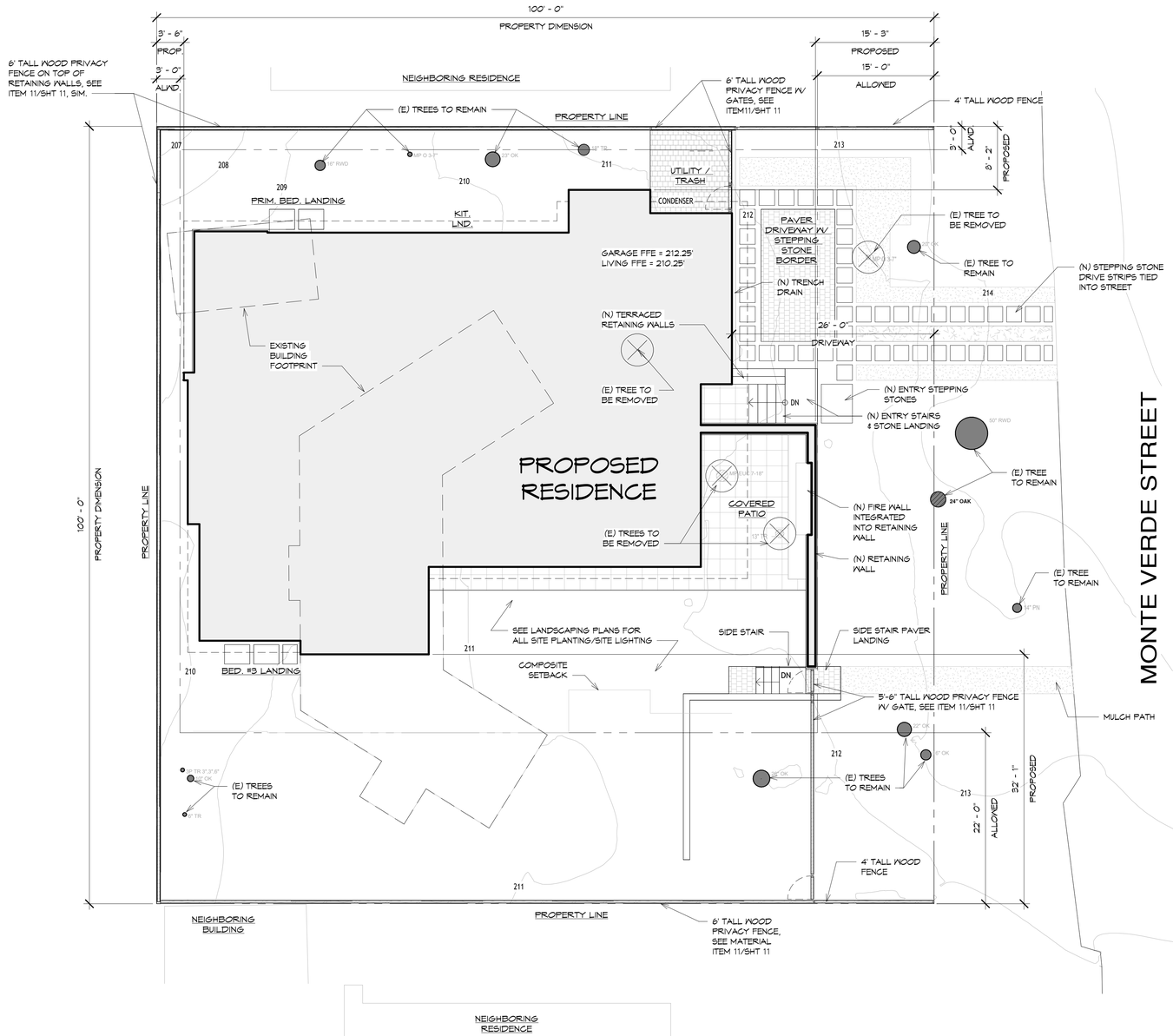
SCALE: 1" = 8'
DATE: FEB 2025
JOB NO. 2850-01

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

SHEET 1
OF 1 SHEETS

SHEET 2

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



SITE PLAN

REVISION	No.

CONSULTANT:

ARCHITECT

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

PROPOSED SITE PLAN

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

DATE:	3/27/2026
SCALE:	1/8" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

3a
SHEET OF

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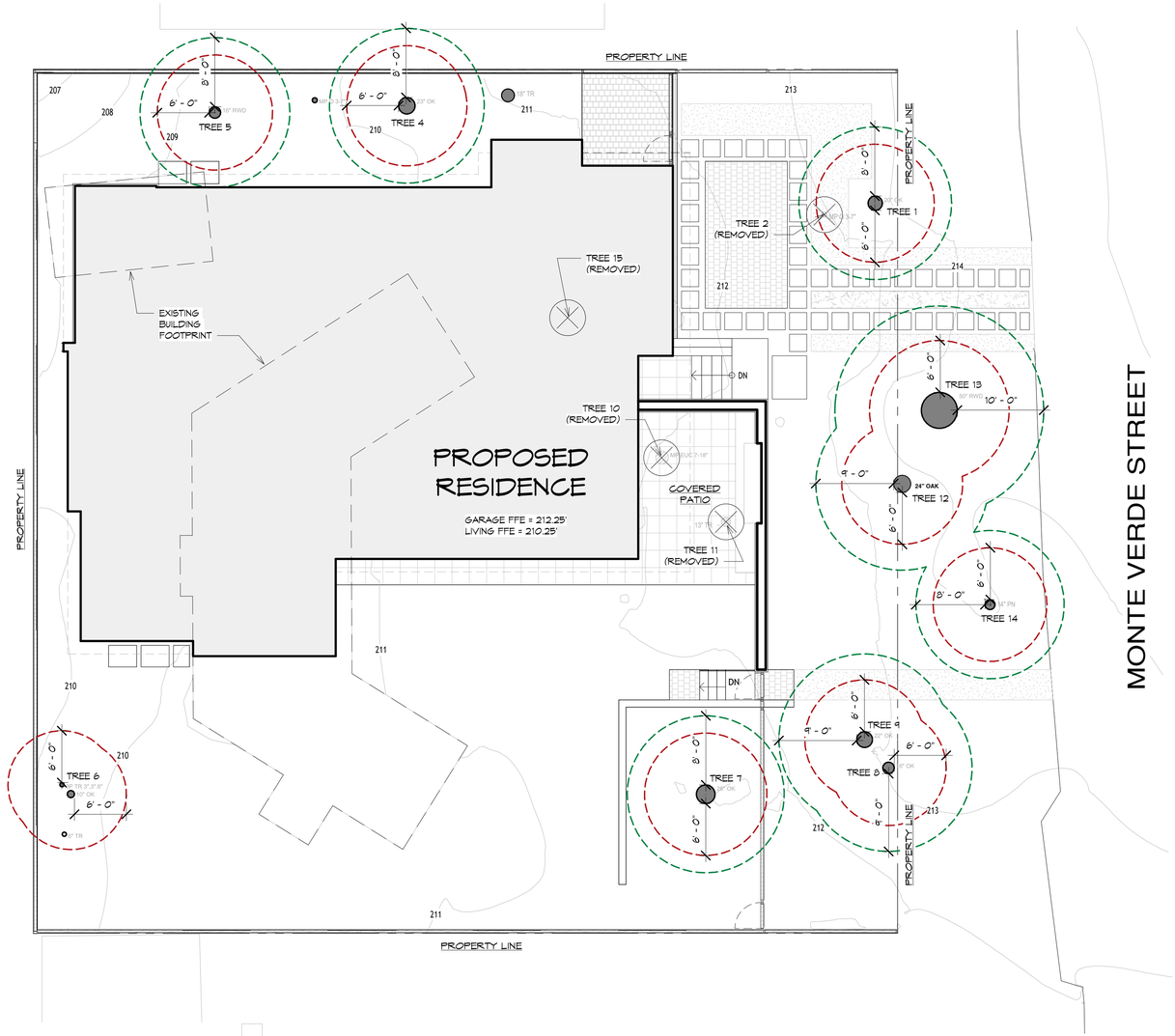

N

PLAN NORTH

SITE - TREE ANALYSIS

0 4' 8' 16'

1/8" = 1'-0"

§ 17.48.110Protection of Trees During Construction.
For the purpose of safeguarding trees during construction, demolition or tree removal, the following conditions shall apply to all trees other than trees for which a removal permit has been issued:

A. Protection of Existing Trees.

1. Prior to the commencement of construction, demolition or tree removal, all trees on the building site shall be inventoried by the owner or contractor as to size, species and location on the lot, and the inventory shall be submitted on a topographical map to the Building Official. This condition may be waived by the Building Official for tree removal and minor demolition.

2. Damage to any tree during construction, demolition or tree removal shall be immediately reported by the person causing the damage, the responsible contractor or the owner to the City Forester, and the contractor and/or owner shall treat the tree for damage in the manner specified by the City Forester.

3. Oil, gasoline, chemicals and other construction materials shall not be stored within the dripline of any tree. All compaction of soils, construction of building walls, or placement of impermeable surfaces must be setback a minimum of six feet from all significant trees. Grading ruts and fills around significant trees shall be limited to areas outside the root projection zone identified by the City Forester in any preliminary site assessment (see Chapter 17.58 CMC, Design Review.) Drains shall be installed according to City specifications so as to avoid harm to trees due to excess watering or ponding. No wires, signs or other similar items shall be attached to trees. Cutting and filling around the base of trees shall be done only after consultation with the City Forester, and then only to the extent authorized by the City Forester. No paint thinner, paint, plaster or other liquid or solid excess or waste construction materials or wastewater shall be dumped on the ground or into any grate between the dripline and the base of the tree, or uphill from any tree where such substance might reach the roots through a leaching process.

4. The property owner/contractor shall erect protective barricades around all trees on a private building site. These barricades shall be in place prior to the start of any construction or demolition activities. Barricades shall be upright, two-inch by four-inch planks standing a minimum of eight feet vertically, conforming to the tree, tied with wire or rope forming a maximum of one-inch space between the planks. If the tree's configuration or site conditions do not lend themselves to the installation of this type barricade, the City Forester will designate alternate tree protection methods. Under certain conditions where soil compaction is probable, fences may also be required around a tree or grouping of trees. The use of recycled lumber, synthetic lumber or similar materials approved by the City Forester for tree protection is encouraged.

5. Wherever cuts are made in the ground near the roots of trees, appropriate measures shall be taken to prevent exposed soil from drying out and causing damage to tree roots.
6. Trimming cuts shall conform to arboricultural standards and shall be made along the branch bark ridge.

7. Prior to the start of any construction or demolition activities, the property owner/contractor is required to spray or have a certified applicator spray the lower six feet of all pine tree trunks with a pesticide approved by the California Department of Food and Agriculture for the treatment of bark beetles.

8. The property owner is responsible for care of all trees that are to remain on the site. This includes the treatment of bark beetles as designated by the City Forester.
9. Failure to protect or maintain trees on construction/demolition sites is a violation of the municipal code and grounds for suspension of the building permit.

B. Protection of Trees to Be Planted. Trees required to be kept on a building site and trees required to be planted as a condition of tree removal permit approval shall be maintained according to accepted arboricultural practices for a minimum of five years from the completion of construction or the date that the tree is planted.

1. At no time shall these trees be moved without the issuance of a valid permit.

2. Nothing contained in this section shall be deemed to replace or revoke any requirements for the safeguarding of trees found elsewhere in this municipal code or in the ordinances and procedures of the City.

LEGEND

- 6' NO EXCAVATION RADIUS
- CRITICAL ROOT ZONE, SEE DIMENSION FOR RADIUS
- TREE TO BE REMOVED

REVISION	No.

CONSULTANT:

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

TREE ANALYSIS

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

DATE: 3/27/2026
SCALE: As indicated
DRAWN HRM/JK
JOB NO. 24.17

3b
SHEET OF

3/27/2026 11:53:43 AM C:\Users\John\Documents\JK-Work\Revit\2417_Monte_DD_CM_PC1_No ADU_remastN3DC.rvt
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ROOT PROTECTION ZONE
NO GRADING & NO UTILITIES
IN THIS ZONE (TYPICAL)

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

S.D. CLEANOUT
LID=210.20
FL=208.70

EROSION CONTROL &
ENERGY DISSIPATOR

AREA DRAIN-2
GR=209.50
FL=208.00

INFILTRATION SYSTEM-2
50 GAL FLO-WELL
GR=207.80
FL=205.80 IN

LANDING
209.75

SUBDRAIN DISCHARGE
55L.F.-SOLID PIPE

UTILITY/TRASH

EXISTING FLOW LINE

WORK IN ROOT PROTECTION
ZONE TO BE DIG BY HAND

EARTH DRAINAGE
SWALE FLOW LINE

MOTOR COURT
PERMEABLE PAVERS

TRECH DRAIN-1
GR=212.25
FL=209.15 OUT

GARAGE
FF=212.25
FP=211.42

STEPPING STONES

DRIVEWAY

STEPPING STONES

ROOF DOWNSPOUT
W/SPLASH BLOCK
(TYPICAL)

FOUNDATION SUBDRAIN
TO DAYLIGHT

TRECH DRAIN-2
GR=210.00
FL=209.00 OUT

RECONSTRUCT EXISTING
AC BERM

PATH
MULCH

ENTRY

RESIDENCE
FF=210.25
FP=209.42

TRECH DRAIN-3
GR=210.05
FL=209.05 OUT

COVERED PATIO

STORM DRAIN PIPE (SD)
34L.F.-4"PVC-S=2.0%

EARTH DRAINAGE
SWALE FLOW LINE

SHEET FLOW DRAINAGE
SAFELY AWAY FROM
BUILDING FOUNDATIONS
(TYPICAL)

CATCH BASIN-2
GR=209.90
FL=208.40 IN
FL=207.90 OUT

CATCH BASIN-3
GR=212.10
FL=209.60

AREA DRAIN-1
GR=209.35
FL=205.85

LANDING
210.00

INFILTRATION SYSTEM-1
50 GAL FLO-WELL
GR=209.30
FL=205.50 IN

CATCH BASIN-1
GR=209.50
FL=207.50

39L.F.-6"PVC-S=1.0%

LANDSCAPE

MONTE VERDE STREET

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

VICINITY MAP
NOT TO SCALE

5 0 2.5 5 10

TOTAL LOT AREA = 10,000 SQ.FT.
TOTAL IMPERVIOUS AREA = 3,990 SQ.FT.
TOTAL AREA OF DISTURBANCE = 7,110 SQ.FT.

GRADING QUANTITIES:
CUT = 170 C.Y.
FILL = 15 C.Y.
NET = 155 C.Y. EXPORT

INDEX TO SHEETS

SHEET C1	GRADING, DRAINAGE & UTILITY PLAN
SHEET C2	GRADING SECTIONS
SHEET C3	EROSION CONTROL PLAN
SHEET C4	CONSTRUCTION MANAGEMENT PLAN

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.

" GRADING, DRAINAGE & UTILITY PLAN "

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

APPROVED BY:
GUY R. GIRAUDO

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

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MONTE VERDE RESIDENCE
A.P.N.: 010-223-009
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
KSHIRE PROPERTY INVESTMENTS LLC

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

No.	DATE	BY	REVISION
	03/26/26	AMS	SITE PLAN REVIEW-NO ADU
	03/20/26	AMS	SITE PLAN REVIEW-NO ADU
	08/25/25	AMS	RELEASED TO CLIENT

SHEET 4a
OF 4 SHEETS

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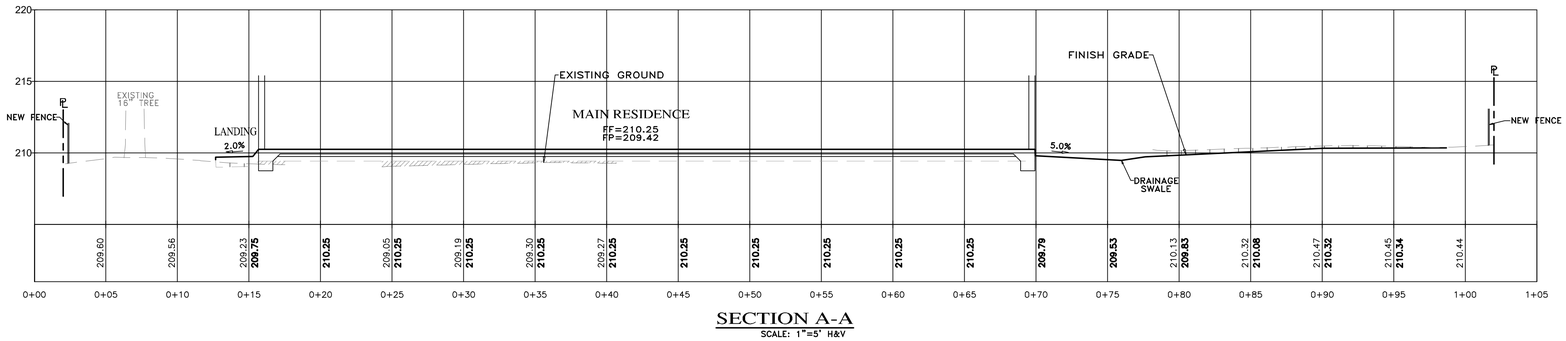
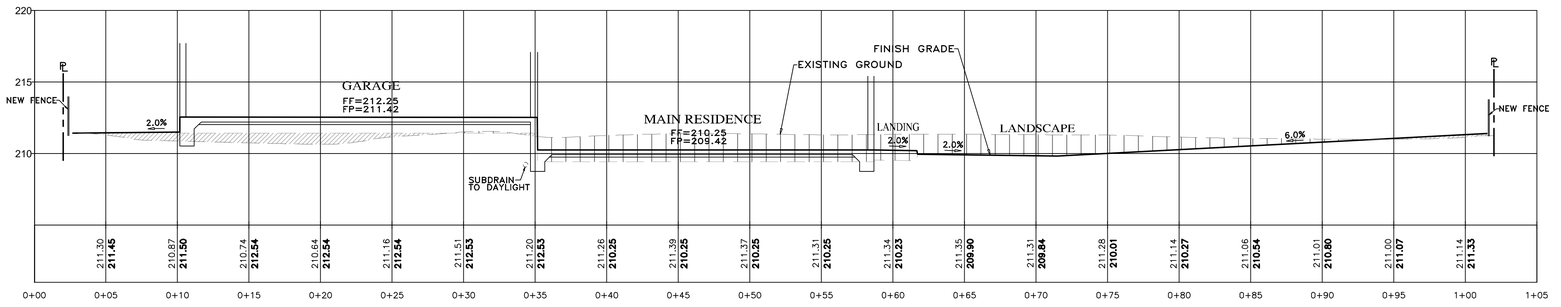


SECTION A-A
SCALE: 1"=5' H&V



SECTION B-B
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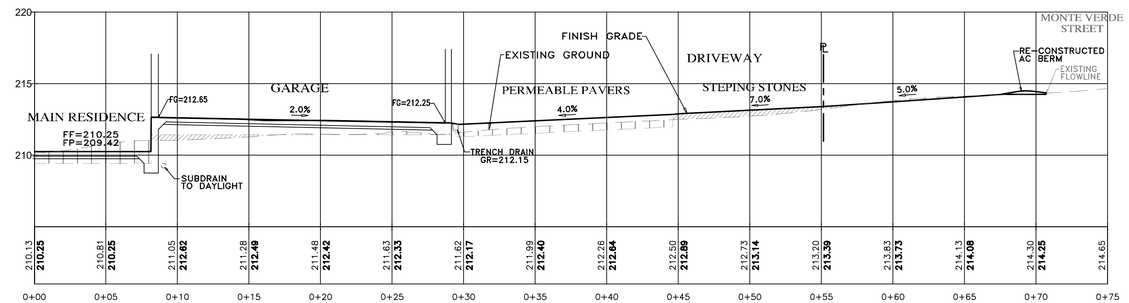
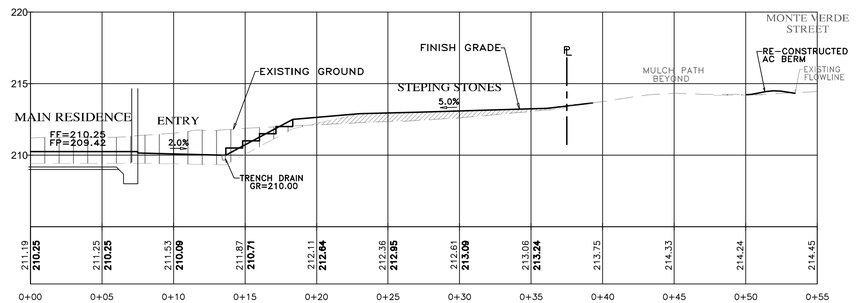


SECTION C-C
SCALE: 1"=5' H&V



SECTION D-D
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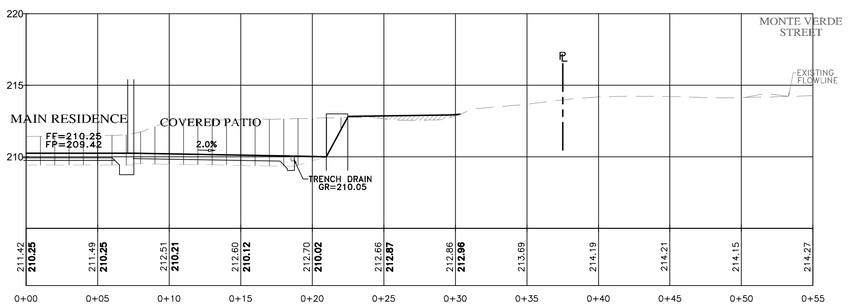

SECTION E-E
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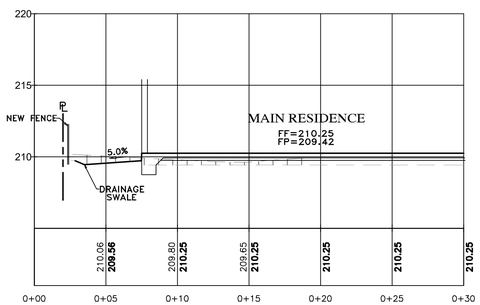

SECTION F-F
SCALE: 1"=5' H&V

NOTES:

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

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

APPROVED BY:
GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
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Salinas, California 93907
Office (831) 443-9771 Fax (831) 443-3801
www.landseteng.com

" GRADING SECTIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

MONTE VERDE RESIDENCE

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

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

FOR

KSHIRE PROPERTY INVESTMENTS LLC

SCALE: 1"=5' H&V
DATE: AUGUST 2025
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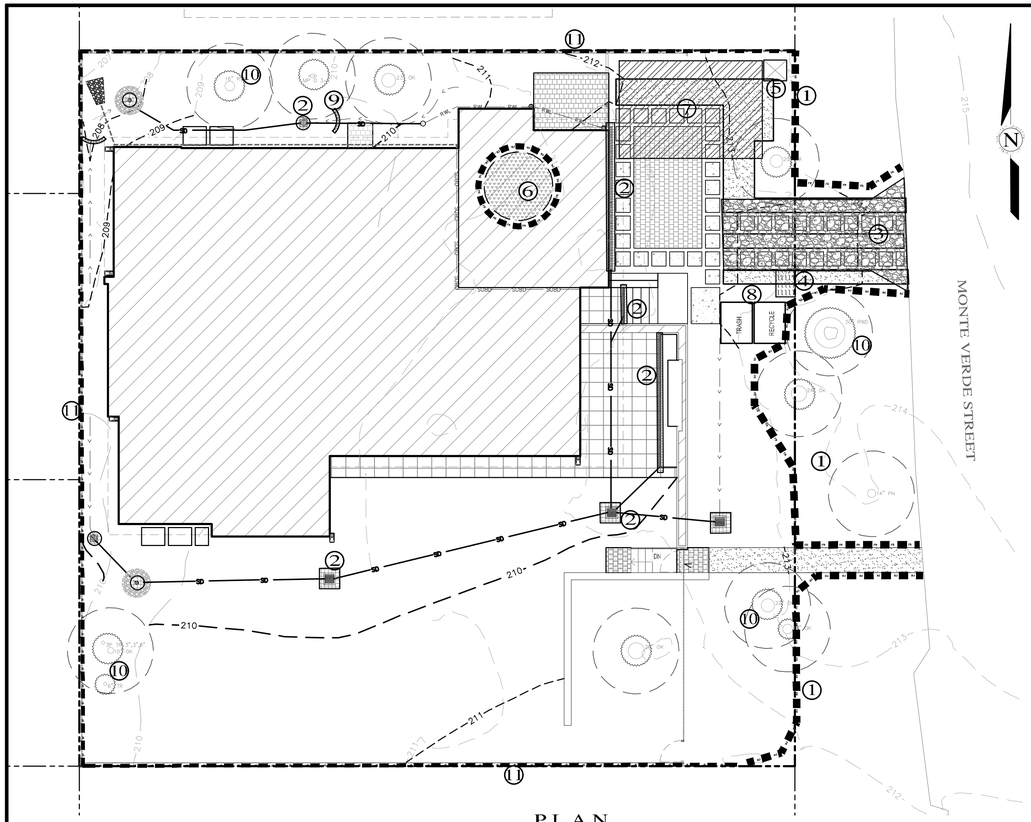
	08/25/25	AMS	RELEASED TO CLIENT

SHEET 4b
OF 4 SHEETS

LSPROJ\2850-DESAI\2850-CIVIL\DWG\2850-GDECP.DWG, 24x36



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 MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

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

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

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

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

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

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

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

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

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

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

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.

D-THE OWNER/APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH HCD-ENVIRONMENTAL SERVICES DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE CARMEL BAY AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE.

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!

" EROSION & SEDIMENT CONTROL PLAN "
GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
MONTE VERDE RESIDENCE
A.P.N.: 010-223-009
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
KSHIRE PROPERTY INVESTMENTS LLC

APPROVED BY:
GUY R. GIRARDO

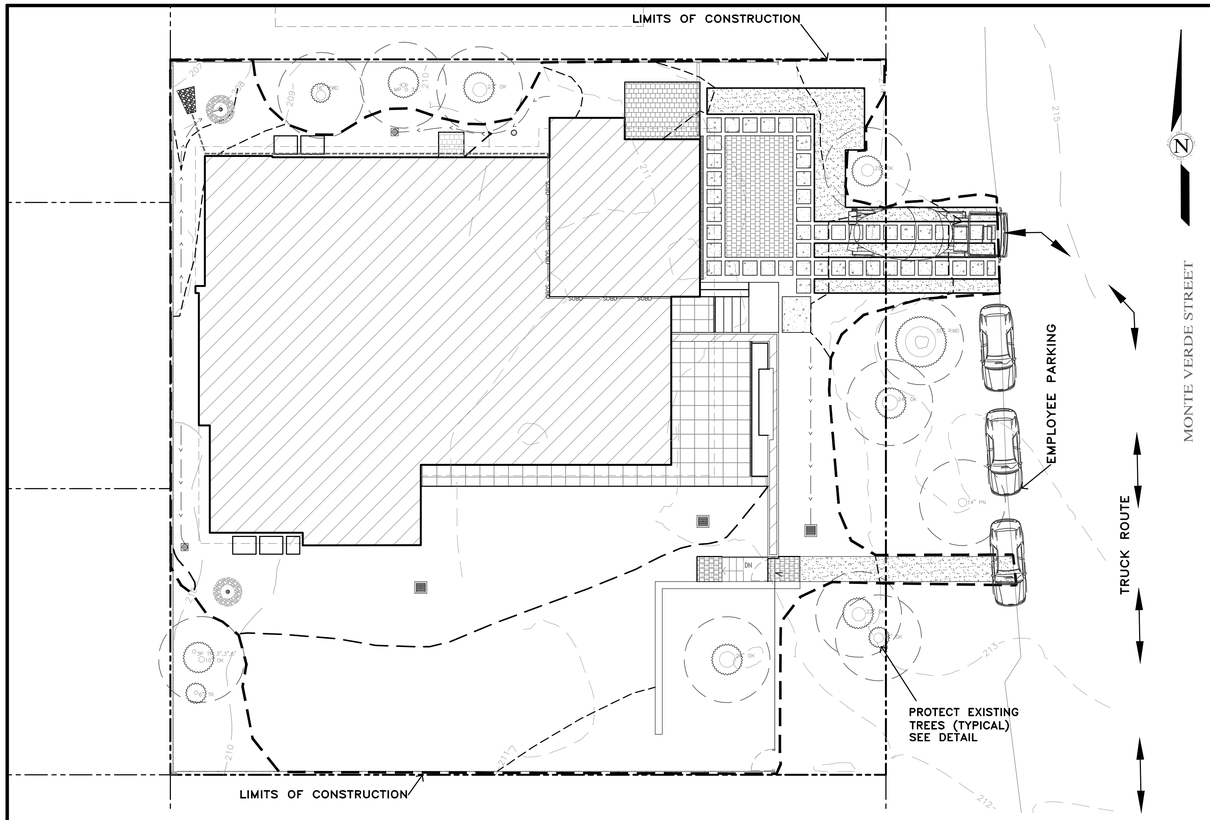
PROFESSIONAL ENGINEER * REGISTERED * GUY R. Girardo * No. 68569 * Exp. 06-30-27 * CIVIL * STATE OF CALIFORNIA

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

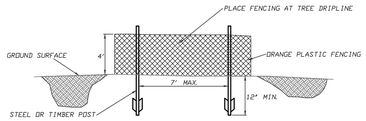
SCALE: AS SHOWN
DATE: AUGUST 2025
JOB NO. 2850-02

SHEET 4c
OF 4 SHEETS

No.	DATE	BY	REVISION
	03/26/26	AMS	SITE PLAN REVIEW-NO ADU
	03/20/26	AMS	SITE PLAN REVIEW-NO ADU
	08/25/25	AMS	RELEASED TO CLIENT



PLAN
SCALE: 1"=10'



FENCING (ESA) DETAIL
Scale: NTS

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

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

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

INSTALL NEW PERVIOUS DRIVEWAY AND LANDSCAPING.

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

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

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

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

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

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

TRUCK TRIP GENERATION CHART:

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

TRUCK TRIP GENERATION NOTES:

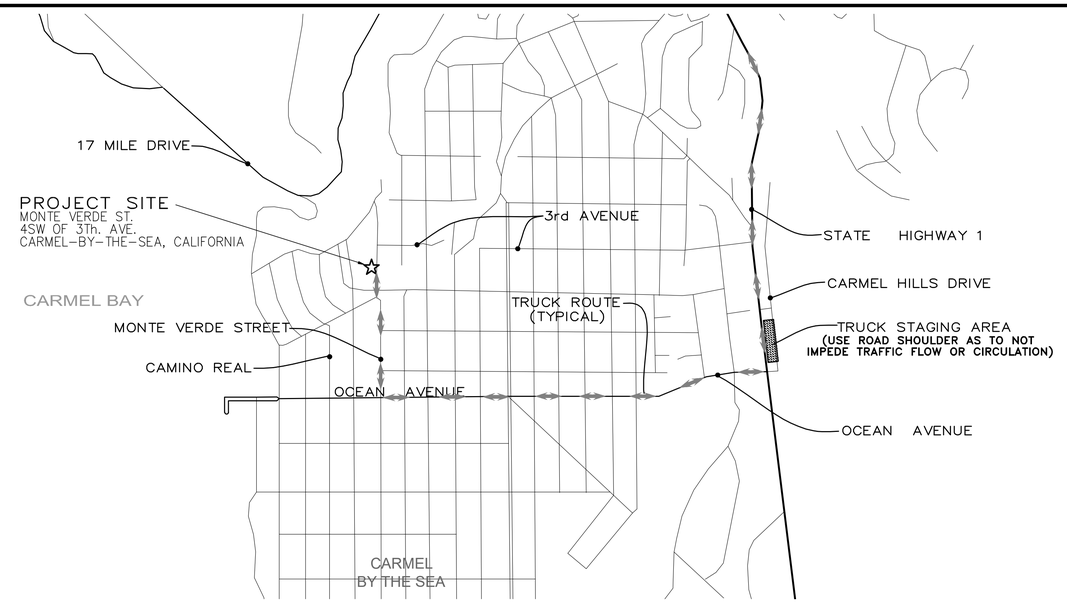
1. TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 7 TRUCK LOADS PER DAY.
2. THERE ARE 365 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
4. THE AMOUNT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

NUMBER OF EMPLOYEES/DAY: 6-10

HOURS OF OPERATION/DAY: 8

PROJECT SCHEDULING: PROJECTED START DATE 13 APRIL 2026, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A CONSTRUCTION STAGING PLAN



B NEIGHBORHOOD TRUCK ROUTING PLAN



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

APPROVED BY:
GUY R. GIRAUDO

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GRADING, DRAINAGE & EROSION CONTROL PLAN
" CONSTRUCTION MANAGEMENT PLAN "
OF
MONTE VERDE RESIDENCE
A.P.N.: 010-223-009
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
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SHEET 4d
OF 4 SHEETS

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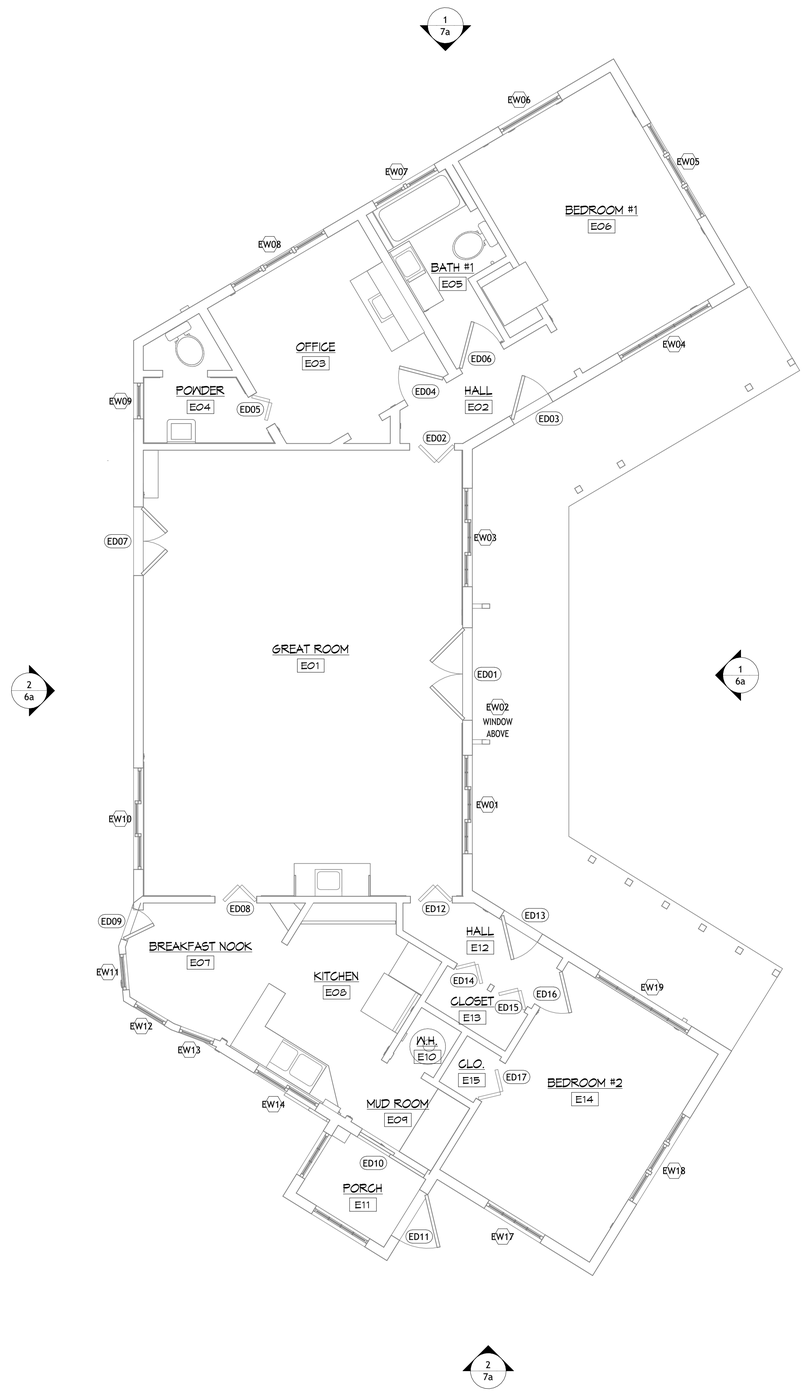


N

PLAN NORTH

EXISTING FLOOR PLAN

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

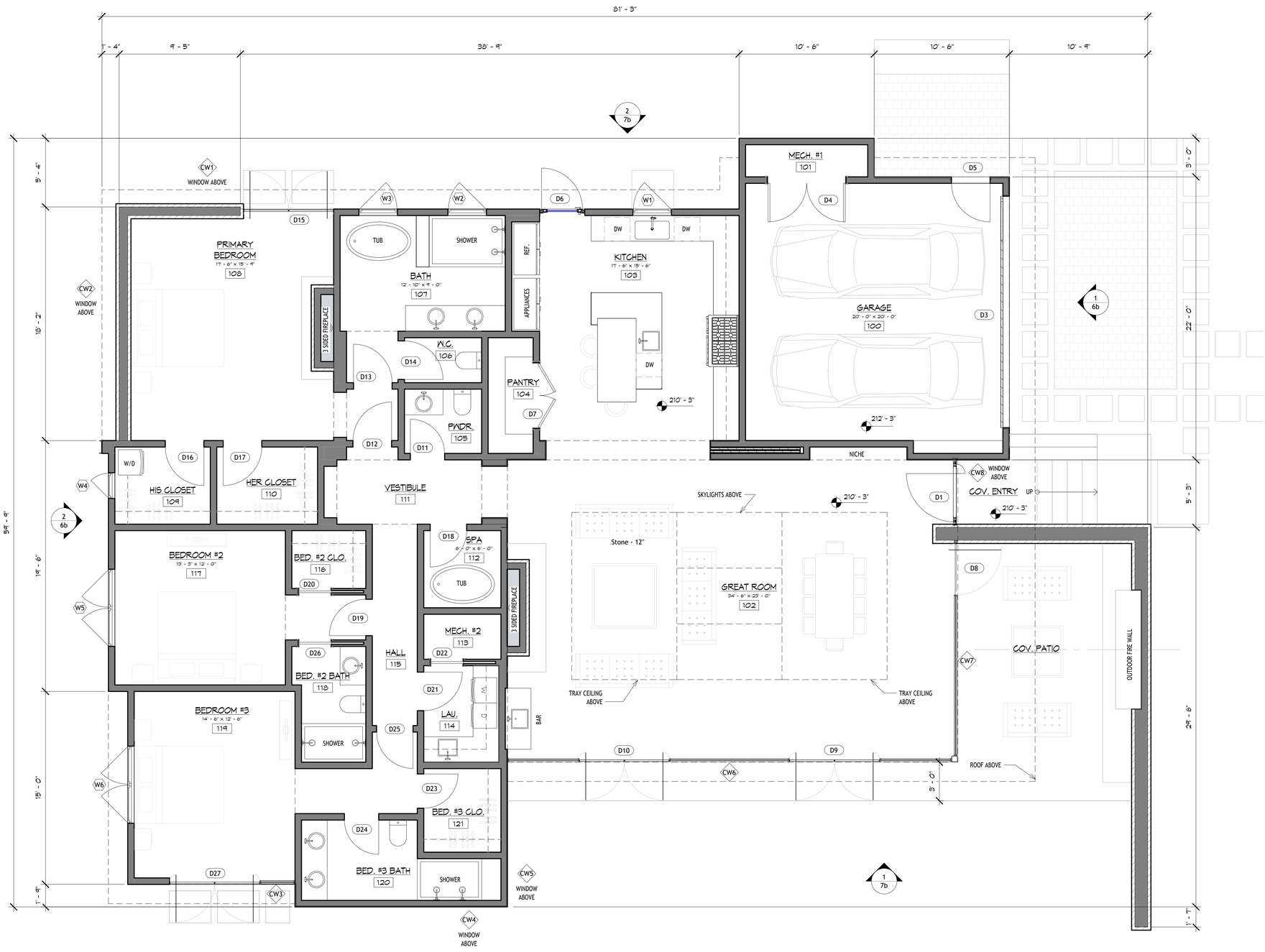
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

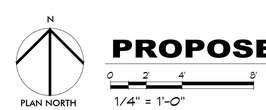
EXISTING FLOOR PLAN

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

DATE:	3/27/2026
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

5a
SHEET OF





PROPOSED MAIN HOUSE FLOOR PLAN

REVISION	No.

CONSULTANT:

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

MAIN HOUSE FLOOR PLAN

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

DATE:	3/27/2026
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

5b
SHEET OF

PROPOSED DOOR SCHEDULE

Mark	Type Mark	Door Size Width	Door Size Height	Door Size Thickness	Door Material	Frame Material	Frame Head	Frame Jamb	Frame Sill	Room Number	Room Name	Comments
D1	B	5' - 0"	7' - 6"	0' - 3 1/32"	WOOD/MTL	METAL	---	---	---	102	GREAT ROOM	
D2	---	---	(NOT USED)	---								
D3	A	18' - 0"	7' - 0"	0' - 2"	WD/MTL/GL	WOOD	---	---	---	100	GARAGE	TEMPERED GLASS PER NOTE 9
D4	J	6' - 0"	7' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	100	GARAGE	
D5	G	3' - 0"	7' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	100	GARAGE	
D6	E	3' - 6"	8' - 0"	0' - 2"	MTL/GLASS	METAL	---	---	---	103	KITCHEN	TEMPERED GLASS PER NOTE 9
D7	J	5' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	104	PANTRY	
D8	D	4' - 0"	7' - 8"	0' - 2"	MTL/GLASS	METAL	---	---	---	102	GREAT ROOM	
D9	C	7' - 0"	7' - 8"	0' - 1 3/4"	MTL/GLASS	METAL	---	---	---	102	GREAT ROOM	
D10	C	7' - 0"	7' - 8"	0' - 1 3/4"	MTL/GLASS	METAL	---	---	---	102	GREAT ROOM	
D11	I	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	105	PWDR.	
D12	I	3' - 0"	8' - 0"	0' - 1 3/4"								
D13	I	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	107	BATH	
D14	I	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	108	W.C.	
D15	G	7' - 0"	7' - 8"	0' - 1 3/4"	MTL/GLASS	METAL	---	---	---	109	PRIMARY BEDROOM	
D16	I	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	109	HIS CLOSET	
D17	I	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	110	HER CLOSET	
D18	I	2' - 10"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	112	SPA	
D19	I	2' - 10"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	117	BEDROOM #2	
D20	K	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	116	BED. #2 CLO.	
D21	I	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	114	LAU.	
D22	K	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	113	MECH. #2	
D23	I	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	121	BED. #3 CLO.	
D24	I	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---	120	BED. #3 BATH	
D25	I	2' - 10"	8' - 0"	0' - 1 3/4"								
D26	K	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	WOOD	---	---	---			
D27	C	7' - 0"	7' - 8"	0' - 1 3/4"	MTL/GLASS	METAL	---	---	---	119	BEDROOM #3	

DOOR NOTES

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

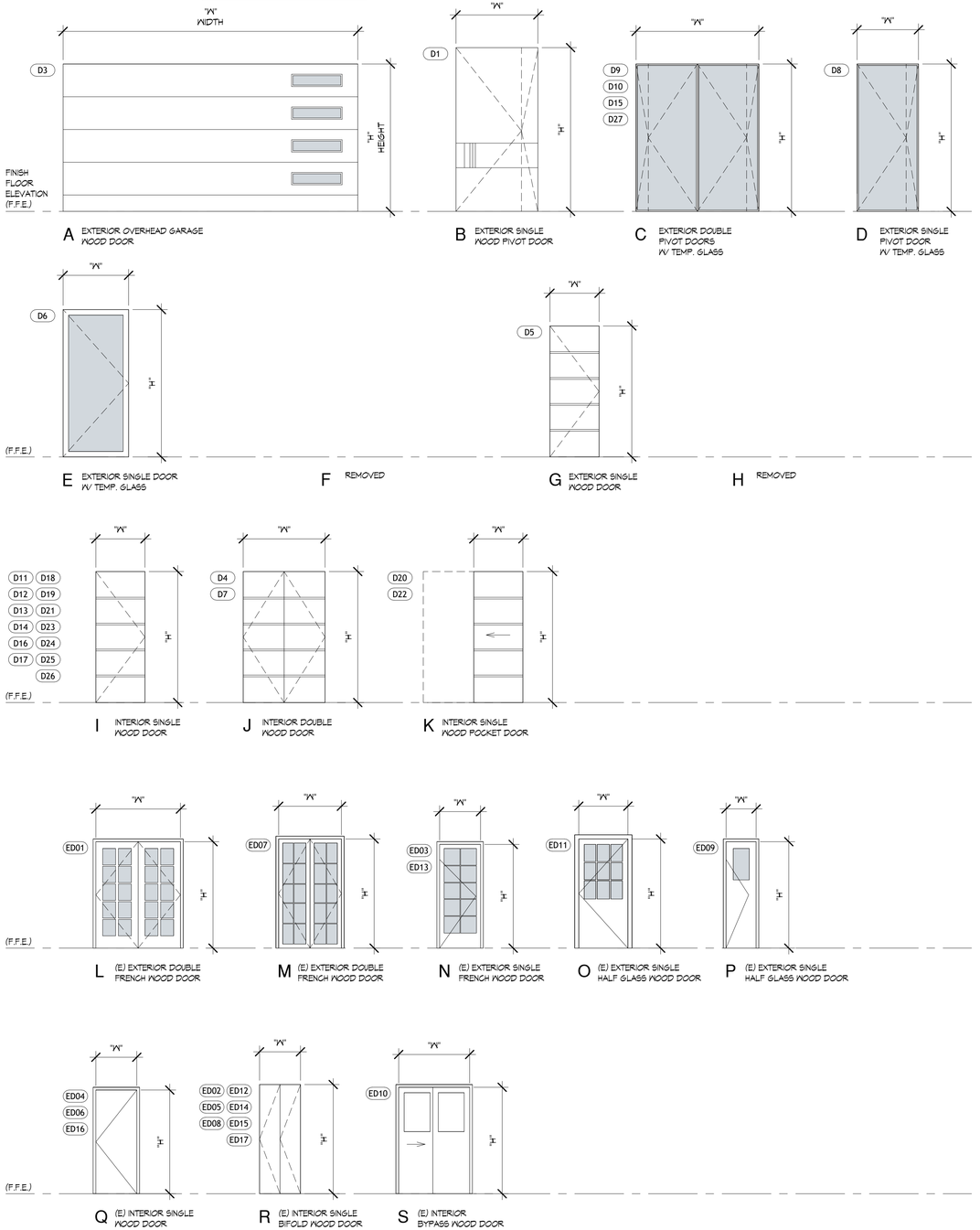
1. SHALL BE 2'-0" X 7'-0" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. EXTERIOR THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 3/4" ABOVE FINISH FLOOR, EGRESS DOORS TO HAVE A MAX. HEIGHT OF 1/2" A.F.F.
4. PROVIDE (2) PAIR, 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO BE ROCKY MOUNTAIN OR EQUIVALENT, SELECTED BY OWNER.
6. ALL EXTERIOR DOORS TO BE WEATHER-STRIPPED.
7. ALL FIRE-RATED DOORS SHALL HAVE FIRE-RESISTANCE RATING OF 20 MINUTES, PEMKO 588D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
8. ALL WOOD DOORS SHALL BE SOLID CORE.
9. ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 1134A.6.1 AND SHALL BE SAFETY GLAZING, PER CBC 2406.4.5.
11. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
12. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE AREA OF OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.

EXISTING DOOR SCHEDULE

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

DOOR TYPES

NOTE:
SEE ARCHITECTURAL PLANS FOR SWING DIRECTION AND DOOR ORIENTATION



REVISION	No.

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DOOR SCHEDULE

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

DATE: 3/27/2026
SCALE: 1/4" = 1'-0"
DRAWN HRM/JK
JOB NO. 24.17

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PROPOSED WINDOW SCHEDULE

Mark	Type Mark	Size Width	Size Height	Head Height	Operation	Glazing Type	Frame Material	Detail Head	Detail Jamb	Detail Sill	Room Number	Room Name	Comments
W1	A	3' - 0"	4' - 0"	8' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	103	KITCHEN	
W2	A	3' - 0"	3' - 0"	8' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	107	BATH	TEMPERED GLASS
W3	A	3' - 0"	3' - 0"	8' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	107	BATH	
W4	A	2' - 0"	2' - 0"	7' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	109	HIS CLOSET	
W5	B	6' - 0"	4' - 0"	7' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	117	BEDROOM #2	
W6	B	6' - 0"	3' - 0"	7' - 0"	CASEMENT	DOUBLE	METAL	---	---	---	119	BEDROOM #3	
											200	ADU LIVING	

CURTAIN WALL SCHEDULE

Mark	Type Mark	Length	Height	Count	Comments
CW1	H	16' - 0"	2' - 0"	1	PRIMARY BEDROOM
CW2	H	17' - 9"	2' - 0"	1	PRIMARY BEDROOM
CW3	C	10' - 0"	9' - 0"	1	BEDROOM #3, TEMPERED
CW4	J	12' - 6"	2' - 0"	1	OFFICE
CW5	L	3' - 6"	2' - 0"	1	OFFICE
CW6	E	34' - 9"	10' - 0"	1	GREAT ROOM, TEMPERED
CW7	G	16' - 9"	10' - 0"	1	GREAT ROOM, TEMPERED
CW8	H	5' - 6"	2' - 0"	1	ENTRY

WINDOW NOTES

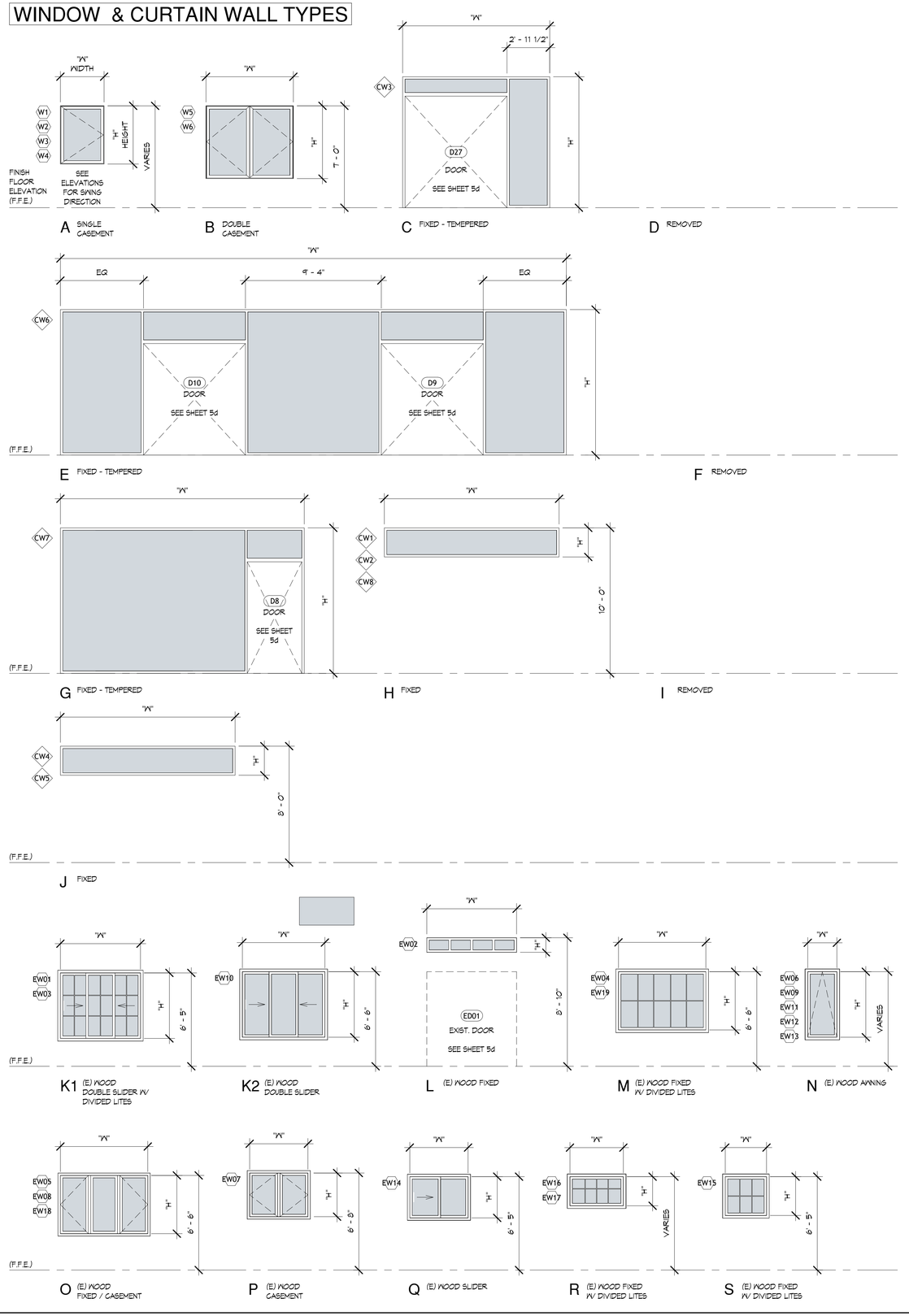
ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING (U.O.N.):

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24 INCHES IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC SECTION R310.1.
2. NEW WOOD WINDOWS - POWDER-COATED ALUMINUM-CLAD WOOD WINDOWS, PAINTED INTERIORS - COLORS TO BE SELECTED.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC SECTION R308.4.
4. SEE WINDOW TYPES THIS SHEET FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
5. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
6. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC SECTION 303.1.
7. TEMPERED SAFETY GLAZING:
   A. IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING, OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE).
   B. GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED).
   C. GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE).
   D. GLAZING ADJACENT TO STAIRWAYS, LANDINGS & RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
   E. WINDOWS IN BATHROOMS ARE TEMPERED IF LESS THAN 60" HORIZONTAL OR VERTICAL FROM STANDING SURFACE OF TUB AND/OR SHOWER. [CRC SECTION 308.4.5]
8. ALL DOORS AND WINDOWS SHALL BE WARRANTED FOR USE IN A COASTAL ENVIRONMENT WITHIN ONE MILE OF THE COAST.
9. SEE PLANS, ELEVATIONS AND WINDOW DETAILS FOR ADDITIONAL INFORMATION.

EXISTING WINDOW SCHEDULE

Mark	Type Mark	Size Width	Size Height	Head Height	Operation	Glazing Type	Frame Material	Detail Head	Detail Jamb	Detail Sill	Room Number	Room Name	Comments
EW01	K1	5' - 6"	4' - 6"	6' - 5"	DBL SLIDER	---	WOOD	---	---	---	E01	GREAT ROOM	
EW02	L	6' - 2"	1' - 0"	8' - 10"	FIXED	---	WOOD	---	---	---	E01	GREAT ROOM	
EW03	K1	5' - 6"	4' - 6"	6' - 5"	DBL SLIDER	---	WOOD	---	---	---	E01	GREAT ROOM	
EW04	M	5' - 10"	4' - 0"	6' - 6"	FIXED	---	WOOD	---	---	---	E06	BEDROOM #1	
EW05	O	6' - 0"	4' - 0"	6' - 6"	FIXED/CSMT	---	WOOD	---	---	---	E06	BEDROOM #1	
EW06	N	3' - 10"	2' - 0"	6' - 5"	AWNING	---	WOOD	---	---	---	E06	BEDROOM #1	
EW07	P	4' - 0"	3' - 0"	6' - 8"	CASEMENT	---	WOOD	---	---	---	E05	BATH #1	
EW08	O	6' - 0"	4' - 0"	6' - 6"	FIXED/CSMT	---	WOOD	---	---	---	E03	OFFICE	
EW09	N	2' - 0"	4' - 6"	6' - 6"	AWNING	---	WOOD	---	---	---	E04	POWDER	
EW10	K2	5' - 8"	4' - 6"	6' - 6"	DBL SLIDER	---	WOOD	---	---	---	E01	GREAT ROOM	
EW11	N	2' - 0"	4' - 0"	6' - 6"	AWNING	---	WOOD	---	---	---	E07	BREAKFAST NOOK	
EW12	N	2' - 0"	4' - 0"	6' - 6"	AWNING	---	WOOD	---	---	---	E07	BREAKFAST NOOK	
EW13	N	2' - 0"	4' - 0"	6' - 6"	AWNING	---	WOOD	---	---	---	E07	BREAKFAST NOOK	
EW14	Q	4' - 0"	2' - 10"	6' - 5"	SLIDER	---	WOOD	---	---	---	E08	KITCHEN	
EW15	S	2' - 10"	2' - 8"	6' - 5"	FIXED	---	WOOD	---	---	---	E11	PORCH	
EW16	R	3' - 6"	2' - 4"	6' - 5"	FIXED	---	WOOD	---	---	---	E11	PORCH	
EW17	R	3' - 8"	2' - 0"	6' - 6"	FIXED	---	WOOD	---	---	---	E14	BEDROOM #2	
EW18	O	5' - 8"	4' - 0"	6' - 5"	FIXED/CSMT	---	WOOD	---	---	---	E14	BEDROOM #2	
EW19	M	6' - 0"	4' - 0"	6' - 6"	FIXED	---	WOOD	---	---	---	E14	BEDROOM #2	

WINDOW & CURTAIN WALL TYPES



REVISION	No.

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WINDOW SCHEDULE

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

DATE:	3/27/2026
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

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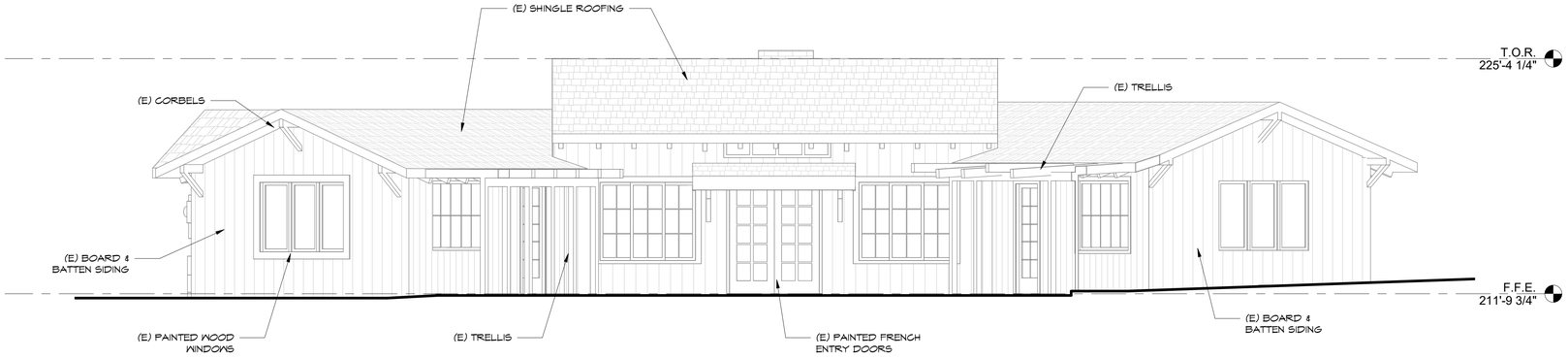
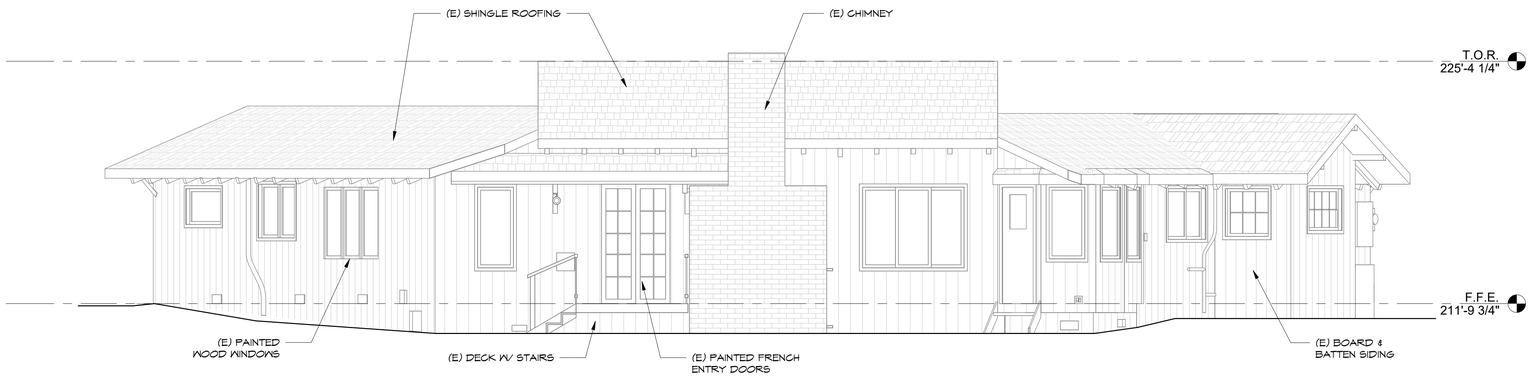


FRONT (EXISTING EAST) ELEVATION

0 2' 4' 8'
1/4" = 1'-0"



REAR (EXISTING WEST) ELEVATION

0 2' 4' 8'
1/4" = 1'-0"

REVISION	No.

CONSULTANT:

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EXISTING FRONT & REAR ELEV.

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

DATE:	3/27/2026
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

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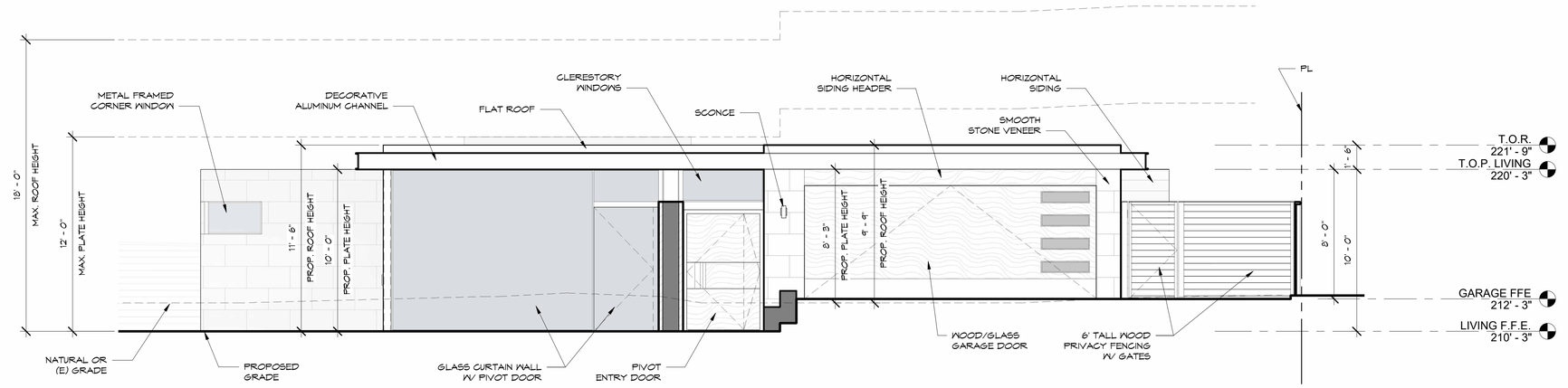
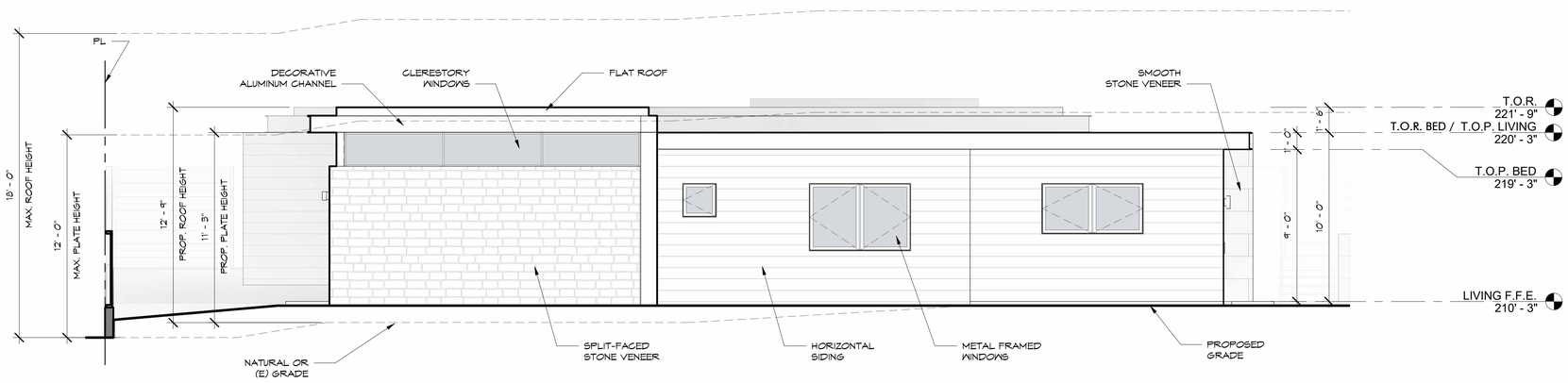


FRONT (EAST) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"



REAR (WEST) ELEVATION

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MAIN HOUSE FRONT & REAR ELEV.

Job Name: Monte Verde Residence

Monte Verde 4SW of 3rd Ave

Carmel-by-the-Sea, CA 93923

010-223-009-000

DATE:	3/27/2026
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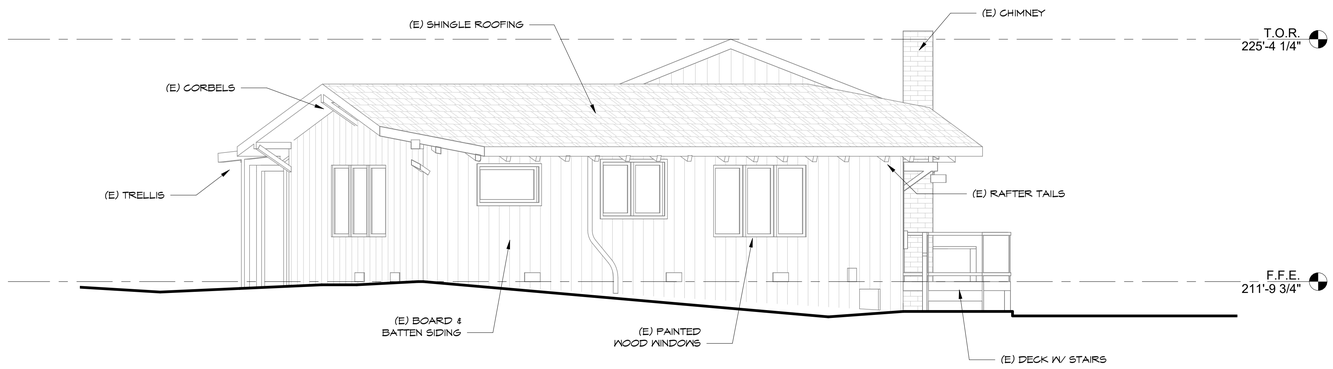
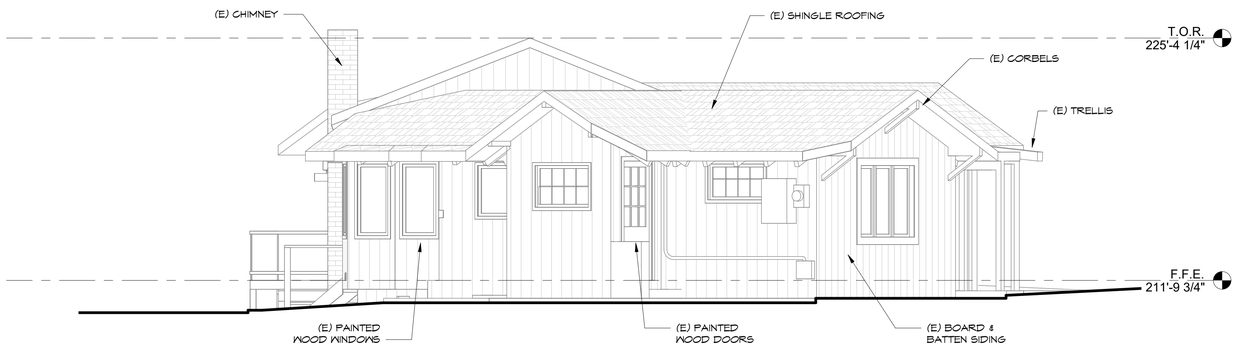


SIDE (EXISTING EAST) ELEVATION

0 2' 4' 8'
1/4" = 1'-0"



SIDE (EXISTING WEST) ELEVATION

0 2' 4' 8'
1/4" = 1'-0"

REVISION	No.

CONSULTANT:

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

EXISTING SIDE ELEVATIONS

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

DATE:	3/27/2026
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

7a
SHEET OF

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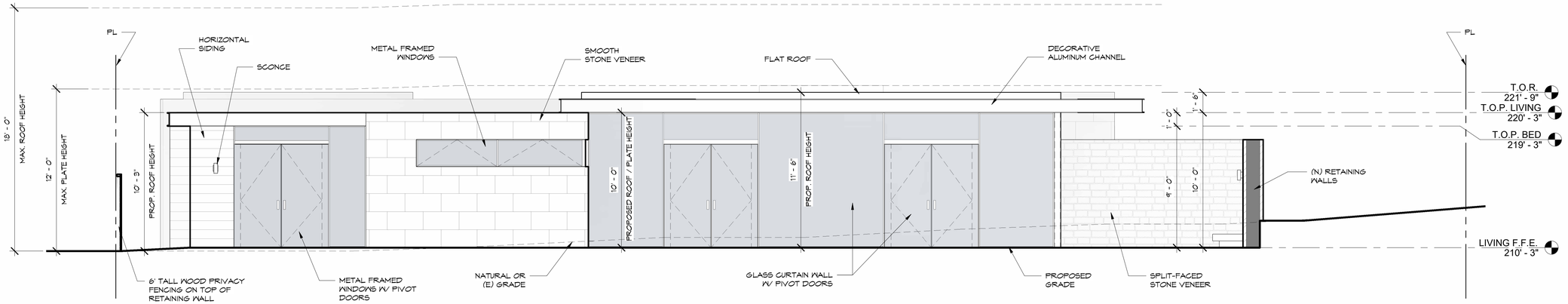
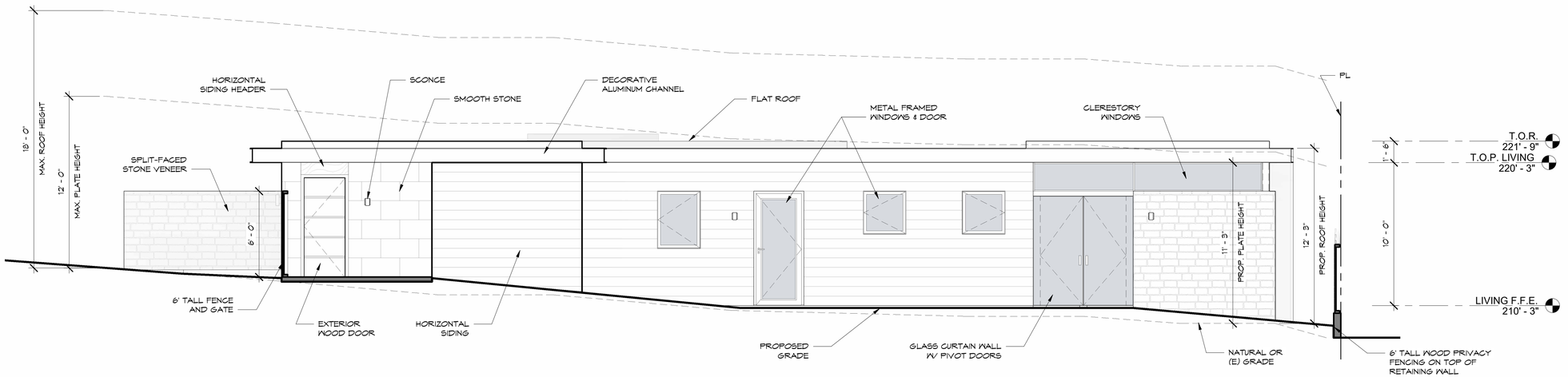


SIDE (SOUTH) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"



SIDE (NORTH) ELEVATION

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

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MAIN HOUSE SIDE ELEVATIONS

Job Name: Monte Verde Residence

Monte Verde 4SW of 3rd Ave

Carmel-by-the-Sea, CA 93923

010-223-009-000

DATE:	3/27/2026
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

7b

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EXISTING STREETSCAPE



PROPOSED STREETSCAPE

REVISION	No.

CONSULTANT:

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STREETSCAPE RENDERINGS

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

DATE:	3/27/2026
SCALE:	N.T.S.
DRAWN	HRM/JK
JOB NO.	24.17

8
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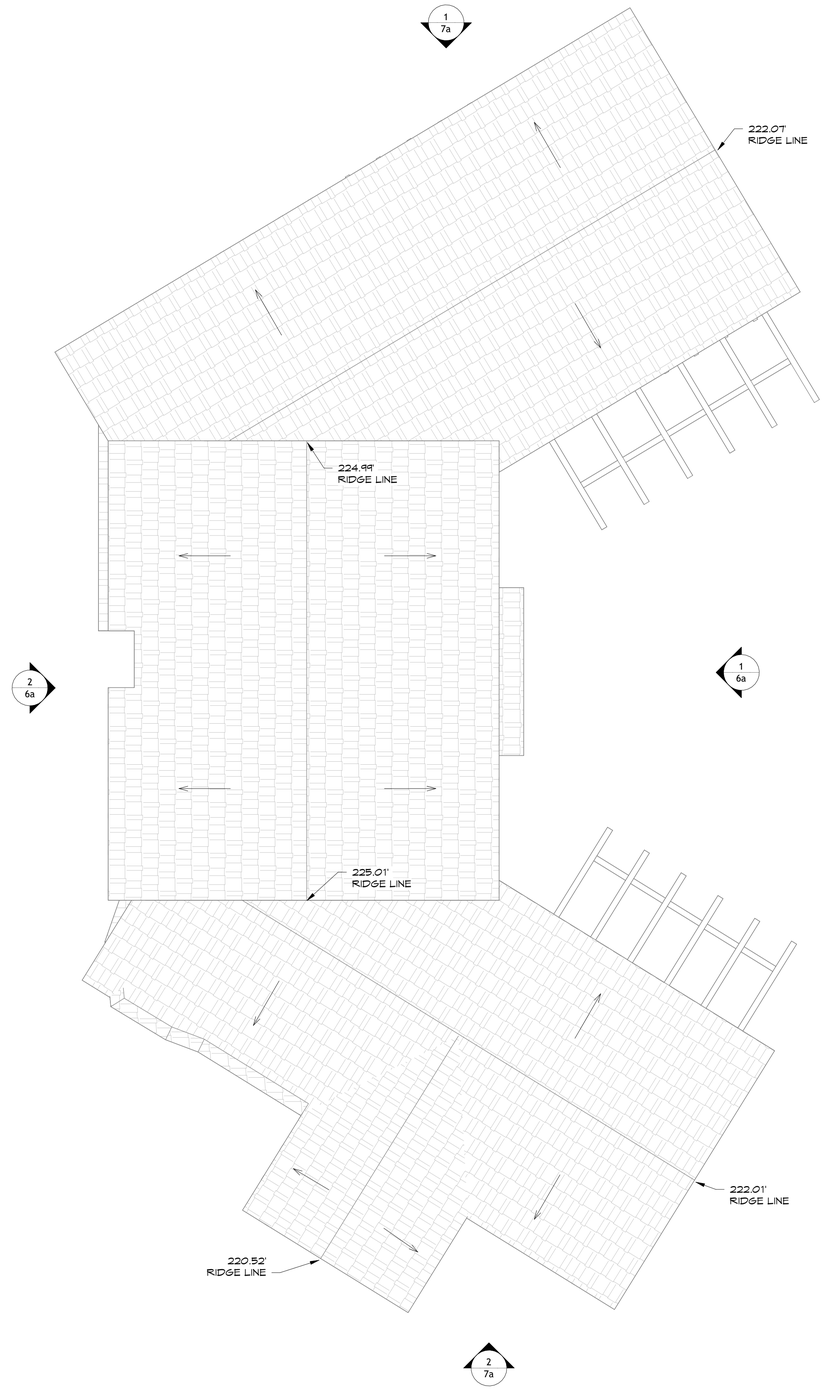



EXISTING ROOF PLAN

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940

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EXISTING ROOF PLAN

Job Name: Monte Verde Residence

Monte Verde 4SW of 3rd Ave

Carmel-by-the-Sea, CA 93923

010-223-009-000

DATE:	3/27/2026
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

9a

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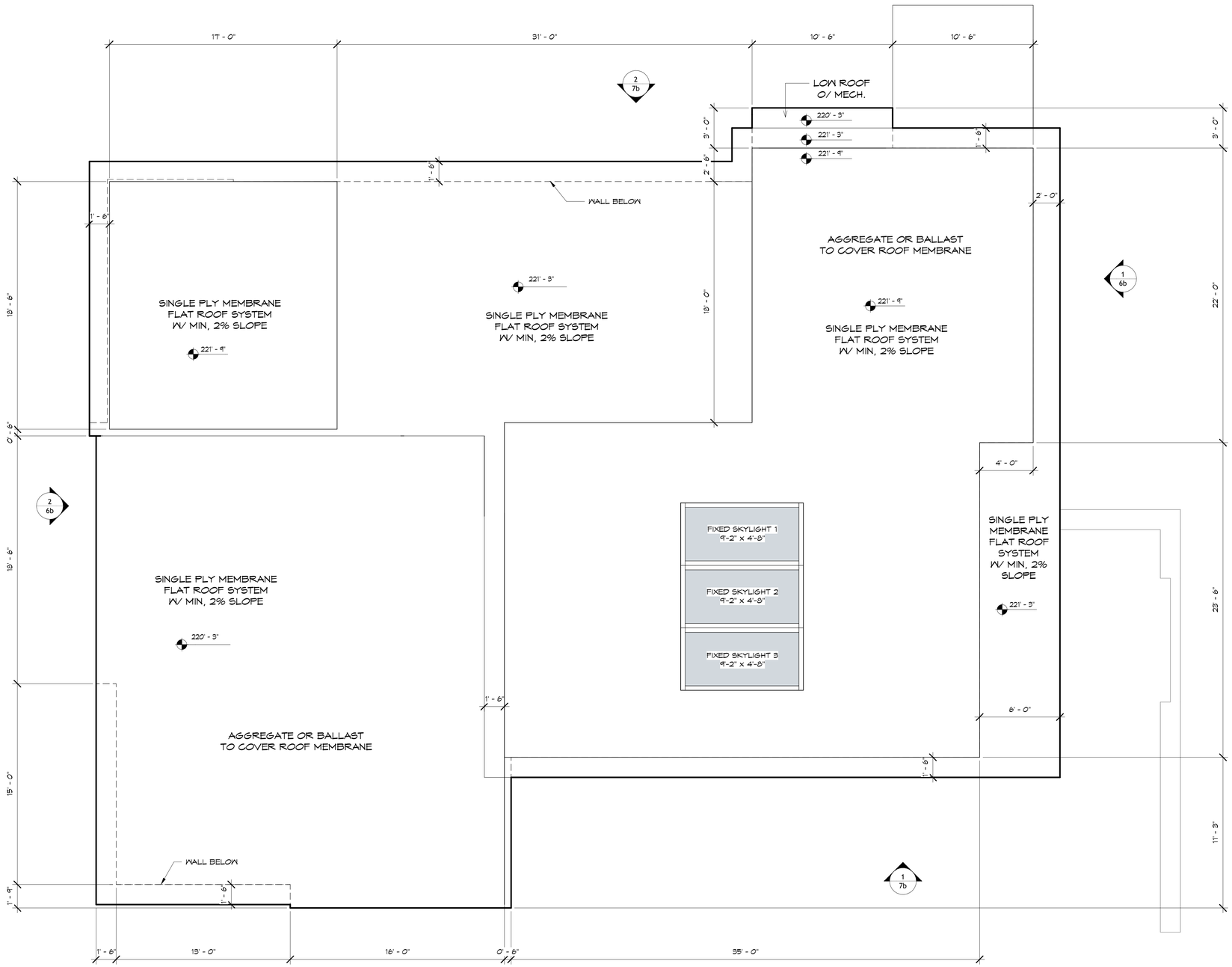



MAIN HOUSE ROOF PLAN

0 2' 4' 8'

1/4" = 1'-0"

REVISION	No.

CONSULTANT:

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MAIN HOUSE ROOF PLAN

Job Name: Monte Verde Residence

Monte Verde 4SW of 3rd Ave

Carmel-by-the-Sea, CA 93923

010-223-009-000

DATE:	3/27/2026
SCALE:	1/4" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

9b

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LANDSCAPE LEGEND

PERVIOUS MATERIALS

- PAVERS
- STEPPING STONES
- GRASS
- FLOATING METAL STAIRS
- MULCH
- DIRT - ZONE 0 (NON-COMBUSTIBLE)

IMPERVIOUS MATERIALS

- STONE PAVING AND COVERED PATIOS
- STONE STAIRS
- ARCHITECTURAL WALL (SPLIT FACE STONE)

RETAINING WALL MATERIALS

- SMOOTH STONE VENEER

TREES

- TREE TO BE REMOVED
- TREE TO BE PROTECTED

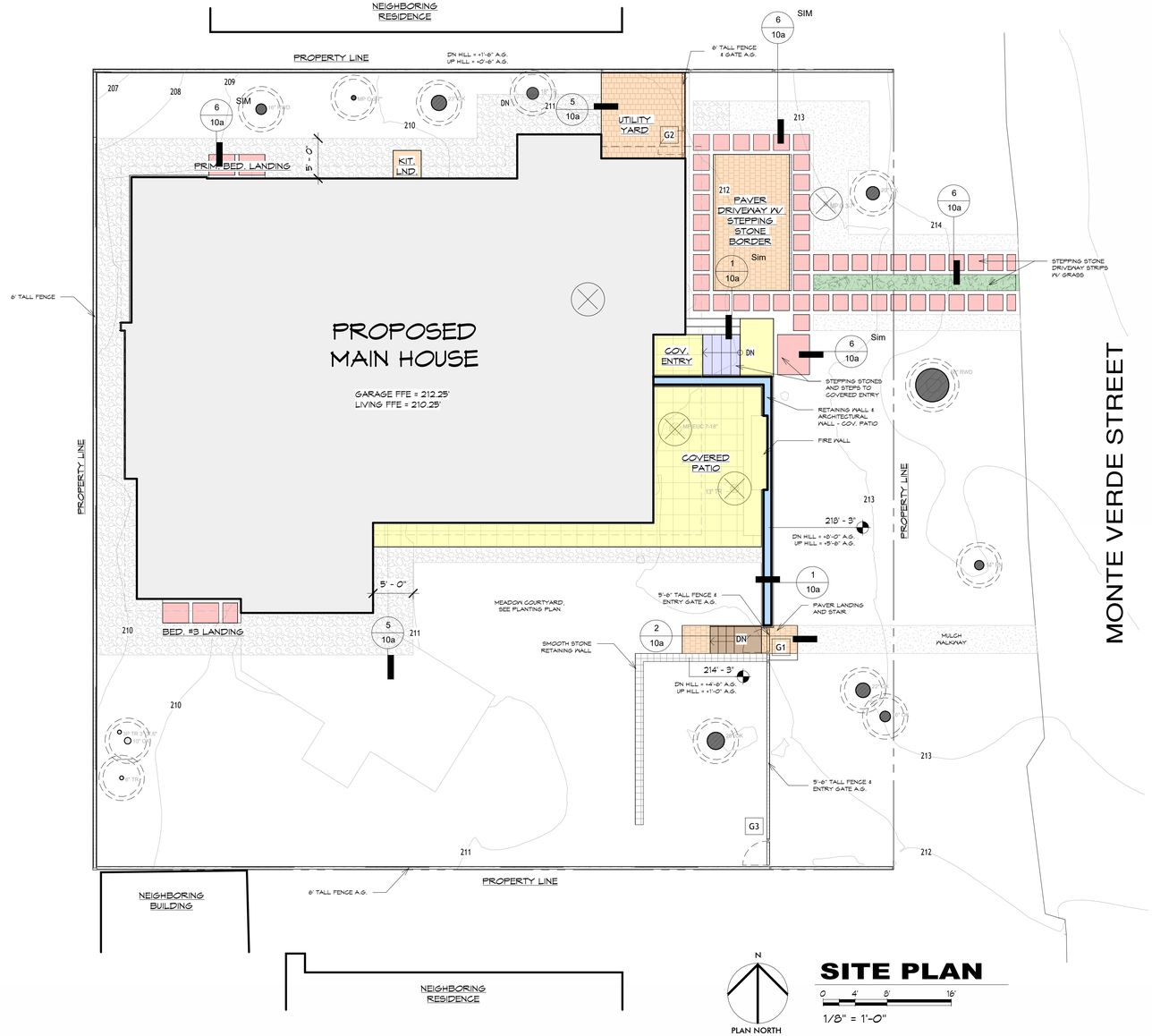
NOTATION

A.G. = ABOVE GRADE

SIM = SIMILAR

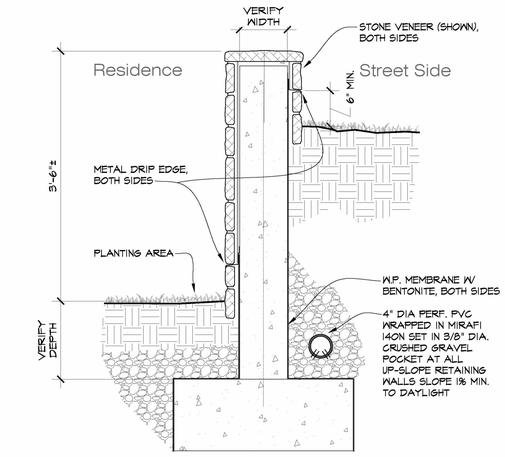
MAIN HOUSE SITE COVERAGE

LOCATION	Comments	AREA
IMPERVIOUS		
ARCHITECTURAL WALL - GOV. PATIO	IMPERVIOUS	44.8 SF
ARCHITECTURAL WALL - PRIM. BED.	IMPERVIOUS	5.7 SF
COVERED ENTRY - MAIN HOUSE	IMPERVIOUS	21 SF
COVERED PATIO - MAIN HOUSE	IMPERVIOUS	383.4 SF
STONE STAIRS - MAIN HOUSE ENTRY	IMPERVIOUS	66.1 SF
		521 SF
PERVIOUS		
CANTILEVER STAIR - SIDE ENTRY	PERVIOUS	22.4 SF
DRIVEABLE GRASS	PERVIOUS	Not Placed
PAVERS - DRIVEWAY	PERVIOUS	161.5 SF
PAVERS - KITCHEN LANDING	PERVIOUS	12.3 SF
PAVERS - SIDE ENTRY STAIR BOTTOM LANDING	PERVIOUS	12.3 SF
PAVERS - SIDE ENTRY STAIR TOP LANDING	PERVIOUS	15.8 SF
PAVERS - UTILITY YARD	PERVIOUS	112 SF
STEP. STONES - BED. #3 LANDING	PERVIOUS	20.9 SF
STEP. STONES - DRIVEWAY	PERVIOUS	137.1 SF
STEP. STONES - MAIN HOUSE ENTRY	PERVIOUS	23.3 SF
STEP. STONES - PRIM. BED. LANDING	PERVIOUS	16.9 SF
		535 SF
TOTAL		1,056 SF



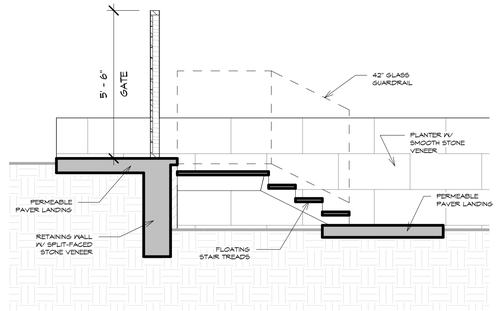
SITE PLAN

1/8" = 1'-0"



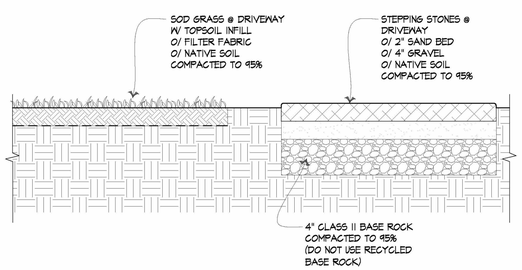
RETAINING WALL DETAIL

SCALE: 1" = 1'-0"



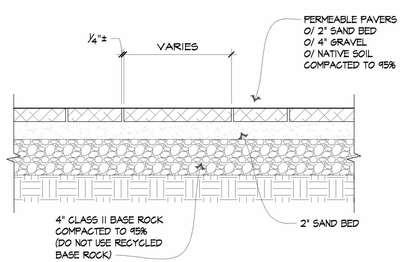
2 STAIR DETAIL

3/8" = 1'-0"



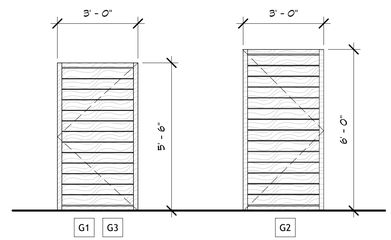
6 DRIVEWAY DETAIL

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



5 LANDING PAVER DETAIL

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



3 GATE ELEV.

3/8" = 1'-0"

REVISION	No.

CONSULTANT:

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211 HOFFMAN AVENUE MONTEREY, CA 93940
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LANDSCAPE PLAN

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

DATE:	3/27/2026
SCALE:	As indicated
DRAWN	HRM/JK
JOB NO.	24.17

10a

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DD

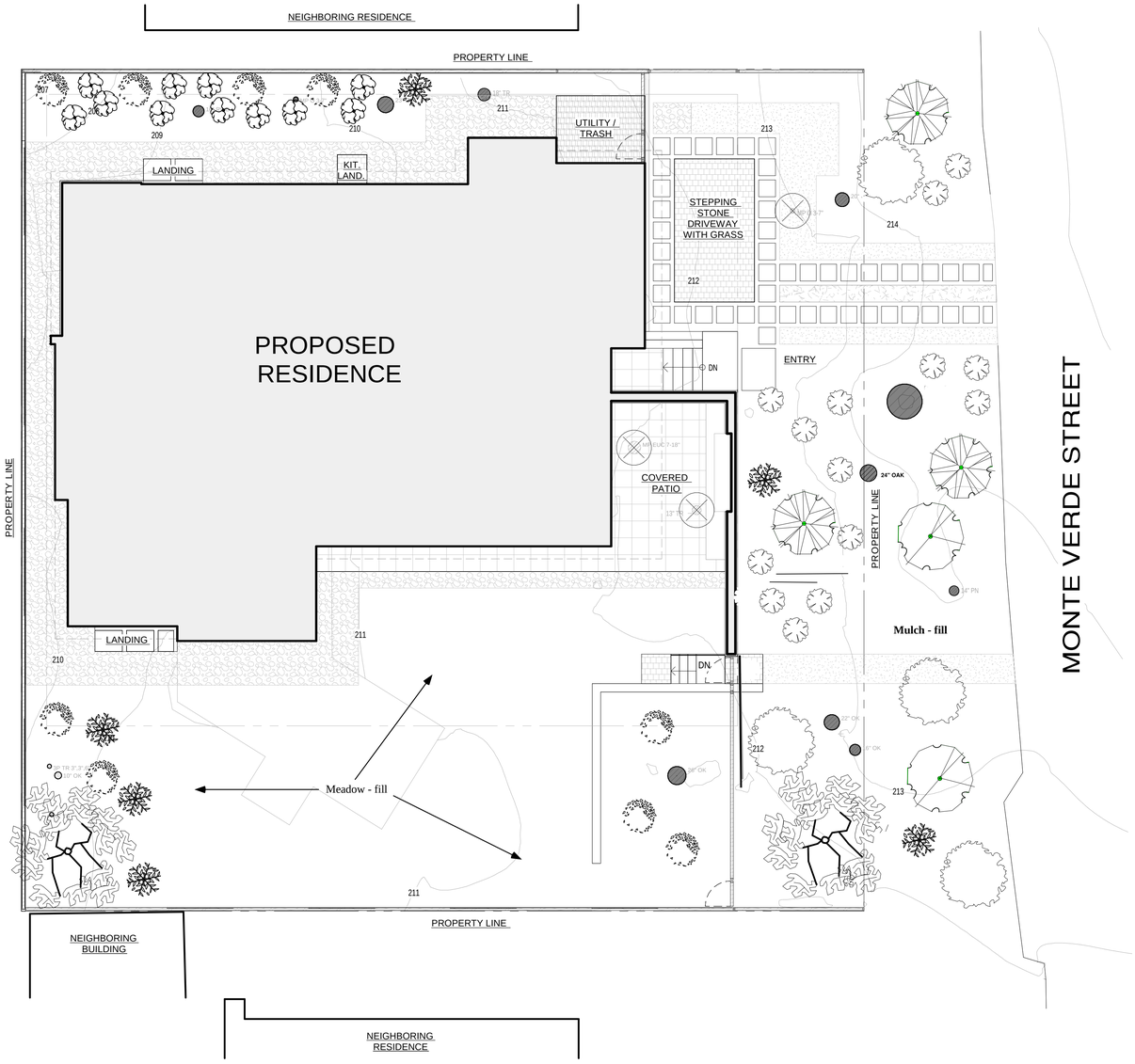
PLANT LIST & KEY (all plants are low hydrozone except where noted)

Symbol	Q/Size	Name
SHRUBS		
	3/5 gal.	Frangula californica 'Eve Case' - Coffeeberry
	5/5 gal.	Rhus integrifolia - Lemonade Berry
	8/5 gal.	Ribes sanguineum - Red Flowering Current
	6/5 gal.	Mahonia aquifolium - Oregon Grape (medium hydrozone)
PERENNIALS		
	14/1 gal.	Achillea millefoium - Common Yarrow
Meadow	2#/seed (1850 sq.ft.)	Low water use meadow - choose a mix of the following: Festuca rubra 'Molate' - Molate Red Fescue; Festuca occidentalis - Western Fescue; Festuca ovina - Sheep's Fescue
GROUND COVER		
	2/1 gal.	Ribes viburnifolium - Evergreen Current
Turf	360 sq.ft.	Dwarf Fescue Sod (grass driveway) (high hydrozone)
REPLACEMENT TREES		
	2/15 gal.	Pinus radiata - Monterey Pine (medium hydrozone)

Landscaping Notes

1. Soil to be amended with compost at time of planting. Compost at a rate of a minimum of four (4) cubic yards per 1,000 sq.ft. of permeable area, and incorporated to a depth of six (6) inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tiling.
2. A minimum three (3) inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without mulch. Designated insect habitat will be indicated on the landscape plan if applicable. **NOTE: The "mulch" within 5' of the residences need to be non-combustible mulch (rock, decomposed granite, pebbles, etc.) Other areas within 5' of the residences need to follow the same "fire" guidelines. (see Fuel Management Plan for details)**
3. Hydrozone areas of chosen plants are indicated on plan.
4. "I have complied with the criteria of the ordinance (MWELO) and applied them for the efficient use of water in the landscape design plan."
5. "I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited Turf."

Dinah Irino, Floravista



N
PLAN NORTH

LANDSCAPE PLAN

0 4' 8' 16'
1/8" = 1'-0"

REVISION	No.

CONSULTANT:
Floravista
982 Phoenix Avenue
Ventura, CA 93004
Dinah Irino
Landscape Designer
831.261.4840
flora.vista@sbcglobal.net

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

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

DATE:	2/23/2026
SCALE:	1/8" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

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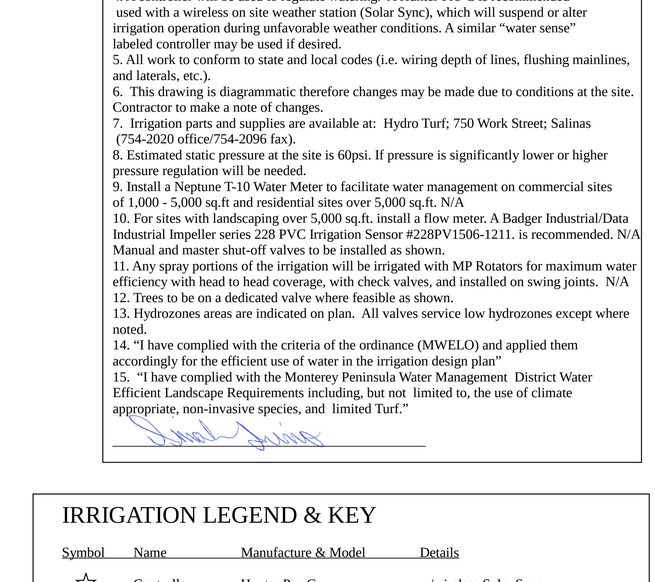
IRRIGATION NOTES

1. Using a point of connection (water meter) as shown on plan, a 1" main line PVC will run to the valves. Installer to verify point of connection.
2. All landscape will be drip irrigated. Within the planting beds 1/2" drip tubing will be used with emitters leading to each plant as follows:
   - 1 GPH emitter for each 1 gallon plant
   - 2, 1 GPH emitters for each 5 gallon plant
   - 4, 1 GPH emitters for each 15 gallon plant
   - Drip Emitter Tubing - use 12" spacing (low water use meadow/Fescue)
   - Sub-surface Drip - see detail below (turf area)
3. A backflow device will be used to prevent any contamination of drinking water. The Wilkins LF975XL will be used. Additionally the following components will be attached to each drip valve: Filter and pressure regulator.
4. A controller will be used to regulate watering. A Hunter Pro-C is recommended used with a wireless on site weather station (Solar Sync), which will suspend or alter irrigation operation during unfavorable weather conditions. A similar "water sense" labeled controller may be used if desired.
5. All work to conform to state and local codes (i.e. wiring depth of lines, flushing mainlines, and laterals, etc.).
6. This drawing is diagrammatic therefore changes may be made due to conditions at the site. Contractor to make a note of changes.
7. Irrigation parts and supplies are available at: Hydro Turf; 750 Work Street; Salinas (754-2020 office/754-2096 fax).
8. Estimated static pressure at the site is 60psi. If pressure is significantly lower or higher pressure regulation will be needed.
9. Install a Neptune T-10 Water Meter to facilitate water management on commercial sites of 1,000 - 5,000 sq.ft and residential sites over 5,000 sq.ft. N/A
10. For sites with landscaping over 5,000 sq.ft. install a flow meter. A Badger Industrial/Data Industrial Impeller series 228 PVC Irrigation Sensor #228PV1506-1211. is recommended. N/A
11. Any spray portions of the irrigation will be irrigated with MP Rotators for maximum water efficiency with head to head coverage, with check valves, and installed on swing joints. N/A
12. Trees to be on a dedicated valve where feasible as shown.
13. Hydrozones areas are indicated on plan. All valves service low hydrozones except where noted.
14. "I have complied with the criteria of the ordinance (MWELO) and applied them accordingly for the efficient use of water in the irrigation design plan"
15. "I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited Turf."

IRRIGATION LEGEND & KEY

Symbol	Name	Manufacture & Model	Details
☆	Controller	Hunter Pro-C	w/wireless Solar Sync
⋈	Backflow preventer	Wilkins 375XL	reduced pressure backflow assembly
- - - - - -	conduit		3/4" PVC
———	Mainline		1" PVC, sch. 40
⋈	Master/Main Shut-off Valve		PEX Ball Valve
------:	Sleeve		2" PVC, sch. 40
⊗ Drip	Valves	Weathermatic 21000 series	normally closed, forward flow design
	--this is the beginning of 1/2" drip distribution tubing--		
	Emiters	Hunter HE-10-B	1 GPH
	Filter	Hunter HFR-100-075-25	regulator/filter combo
	Pressure Reg.	<see above>	



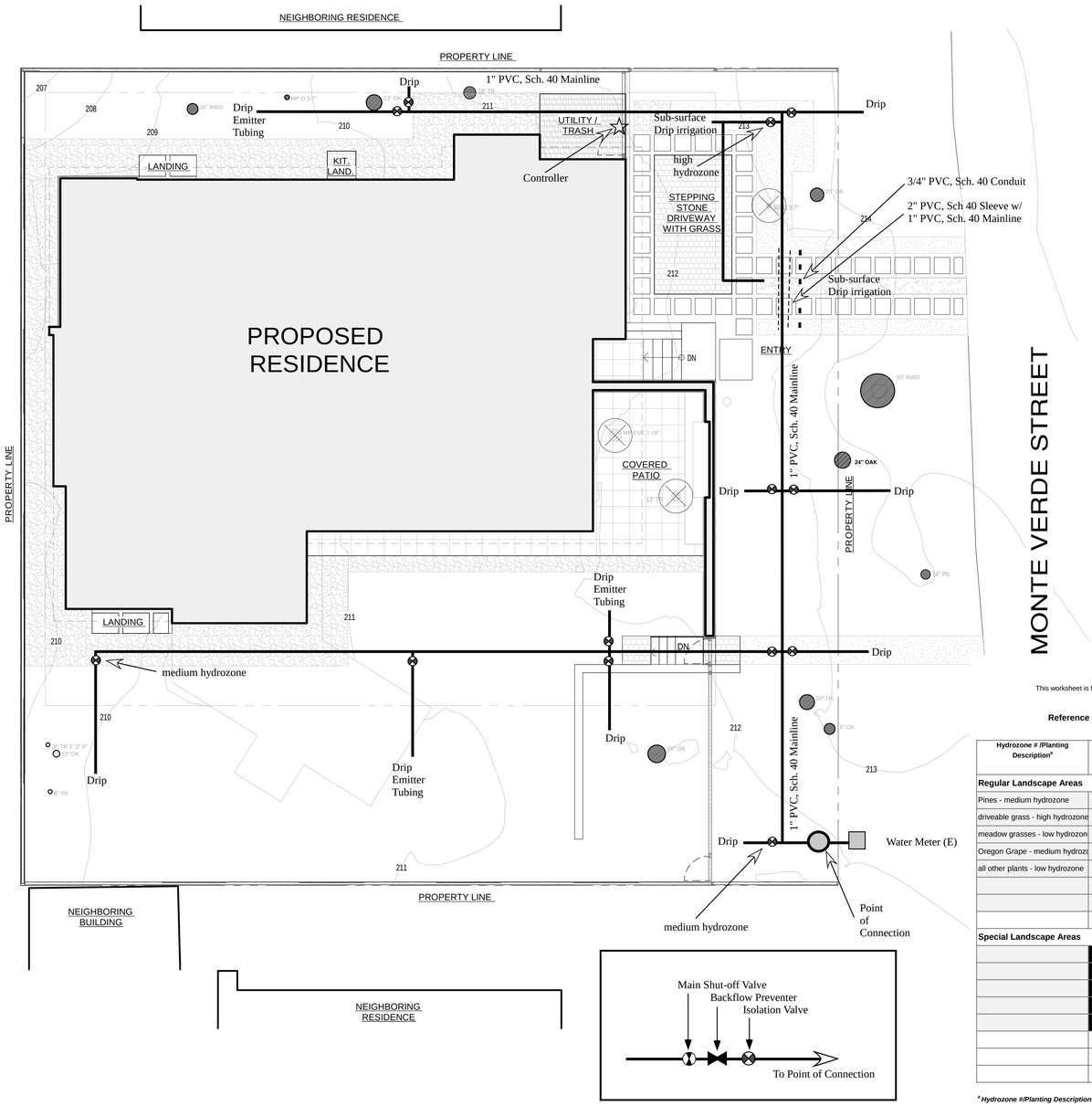
1. SUB–SURFACE/ON–SURFACE DRIPLINE: RAIN BIRD XFS–CV SERIES DRIPLINE (TYPICAL) NON–POTABLE: XFS–CVP DRIPLINE
2. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
3. PVC SCH 40 TEE OR ELL (TYPICAL)
4. BARB X MALE FITTING: RAIN BIRD XFF–MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. XF SERIES TIE–DOWN STAKES (TDS–050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING
7. RAIN BIRD XFF–TEE
8. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFS–CV FLUSH POINT"
9. OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
10. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"–4" FROM PERIMETER OF AREA

NOTES:
1. FOR ALL XFS–CV AND POLY CONNECTIONS INSTALL XFF AND/OR XFD FITTINGS.
2. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
3. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
4. TEFLON TAPE ALL THREADED FITTINGS.

XFS–CV Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9
20	192	136	254	215
30	289	205	402	337
40	350	248	498	416
50	397	281	573	477
60	436	309	637	529

D XFS–CV SUB–SURFACE/ON SURFACE DRIPLINE QUICK LOOP LAYOUT
N.T.S.
XFS–CV Sub–Surface On–Surface Dripline Quick Loop Layout



CONNECTION SET UP

N
PLAN NORTH

IRRIGATION PLAN

0 4' 8' 16'
1/8" = 1'-0"

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 36.0

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
Pines - medium hydrozone	0.50	drip	0.81	0.62	450	278	6,200
driveable grass - high hydrozone	0.80	drip	0.81	0.99	265	262	5,842
meadow grasses - low hydrozon	0.20	drip	0.81	0.25	1,850	457	10,196
Oregon Grape - medium hydroz	0.50	drip	0.81	0.62	112	69	1,543
all other plants - low hydrozone	0.20	drip	0.81	0.25	656	162	3,615
		drip	0.81	0.00			
		drip	0.81	0.00			
				Totals	3,333	1,227	27,396
Special Landscape Areas							
				Totals	0	0	0
						ETWU Total	27,396
						Maximum Allowed Water Allowance (MAWA)[e]	40,916

[a] Hydrozone #/Planting Description
E.g.
1.) high water use
2.) low water use
3.) moderate water use

[b] Irrigation Method
overhead spray
or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU (Annual Gallons Required)
Eto x 0.62 x ETAF x Area

[e] MAWA (Annual Gallons Allowed)
(Eto) (.062) [(ETAF x LA) + ((1-ETAF) x SLA)]

ETAF CALCULATION

Regular Landscape Areas

Total ETAF X Area	1,227
Total Area	3,333
Average ETAF	**0.37**

All Landscape Areas

Total ETAF X Area	1,227
Total Area	3,333
Sitewide ETAF	**0.37**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Powered by:
California Landscape Contractors Association

REVISION	No.

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

IRRIGATION PLAN

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

DATE: 2/23/2026
SCALE: 1/8" = 1'-0"
DRAWN HRM/JK
JOB NO. 24.17

10c
SHEET OF

2/23/2026 9:18:41 AM C:\Users\hannah\Documents\2417_MonteV_DD_CVM_PC1_No ADU_rem119HYDR.rvt
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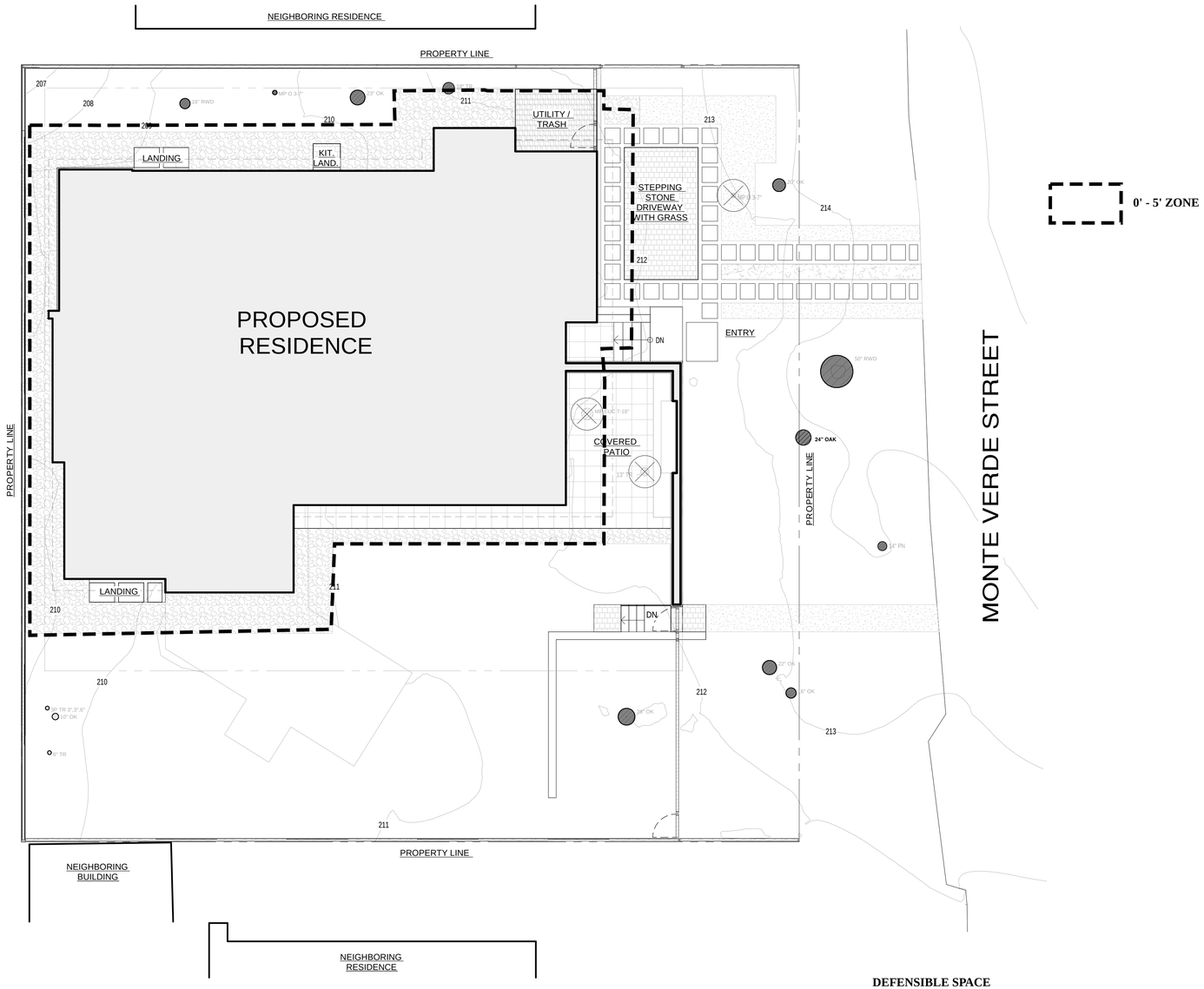



FUEL MANAGEMENT PLAN

0 4' 8' 16'

1/8" = 1'-0"

DEFENSIBLE SPACE

According to fire maps dated 3/10/2025 this property is in a high or very high fire severity zone. Therefore, defensible space requirements need to be followed. (https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones)

Zone 0 (within 5' of structures) – **Non-Combustible Zone**
No plants or combustible mulch. Use non-flammable mulch, gravel, rock, sand, pavers, concrete, or bare soil.
Zone 1 (5-30' from structures) – **Landscape Zone**
Spacing of plants and plant groupings to remove "ladder" fuels that allow fire to reach the tree canopy. Use non-combustible mulch between plantings. Grasses are to be kept trimmed a maximum height of 4". Trim lower branches of larger trees a minimum of 6' off the ground. (If planting under trees trim up trees 3x the mature height of plantings.) Plants/plant groupings need 2x the mature height between other plants/plant groupings. Double or triple the spacing on slopes.
Zone 2 (30-100' from structures) – **Management Zone - N/A**
Prune low tree branches at least 8' off ground. Understory plants must be trimmed and maintained a maximum of 2 ½'. Leaf litter is to be kept a maximum of 4". Remove all dead branches and brush.
Maintenance
Good vegetative maintenance increases the health and fire resistance of plants. This includes good water management, pruning to benefit the health of the plant, and cleanup (fallen branches, dead wood, excessive pine needles/leaf litter, pine cones, etc.).

REVISION	No.

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

FUEL MANAGEMENT PLAN

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

DATE:	2/23/2026
SCALE:	1/8" = 1'-0"
DRAWN	HRM/JK
JOB NO.	24.17

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SHEET OF

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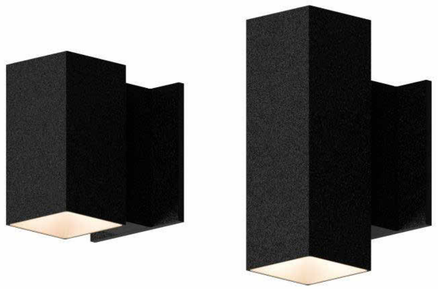
LED PIPE™

3" Square Wall | Standard LED

Our LED Pipe™ family of cylinders provide architects and lighting designers with almost limitless design possibilities. Whether you need to light a space with inaccessible ceilings, disappear among the pipes and ducts of an open-ceiling design, focus attention on a specific architectural detail or make a dramatic statement, you can solve almost any lighting problem with a LED Pipe™.

Downlight | ~~Uplight~~ | ~~Uplight + Downlight~~



FEIT ELECTRIC

3.8W (40W Equivalent) Soft White (2700K) G16 1/2 Globe Shape (E26 Base) Exposed White Filament LED Bulb (2-Pack)

Features

- Exposed white filament blends into the aesthetic of any room for maximum versatility
- High 90+ CRI bulbs bring out more natural skin tones and vibrant, true-to-life colors
- Looks as beautiful off as it does on
- **Ideal usage:** Exposed-bulb Lighting Applications



Specifications

Item Number	Item Length (In)	Item Width (In)	Bulb Shape
BPGM40927CAWFIL/2	3	2	G16 1/2
Bulb Type	**Bulb Base**	**Bulb Finish**	**Fixture Lens Material**
Globe	E26	Clear	Glass
Lens Finish	**Technology**	**Brightness (LUMENS)**	**Lumen Efficiency (LPW)**
Clear	LED - FILAMENT	350	92.11
Beam Angle	**Color Accuracy (CRI)**	**Color Temperature (CCT)**	**Life Hours**
310-	90	2700	15000
Life Years	**Voltage (V)**	**Replacement (Wattage)**	**Annual Energy Cost ($)**
13.7	120	40	0.46
Energy Efficiency	**Energy Used (Wattage)**	**Battery Operated**	**Pack Quantity**
90.5%	3.8	No	2
Smart	**Portable**	**Dimmable**	**Hardwire**
No	No	Yes	No
Enclosed Fixture Rated	**Safety Location**	**CEC Compliant**	**Warranty Years**
Yes	Damp	Title 20	3

Feit Electric Company | 4901 Gregg Road | Pico Rivera, CA 90660 | feit.com

LIGHTHEADED "LED PIPE 3" SQUARE WALL MOUNT" W/ 3.8W LIGHTBULB

WALL SCONCE

SQUARE VERSA STAR LED (JUNCTION BOX) — IP65 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



*Requires magnetic low voltage dimmer.
**Please see Adjust-a-Lume photometry to determine desired intensity.

CATALOG NUMBER LOGIC
Example: B - VQ - LED - e103 - SP - Ae - VER - 13 - 11
MATERIAL
(Blank) - Aluminum B - Brass S - Stainless Steel
INSTALLATION
(Blank) - Back Box
SERIES
VQ - Square Versa Star
SOURCE
LED - with Integral Dimming Driver (≥5W min. load when dimmed)*
LED TYPE
e100 - 6W LED/2700K e104 - 6W LED/2700K 90CRI
e101 - 6W LED/3000K e105 - 6W LED/3000K 90CRI
e102 - 6W LED/4000K e106 - 6W LED/3000K 90CRI
e103 - 6W LED/Amber
OPTICS
NSP - Narrow Spot (10°) MFL - Medium Flood (23°)
SP - Spot (16°) WFL - Wide Flood (31°)
ADJUST-E-LUME OUTPUT INTENSITY**
Ab (Standard), Aa, A1, Ad, Ae, Aa, A3, A2, A1
FINISH (See page 2 for full-color swatches)
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)
Premium Finish (ABP, AMG, AOW, BOM, BGE, BPP, CAP, CMG, CRM, HUG, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WSI)
Also available in RAL Finishes
Brass Finishes (MAC, POL, MIT)
Stainless Steel Finishes (MAC, POL)
LENS TYPE
12 - Soft Focus 13 - Rectilinear
SHIELDING
11 - Honeycomb Baffle

LAMP & DRIVER DATA (e100, e101, e102, e103)

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:

DRIVER DATA	Input Volts	Inrush Current	Operating	Dimmable	Operation Ambient Temperature
	120VAC/DC 50/60Hz	<250mA (non-dimmed)	500mA	Magnetic Low Voltage Dimmer	-22°F-104°F (-30°C -40°C)

	LM79 DATA			L70 DATA	OPTICAL DATA		
BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)	Minimum Rated Life (hrs.) 70% of initial lumens (L_{70})	Angle	CBCP	Delivered Lumens
e100	2700K	80	5	50,000	13°	3938	309
	2700K	90	5	50,000	16°	2988	301
	2700K	80	5	50,000	23°	1134	260
	2700K	–	5	50,000	31°	743	271
e101	3000K	80	5	50,000	13°	4029	316
	3000K	90	5	50,000	16°	3056	308
	3000K	80	5	50,000	23°	1161	275
	3000K	–	5	50,000	31°	760	277
e102	4000K	80	5	50,000	13°	4327	355
	4000K	90	5	50,000	16°	3434	346
	4000K	80	5	50,000	23°	1304	309
	4000K	–	5	50,000	31°	854	311
e103	Amber (590nm)	–	5	50,000	–	–	–

OPTICS	
Optic	Angle
NSP - Narrow Spot	13°
SP - Spot	16°
MFL - Medium Flood	23°
WFL - Wide Flood	31°

B-K LIGHTING | MADE IN THE USA | 559.435.5900 | INFO@BKLIGHTING.COM | BKLIGHTING.COM

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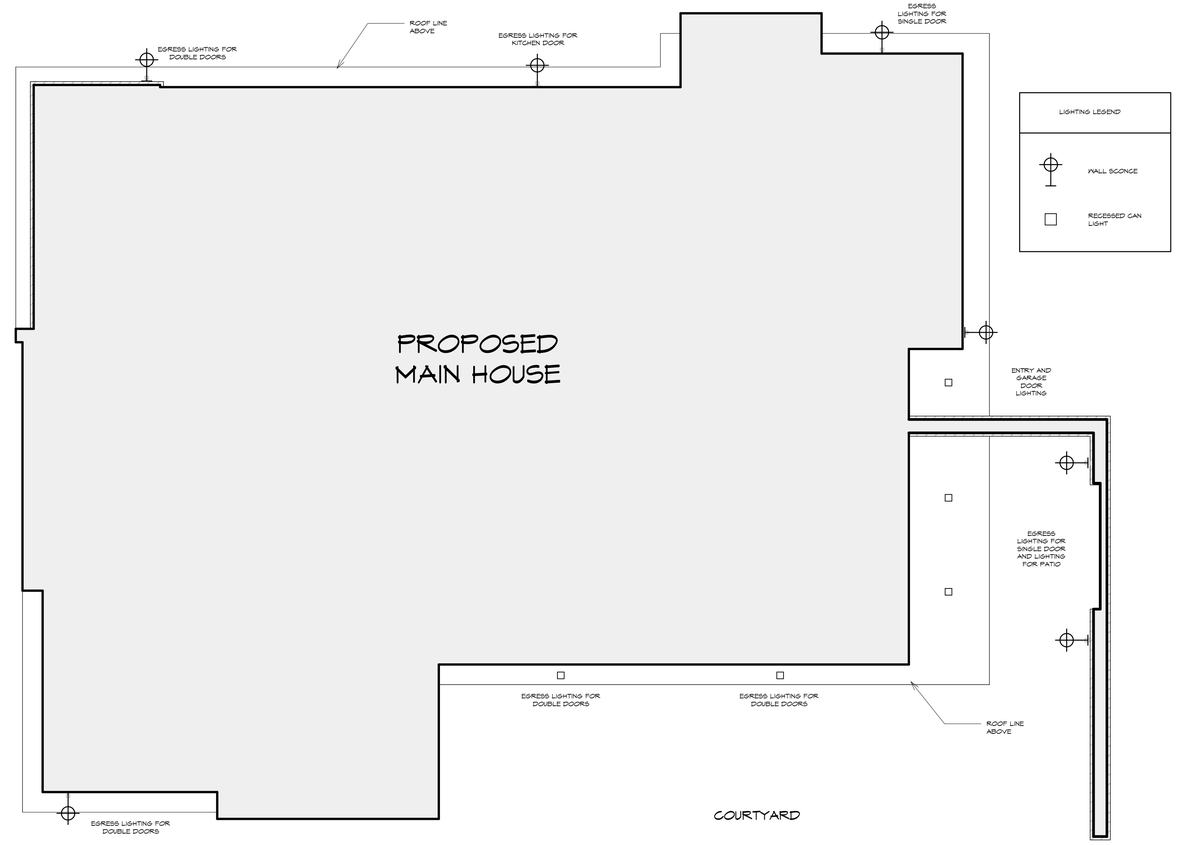
B-K LIGHTING "SQUARE VERSA STAR LED LIGHT"

RECESSED CAN LIGHT



N

PLAN NORTH

ARCHITECTURAL LIGHTING PLAN

0 3' 6' 12'

3/16" = 1'-0"

REVISION	No.

CONSULTANT:

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

ARCHITECTURAL LIGHTING PLAN

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

DATE: 3/27/2026
SCALE: 3/16" = 1'-0"
DRAWN HRM/JK
JOB NO. 24.17

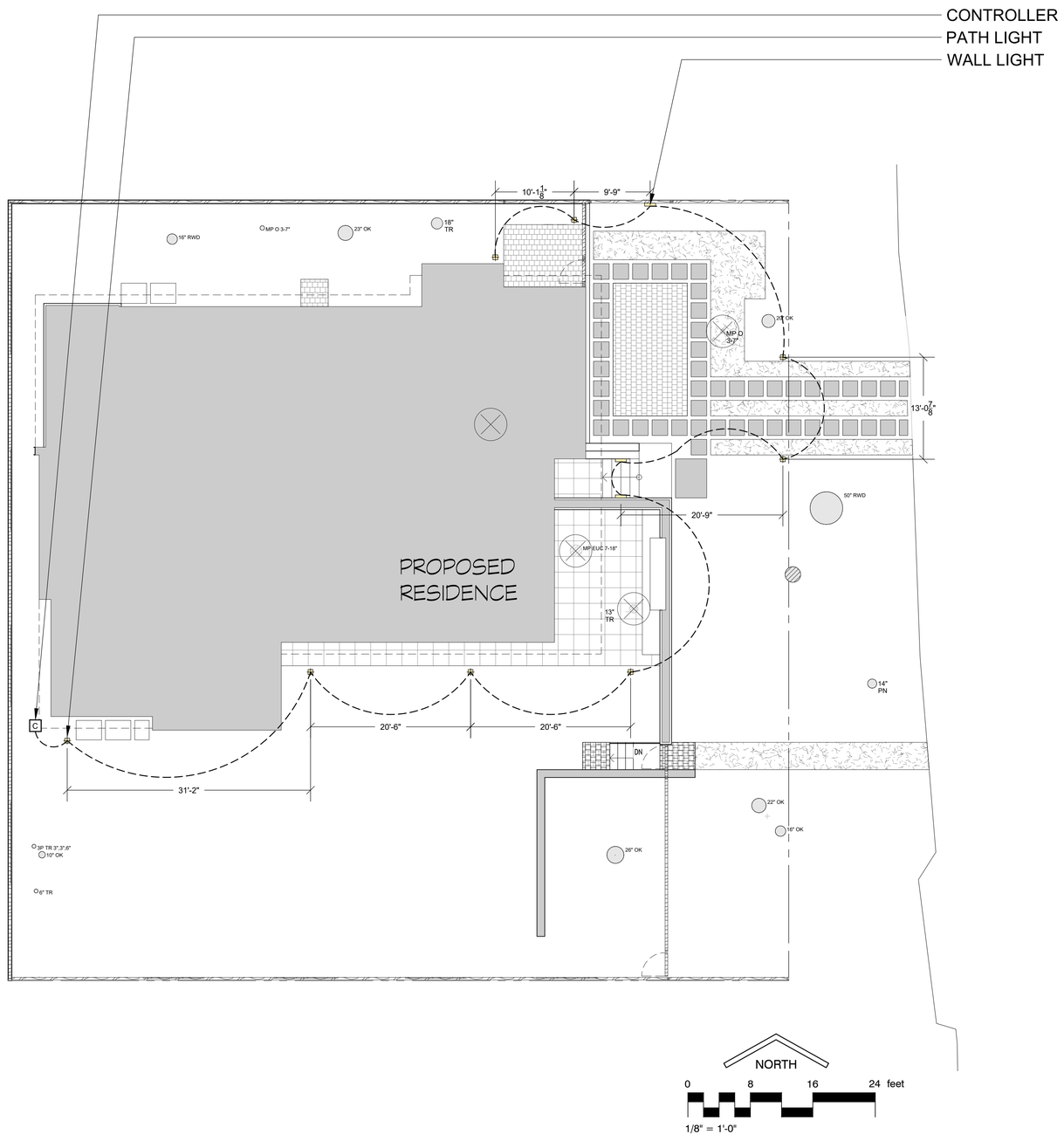
10e
SHEET OF

NOTE:

1. Contractor to verify all locations and fixtures with Client and Landscape Designer prior to ordering.
2. See LA-1.01 for general lighting specs.
3. Contractor to coordinate with client regarding switching of proposed lighting zones with house lighting system.
4. Landscape transformer to be located in field by Electrical Contractor. Locations to be confirmed with Landscape Designer prior to trenching and installation.
5. Transformers shall not be in view of any areas intended for regular use by the client.
6. Transformers shall not be located as to convey any noise or vibration into a habitable structure or general seating area.
7. Any utility or electrical pull boxes to be located no closer than 3' from any lawn or paving Locations to be reviewed in field with Landscape Designer prior to installation and trenching.

LIGHTING SCHEDULE

Symbol	Quantity	Type	Model/Manufacturer
	8	Path Light	Model #: MP-30-1LED-W-FB Manufacturer: FXLuminaire SEE LA-2.01 FOR COMPLETE SPECS
	3	Wall Light	Model #: RH-ZD3LED-W-RB-FB Manufacturer: FXLuminaire SEE LA-2.01 FOR COMPLETE SPECS
C	1	Controller	Model #: DX-300-SS Manufacturer: FXLuminaire SEE LA-2.01 FOR COMPLETE SPECS



CARMEL POINT LANDSCAPES
LIC # 106873
P.O. BOX 4195,
Carmel-by-the-Sea.
CA. 93921
(831)574-9837
carmelpointlandscapes.com

JACOB RADZINSKI
LANDSCAPE DESIGNER
CARMEL POINT LANDSCAPES

PROJECT:
MONTE VERDE RESIDENCE
APN: 010-223-009

OWNER / CLIENT:
KSHIRE PROPERTY INVESTMENTS, LLC

SCOPE:
LANDSCAPE LIGHTING PACKET

NAME:	PROGRESS SUBMIT:	DATE:
JR	REVISED LIGHTING PLAN	3.19.26

NOTES FOR CONSTRUCTION:

DISCLAIMER:
All plans created by Carmel Point Landscapes are made exclusively for landscape purposes and do not constitute civil engineering or architecture plans. Carmel Point Landscapes shall not be held liable for any damages or claims arising from the use of these plans by other contractors or installers. Field verify all measurements before commencing construction.

SHEET TITLE:
LIGHTING PLAN

SCALE: 1/8" = 1'-0" MARCH 2026

SHEET NUMBER:
10f

1. PATH LIGHT

PATH LIGHTS

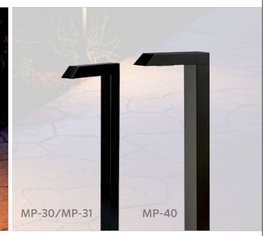
MODERNCOLLECTION

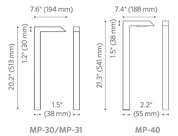
MP-30, 31 MP-40

MP-30, MP-31, MP-40

For distinct aesthetics that outlast the elements, elevate your outdoor space with the integrated MP-30, the lamped MP-31, or the larger, integrated MP-40.







KEY FEATURES

- Crafted from sturdy die-cast and extruded aluminum, ensuring resilience and longevity
- Built-in Luxor® Technology enables powerline zoning, smooth dimming, and RGBW color-changing with the Luxor Controller
- Extra-long, standard conduit with stabilizer enables ground mounting in any environment
- Driver on Board Technology layout for compact design and fewer components

	MODERN **MP-30** PATH LIGHT			MODERN **MP-31**		MODERN **MP-40** PATH LIGHT		
Light Source	PowerBoard® Integrated LED			G4 LED		PowerBoard® Integrated LED		
Power	1LED	1LEDT	ZDC	E2S	E2W	1LED	1LEDT	ZDC
Total Lumens (lm)	60	50	55	50	50	115	50	40– 85
Power Consumption (VA)	2.2	2.2	4.3	1.3	1.3	2.2	2.2	4.3
LED Color	■ ■	■	■ ■ ■ ■	■ ■	■	■ ■	■	■ ■ ■ ■
Rated Life, L70 | B10 (Hrs)	72,000	50,000	55,000	33,000	33,000	72,000	50,000	55,000
Control	● ■ ◆ ❖	● ■ ◆ ❖	◆ ❖ ❖	● ■	● ■	● ■ ◆ ❖	● ■ ◆ ❖	◆ ❖ ❖
Included Components	¾" Conduit, Conduit Stabilizer, Hex Key					1" (25 mm) Conduit, Conduit Stabilizer, Hex Key		
International (CE)	Specified "E" Configuration			North America Only		Specified "E" Configuration		
Finish	BZ, FB, SB, DG, WI, FW, SV							

● On/Off ■ Phase Dimmable ◆ Addressing and Zoning w/Luxor ❖ Luxor Dimming ❖ RGBW Color Changing w/Luxor ■ 2700K □ 3000K ■ Wildlife-Friendly ■ RGBW

MP-30 MP-31

SPECS:

Model #: MP-30-1LED-W-FB
Manufacturer: FXLuminaire

Control: Zone/Dim/Color via Luxor Controller, Phase Dimmable
Power: 2.2 VA, 45 lm
Color: Warm (2700K)
Finish: Flat Black
Total Lumens (lm) 60 lm
Input Voltage (V): 10-15
Power Consumption (VA): 2.2
Efficacy (lm/W): 30.0
Minimum Rated Life: 72,000 Hrs
Mounting Height: Recessed 1 in. Below Grade, 18 in. Height Limit Per City Code

2. WALL LIGHT

RECESSED WALL LIGHTS

MODERNCOLLECTION

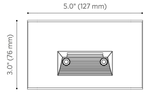
RH

RH

Designed for sleek, seamless installation, the RH Recessed Wall Light is a modern upgrade to lighting walkways and stairs.







KEY FEATURES

- Compatible with standard North American single-gang junction boxes
- Built with durable, lightweight aluminum housing that withstands any weather condition
- Minimal visible hardware for a clean and elegant design, day or night
- Slim, unobtrusive low-profile design offers minimalist aesthetics to accommodate other elements inside the wall
- Frosted glass lens provides soft, even light distribution

	MODERN **RH** RECESSED WALL LIGHT		
Light Source	PowerBoard® Integrated LED		
Power	1LED	3LED	ZDC
Total Lumens (lm)	35	85	100-235
Power Consumption (VA)	2.2	4.5	7.2
LED Color	■ ■	■ ■	■
Rated Life, L70 | B10 (Hrs)	72,000	72,000	55,000
Control	● ■	● ■ ◆ ❖	◆ ❖ ❖
Included Components	Mounting Bracket, Hex Key		
International (CE)	North America Only		
Finish	FB, BZ, SB, DG, WI, SV, FW		

● On/Off ■ Phase Dimmable ◆ Addressing and Zoning w/Luxor ❖ Luxor Dimming ❖ RGBW Color Changing w/Luxor ■ 2700 □ 3000K ■ RGBW

SPECS:

Model #: RH-ZD3LED-W-RB-FB
Manufacturer: FXLuminaire

Control: Zone/Dim via Luxor Controller
Power: 4.4 W / 4.4 VA
Color: Warm (2700K)
Finish: Flat Black
Total Lumens (lm) 86 lm
Input Voltage (V): 10-15
Power Consumption (VA): 4.4W
Efficacy (lm/W): 23.0
Minimum Rated Life: 72,000 Hrs
Mounting Height: 18 in. Above Grade

3. CONTROLLER

TRANSFORMERS AND CONTROLLERS

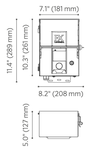
DX

DX

The low-voltage, on/off DX Controller is the only digital facepack-controlled transformer with astronomical timing and event-based programming capabilities preinstalled.







KEY FEATURES

- Digital facepack control with built-in astronomical timing
- Event-based programming with timed offsets
- 150 W and 300 W models
- 13 V, 14 V, and 15 V output taps
- Powder-coated galvanized steel and stainless steel finish options

	DX CONTROLLER
Capacity (W)	150, 300
Input Power (Primary, VAC)	120
Output Voltage (Secondary, VAC)	13–15
Transformer Class	2
Plug Type	Type B
Integrated Control	Astronomical Timer, 12 VAC External Input
International (CE)	North America Only
Safety (UL 1838)	Yes
Pool & Spa Rated (UL 379)	Yes
Finish	SS, M

SPECS:

Model #: DX-300-SS
Manufacturer: FXLuminaire

Power: 300 watts
Input Primary: 120 Volts, 60 Hz
Input Amperage Primary: 2.68A
Output Voltage Secondary: 12 VAC, 13 VAC, 14 VAC
Maximum Open Circuit Volts: 15 VAC
Class 2

CARMEL POINT LANDSCAPES
LIC # 106873
P.O. BOX 4195,
Carmel-by-the-Sea.
CA. 93921
(831)574-9837
carmelpointlandscapes.com

JACOB RADZINSKI
LANDSCAPE DESIGNER
CARMEL POINT LANDSCAPES

PROJECT:
MONTE VERDE RESIDENCE
APN: 010-223-009

OWNER / CLIENT:
KSHIRE PROPERTY INVESTMENTS, LLC

SCOPE:
LANDSCAPE LIGHTING PACKET

NAME:	PROGRESS SUBMIT:	DATE:
JR	REVISED LIGHTING	3.19.26

NOTES FOR CONSTRUCTION:

DISCLAIMER:
All plans created by Carmel Point Landscapes are made exclusively for landscape purposes and do not constitute civil engineering or architecture plans. Carmel Point Landscapes shall not be held liable for any damages or claims arising from the use of these plans by other contractors or installers. Field verify all measurements before commencing construction.

SHEET TITLE:
LIGHTING SPEC SHEET

SCALE: 1/8" = 1'-0" MARCH 2026
SHEET NUMBER:
10g

LANDSCAPE LEGEND

PERVIOUS MATERIALS

- PAVERS
- STEPPING STONES
- GRASS
- FLOATING METAL STAIRS
- MULCH
- DIRT - ZONE 0 (NON-COMBUSTIBLE)

IMPERVIOUS MATERIALS

- STONE PAVING AND COVERED PATIOS
- STONE STAIRS
- ARCHITECTURAL WALL (SPLIT FACE STONE)

RETAINING WALL MATERIALS

- SMOOTH STONE VENEER

TREES

- TREE TO BE REMOVED
- TREE TO BE PROTECTED

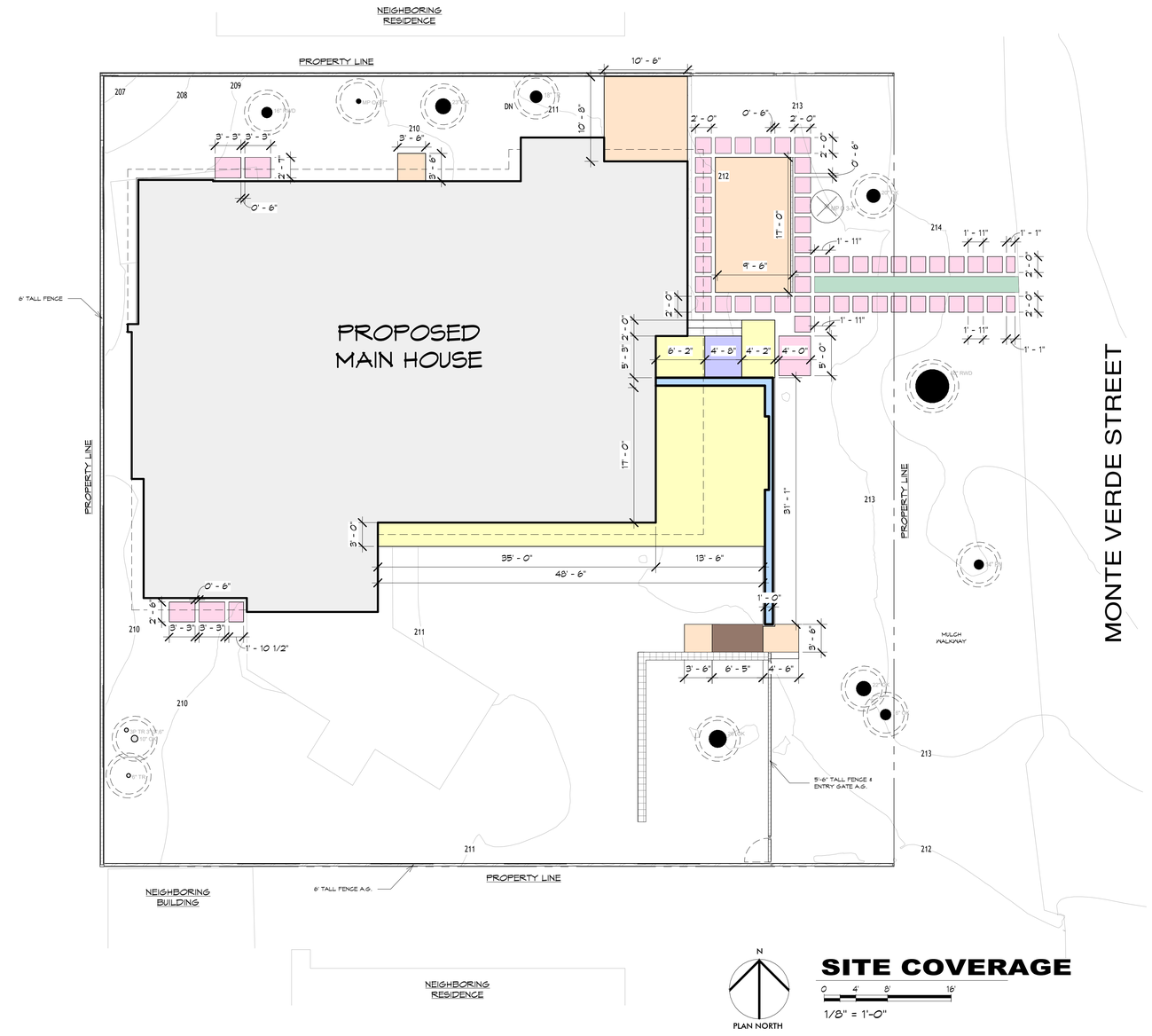
NOTATION

A.G. = ABOVE GRADE

SIM = SIMILAR

MAIN HOUSE SITE COVERAGE

LOCATION	Comments	AREA
IMPERVIOUS		
ARCHITECTURAL WALL - COV. PATIO	IMPERVIOUS	44.8 SF
ARCHITECTURAL WALL - PRIM. BED.	IMPERVIOUS	5.7 SF
COVERED ENTRY - MAIN HOUSE	IMPERVIOUS	21 SF
COVERED PATIO - MAIN HOUSE	IMPERVIOUS	383.4 SF
STONE STAIRS - MAIN HOUSE ENTRY	IMPERVIOUS	66.1 SF
		521 SF
PERVIOUS		
CANTILEVER STAIR - SIDE ENTRY	PERVIOUS	22.4 SF
DRIVEABLE GRASS	PERVIOUS	Not Placed
PAVERS - DRIVEWAY	PERVIOUS	161.5 SF
PAVERS - KITCHEN LANDING	PERVIOUS	12.3 SF
PAVERS - SIDE ENTRY STAIR BOTTOM LANDING	PERVIOUS	12.3 SF
PAVERS - SIDE ENTRY STAIR TOP LANDING	PERVIOUS	15.8 SF
PAVERS - UTILITY YARD	PERVIOUS	112 SF
STEP. STONES - BED. #3 LANDING	PERVIOUS	20.9 SF
STEP. STONES - DRIVEWAY	PERVIOUS	137.7 SF
STEP. STONES - MAIN HOUSE ENTRY	PERVIOUS	23.3 SF
STEP. STONES - PRIM. BED. LANDING	PERVIOUS	16.9 SF
		535 SF
TOTAL		1,056 SF



SITE COVERAGE

0 4' 8' 16'

1/8" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT

ERIC MILLER ARCHITECTS, INC.

211 HOFFMAN AVENUE MONTEREY, CA 93940

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

SITE COVERAGE

Job Name: Monte Verde Residence

Monte Verde 45W of 3rd Ave

Carmel-by-the-Sea, CA 93923

010-223-009-000

DATE:	3/27/2026
SCALE:	As indicated
DRAWN	HRM/JK
JOB NO.	24.17

10h

SHEET OF

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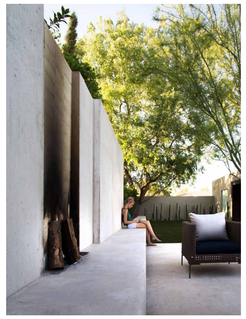
URBAN ACCESSORIES "JAMISON"
IN BRONZE

10 DRAIN COVERS



FIRE WALL W/ BLACKEN STEEL



HORIZONTAL CEDAR FENCE, STAINED

11 SITE DETAILS

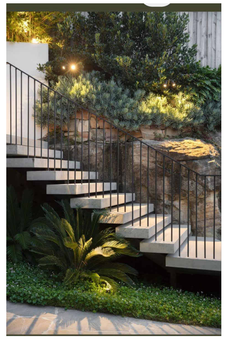


VELUX "DECK MOUNTED" W/ MOTORIZED SHADE

12 SKYLIGHT



BELGARD "AQUALINE VICTORIAN" PERMEABLE PAVERS



FLOATING STAIRCASE WITH PLANTING BELOW

7 STONE PAVERS & FLOATING STAIR







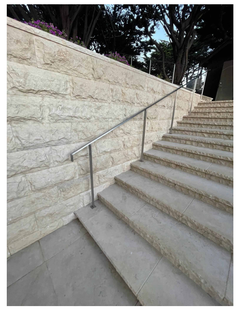
"FONJONE" STONE PAVING & STEPPING STONES

8 STONE FLOOR & STEPPING STONES



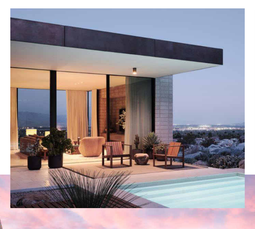


RETAINING WALLS



ENTRY STEPS CLAD IN "FONJONE" STONE AND STAINLESS STEEL HANDRAIL

9 SITE STAIRS & RETAINING WALLS





ROYAL BROWN | OT13



TITONI PIVOT DOORS, FOLDING DOORS, FIXED PANELS, & CASEMENT WINDOWS IN ROYAL BROWN

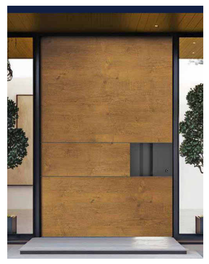
4 DOORS & WINDOWS



STAINED TEAK



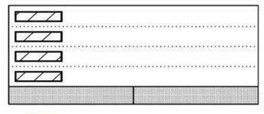
ANODIZED ALUMINUM





ALUPROF "MB-86N" ALUMINUM PIVOT DOOR W/ "PD-11" INFILL PANEL

5 FRONT DOOR





STAINED TEAK



CARRIAGE HOUSE DOOR "SONOMA"

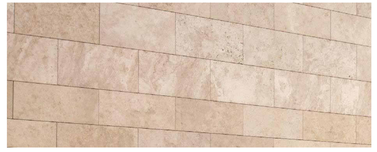


ANODIZED ALUMINUM



BRONZE FROSTED GLASS

6 GARAGE DOOR



"FONJONE" SMOOTH STONE VENEER



"FONJONE" SPLIT FACE STONE VENEER

1 FLAT ROOF & FASCIA



AGGREGATE OR BALLAST TO COVER ROOF MEMBRANE MUST BE A NEUTRAL COLOR (TAN OR GRAY - NOT WHITE), MATTE OR TEXTURED FINISH, PER CITY OF CARMEL BUILDING & PLANNING DEPARTMENT



FASCIA: ANODIZED ALUMINUM CHANNEL

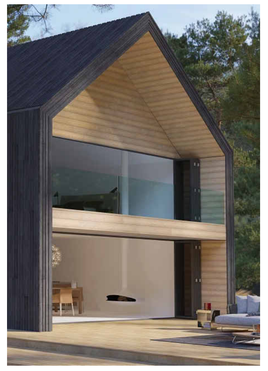
2 STONE VENEER



SOFFIT: COMPOSITE MILLBOARD "ASHWOOD"



HORIZONTAL SIDING: COMPOSITE MILLBOARD "ENHANCED GRAIN GOLDEN OAK"



3 SIDING & SOFFIT

REVISION	No.

CONSULTANT:

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MATERIALS SAMPLE

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

DATE:	3/27/2026
SCALE:	N.T.S.
DRAWN	HRM/JK
JOB NO.	24.17

11
SHEET OF



MAIN HOUSE GARAGE AND ENTRY VIEW FROM MONTE VERDE



VIEW FROM MONTE VERDE LOOKING NORTH

FOR REFERENCE ONLY

REVISION	No.

CONSULTANT:

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RENDERINGS

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

DATE:	3/27/2026
SCALE:	N.T.S.
DRAWN	HRM/JK
JOB NO.	24.17

SHEET 12 OF

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

June 10, 2026
PUBLIC HEARINGS

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

DS 25376 (Seven Post Trust): Consideration of a Combined Concept and Final Design Study (DS 25376), and Coastal Development Permit for substantial alterations to a single-family residence at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-292-011-000. The project additionally includes an attached 800-square-foot accessory dwelling unit.

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

Application:	DS 25376 (Seven Post Trust)	**APN:**	010-292-011
Block & Lot:	A5; 2		
Location:	Scenic 3 SE 12th		
Applicant:	Sutro Architects, Architect	**Owner:**	SEVEN POST TRUST COMPANY TR

Recommendation:

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

1. Finding the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; and
2. Approving a Combined Concept and Final Design Study (DS 25376), and Coastal Development Permit for substantial alterations to a single-family residence at Scenic Road 3 southeast of 12th Avenue located in the Single

Family Residential (R-1) District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-292-011-000. The project includes an attached 800-square-foot accessory dwelling unit.

Summary, Background, and Project Description:

Executive Summary:
The applicant is requesting approval of a Track 2 Design Study for a substantial alteration to an existing single family residence that is currently non-conforming to floor area, height, setbacks, and site coverage. While there is no increase in height or floor area, the exterior appearance of the residence is substantially changing, and therefore the project qualifies as a Track 2 Design Study.

Background:
The project site is a 5,762 square-foot lot developed with a 3,693 square-foot single-family residence, inclusive of a 483 square foot attached garage. The site is non-conforming in respect to floor area as it exceeds the maximum allowable for the building site (2,390 square feet allowed) and height as the existing building exceeds the height limit for the zone district (located within the Beach Overlay; 18' height limit. Current building is approximately 24'6" tall).

The existing structures are finished primarily with horizontal wood siding. The applicant is proposing to substantially alter the residence by replacing the existing exterior wood siding with stucco and stone elements; adding a new approximately 411 square foot view deck off of the 2nd level; replacing windows and doors throughout; reroofing the residence; and making additional associated site modifications and repairs throughout.

While the scope of work does not propose any increase in floor area or height, as is typical with a Track 2 project that usually reviewed by the Planning Commission, the project is considered a substantial alteration which qualifies for Track 2 processing in accordance with Carmel-by-the-Sea (CMC) Section 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 significant visual change to the exterior design that results in a change in architectural style, the project is considered to be a substantial alteration and therefore subject to the Track 2 process including adoption of the applicable findings for approval.

In January 2025, the Planning Commission approved a project with a similar scope of work at the subject property which included a variance for site coverage (DS 24164/VA 24263). Following the Planning Commission's approval (resolution 2025-004-PC) the project was appealed to the City Council. The Council partially granted the appeal and

modified the action of the Planning Commission (Resolution 2025-035) lessening the total amount of site coverage granted. However, the previous Design Study and Variance expired pursuant to CMC section 17.52.170.A, which states, *"The action required to implement a permit depends on the nature of the project for which the permit is issued."* For development projects *"implementation is effected by erecting, installing or beginning the installation of the improvement authorized by the permit as determined by the Director."* The previous approval of the project was granted on April 1, 2025 and there have been no subsequent permits granted or extensions requested that would have vested the prior approval.

As the prior entitlements have expired, this application is being considered as a new project without the request for a variance. All site coverage is proposed to comply with the requirements of the underlying zoning district.

Staff Analysis:

Forest Resources: The site contains one Monterey cypress. A Preliminary Site Assessment was not conducted for the project due to staff's familiarity with the site and previous recent project approvals. Further, the City Forester has conformed on multiple occasions that the cypress on the site is a significant tree.

In general, a tree density of 4 upper and 3 lower canopy tree is recommended for sites between 4,001-6,000 square feet. However, based on the characteristics of the surrounding neighborhood and protection of significant public views, scenic routes and corridors may warrant fewer trees or only lower canopy trees in some areas (CMC Section 17.48.080.A.2).

While staff supports the use of lower canopy trees to preserve views of surrounding properties, CMC Section 17.34.090, Landscape Standards for Overlay Districts, requires the following for properties located within the Beach and Park Overlays:

1. New native trees or other significant native vegetation shall be planted between the buildings on the site and the adjoining parklands when such vegetation would enhance the visual resources of the park by screening the buildings from public view, and when there is adequate space available to make such landscaping practical.

2. At least 75 percent of all landscaped areas on the property visible from the park shall be planted with drought-tolerant and/or native species. Areas of the site adjacent to parklands shall be landscaped and designed to establish a natural transition to the parkland vegetation. Trees approved for removal shall be replaced by two or more native specimen trees listed in the Forest Management Plan, preferably on-site or, if necessary, in the adjoining park as determined by the City Forester. Invasive species shall be removed if currently established.

The applicant is proposing to remove all of the site coverage improvements (which is currently at a non-conforming amount) and replace it within the allow limitation. Proposed site coverage is minimal and includes gravel driveway strips, small areas of pavers, walkways and landings. A hot tub is also proposed. A landscaping plan has been provided, however, there are some inconsistencies between the landscaping plan and site plan pertaining to areas of site coverage. A condition of approval has been included stating the landscaping plan shall be revised to align with the site plan.

Privacy and Views: As noted in the background section of this report, a similar project was previously reviewed and approved by the Planning Commission and City Council. Discussions at those hearings included privacy and view impacts to adjacent neighbors. The applicant, a new property owner, has evaluated the concerns from those hearings and incorporated the direction from the Planning Commission and the City Council into the revised design. The applicant has also met with the neighbor who raised the concern from the previous hearing and has worked with them to address their concerns related to this new design. The applicant has incorporated the same size deck that was approved by Council on appeal and made additional modifications to the deck which increased the setback away from the neighbor to the south's home. Based on the substantially similar design as was previously approved, as well as the additional changes made to the project to benefit the neighbor to the south, staff does not anticipate any privacy or view impacts as a result of the proposed project. As a precaution staff has included special condition related to landscaping around the roof deck area which would minimize any new landscaping growing above the deck guardrail resulting in an impact of views from neighboring properties or potentially public views from areas that are currently unknown.

Mass/Bulk and Building/Roof Form. With the exception of the added deck and elimination of a bay window on the west (front) elevation, the building maintains the existing building and roof form as seen from the street. A roof ridge beyond the primary (tallest) roof ridge is proposed to be lowered, and a formal turret entry is proposed to be eliminated and replaced with a squared building feature. In plan view, these changes simplify the building form, however, are not visible from the public way and minimally visible from neighboring homes.

The proposed doors on the west elevation (Attachment 3, see windows E001 & E102 on sheet 5H) are proposed to be 7’2” tall. The Residential Design Guidelines encourage design features, including doorways, to be human scale. The Planning Commission typically provides direction that human scale entries at no more than 6’8” tall. However, the subject feature is to be located within the wall area with no change to the existing building plate. Furthermore, the subject door feature maintains a horizontal division

across the window glazing which further divides the glass, as encouraged by the Residential Design Guidelines.

***Finish Details*:** The existing exterior building materials are proposed to be removed in their entirety and the building will be re-sided. The new materials include a slate roof, shingle siding, stone accent walls, stone pavers, and anodized bronze trim details such as eaves, gutters, guardrails, and door and window systems. The materials and integrated throughout the residence and consistent with the Residential Design Guidelines.

Alteration of Non-Conforming Buildings: As previously described, the existing residence is non-conforming. CMC Chapter 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 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 Section 17.36.010).

In accordance with CMC Section 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 Section 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 exceeds the allowable floor area and height, it may be maintained, altered, and repaired, provided, there is no additional floor area or height added to the site. Moreover, for example, if 100 square feet of floor area is removed, the non-conforming 100 square feet of floor area cannot be replaced or re-established elsewhere on-site unless the site is brought into compliance.

The applicant has provided a comprehensive demolition plan (refer to Attachment 3, Sheets 5A-5D) illustrating the extent of the demolition work, thus maintaining the nonconformities in accordance with the zoning code.

Furthermore, the applicant has included a letter in their application materials dated, April 28, 2026, titled "Extent of Demolition" prepared by Benton Lam, of Strandberg Engineering, that confirms that, *"to the best of our knowledge of the proposed scope of work to-date, the demolition plan sheets 5A-5D of the plan dated 03/06/2026 and*

prepared by Sutro Architects are accurate and the proposed scope of work and the Structural drawings that will be submitted for Building Permit will not show/require additional demolition, reconstruction, or work to the existing structural elements beyond what is represented in these plan sheets."

The project has been further conditioned to require additional verification prior to building permit issuance that the scope of work described/shown throughout the building permit plan set aligns with the representations made in the plans being considered as part of this design study and coastal development permit application.

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). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. The project is for alteration of a single family residence and a 417 square foot addition to accommodate an accessory dwelling unit. which is not considered in the density of the site pursuant to Government Code Section 66319.Therefore the project as a whole qualifies under this exemption.

ATTACHMENTS:

Attachment 1 – Resolution
Attachment 2 – Conditions of Approval (Exhibit A)
Attachment 3 – Project Plans (Exhibit B)

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACTION ON THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15301, EXISTING FACILITIES, AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE; AND APPROVING A COMBINED CONCEPT AND FINAL DESIGN STUDY (DS 25376), AND COASTAL DEVELOPMENT PERMIT FOR SUBSTANTIAL ALTERATIONS TO A SINGLE-FAMILY RESIDENCE AT SCENIC ROAD 3 SOUTHEAST OF 12TH AVENUE LOCATED IN THE SINGLE FAMILY RESIDENTIAL (R-1) DISTRICT, BEACH AND RIPARIAN (BR) OVERLAY, AND PARK (P) OVERLAY. APN: 010-292-011-000. THE PROJECT INCLUDES AN ATTACHED 800-SQUARE-FOOT ACCESSORY DWELLING UNIT.

WHEREAS, on January 5, 2026, Priti Pai, on behalf of Sutro Architects ("Applicant"), submitted an application requesting approval of Track 2 Design Study application ("DS 25376 (Seven Post Trust)"), as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Application"); and

WHEREAS, the Applicant is requesting a substantial alteration to an existing two story
single family residence including landscaping and site coverage modifications throughout the site ("Project"); and

WHEREAS, the replacement of all exterior building materials was determined to be a substantial alteration of the property which requires approval of Track 2 Design Study and Coastal Development Permit by the Planning Commission (Carmel-by-the-Sea Municipal Code [CMC] Section 17.58.040.B.2; and

WHEREAS, on May 29, 2026, a notice of public hearing was published in the Carmel Pine Cone for the June 10, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 31, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before June 7, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on June 10, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

WHEREAS, the 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.

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:

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

b. As demonstrated in Section 5 of this resolution, approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines – Existing Facilities. The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case.

c. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.58.040.B.

d. The Planning Commission has considered the Design Study, DS 25376 (Seven Post Trust), application at a public hearing. Based on the facts of this particular case, the Planning Commission determines that the required findings (see Sections 1-5 below) can be made and therefore approves the Design Study and Coastal Development Permit.

e. Conditions of approval have been incorporated as **Exhibit A** to this resolution to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

f. Approval of the Design Study and Coastal Development Permit by the Planning Commission is appealable to City Council pursuant to CMC Section 17.54.040.C.

Section 1: <u>FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMIT (CMC Section 17.64.010.B).</u>

1. <u>Finding – Local Coastal Program Consistency</u>: 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 (LCP).

    a. <u>Evidence</u>: Land Use and Community Character Policies P1-37 through P1-54 relate to residential development in Carmel-by-the-Sea. These policies require Design Review permits for new buildings, additions, and remodels of homes. The purpose of the permit processes and policy consistency is to maintain neighborhood, forest, and street character; promote harmonious yet diverse designs; and ensure compliance with the Residential Design Guidelines. Design Study, DS 25376 (Seven Post Trust), is for a project to replace windows, doors, siding, railings, and minor roof modifications to an existing single-family residence. The home has current legal nonconforming building elements such as, nonconforming height, floor area, setbacks (both minimum and composite), and site coverage, that will be maintained, except for site coverage. However, approved work, as illustrated in **Exhibit B** of this resolution (unless otherwise modified by the Conditions of Approval, **Exhibit A**), will not increase any floor area, height, or setback, and all non-conforming site coverage is proposed to be removed and replaced within the maximum allowed limitation of 756 square feet. The proposed work meets the intent of the applicable policies in the Land Use and Community Character Element of the General Plan.

b. Evidence: Circulation Element policies are not applicable to Design Study, DS 25376 (Seven Post Trust). The project will not have any effect on parking, circulation, or roadway safety in Carmel-by-the-Sea.

c. Evidence: Coastal Access and Recreation policies are not applicable to Design Study, DS 25376 (Seven Post Trust). Sufficient parking is provided on-site within the area of the driveway. The project is not located between the first public road and the sea and will not have any effect on vertical or lateral access to the beach in Carmel-by-the-Sea. The project will not have any effects on tourism or visitor accommodation.

d. Evidence: Coastal Resource Management Policy P5-195 requires development to limit impervious surfaces to allow for efficient storm water management. DS 25376 (Seven Post Trust) removes all non-conforming site coverage and proposes the replacement with a conforming amount of 756 square feet. In addition, the project has been conditioned requiring the applicant submit a drainage plan, for review and approval, that demonstrates compliance with CMC Chapter 17.42 and the City's drainage guidance, SOG 17.07. Coastal Resource Management Policy P5-69 requires ample and appropriate landscaping and tree plantings on all sites, and to determine the appropriate quantity of trees for each site by consulting the recommended tree density as appropriate to each neighborhood. A comprehensive landscaping plan is proposed for the site which has been preliminary reviewed by the City Forester. Final approval of the landscaping plan is described in Condition of Approval #22 as allowed pursuant to CMC Section 17.34.040.D.2.

e. Evidence: CMC Section 17.10.030 outlines required parking, height limits, floor area limits, site coverage limits, and setback standards. The subject property has nonconforming height, floor area, setbacks (both minimum and composite), and site coverage. However, approved work will not increase any nonconformities, and all non-conforming site coverage is proposed to be removed and replaced with a conforming amount. CMC Section 17.36.020.A allows for legal nonconforming buildings to may be used and maintained. CMC Section 17.36.040 requires nonconforming buildings and/or building elements that are destroyed or demolished to be reconstructed to conform to the applicable zoning standards. The applicant included a demolition plan that demonstrates that the nonconforming building will not be demolished, as defined in CMC Section 17.70.020, and therefore they can be maintained and altered consistent with the CMC.

Furthermore, the applicant has included a letter in their application materials dated, April 28, 2026, titled "Extent of Demolition" prepared by Benton Lam, of Strandberg Engineering, that confirms that, *"to the best of our knowledge of the proposed scope of work to-date, the demolition plan sheets 5A-5D of the plan dated 03/06/2026 and prepared by Sutro Architects are accurate and the proposed scope of work and the Structural drawings that will be submitted for Building Permit will not show/require additional demolition, reconstruction, or work to the existing structural elements beyond what is represented in these plan sheets."*

2. Finding – Public Access & Recreation: The project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

a. Evidence: The subject property is located at Scenic Road 3 southeast of 12th Avenue, APN 010-

292-011-000, which is not between the first public road and the sea. Therefore, this finding does not apply in this case.

Section 2: FINDINGS REQUIRED FOR DESIGN REVIEW (CMC Section 17.58.060).

1. Finding – General Plan and Local Coastal Program Consistency: The project conforms to the applicable policies of the General Plan and the Local Coastal Program.

    a. Evidence: See Section 1, Finding 1 and supporting evidence pertaining to the Land Use and Community Character Element.

    b. Evidence: The inclusion of an Accessory Dwelling Unit (ADU) in the project supports the goals, objectives and policies of the Housing Element to provide for additional dwelling units throughout the city.

    c. Evidence: Public Facilities and Services Element policies are not applicable to the project as the responsibility of their compliance rests on the City. However, public health and safety services (e.g. potable water, sewer, PG&E and police and fire protection) exist for the site and will remain for project implementation. Therefore, and will have no effect on public health, safety, or recreation.

    d. Evidence: The project is consistent with Open Space and Conservation Element policies. Standard Condition of Approval #4 does not permit an increase in water supply and the project shall adhere to the requirements of City Council Resolution 2025-097. Standard Condition of Approval #27 requires a storm water management plan consistent with the requirements of SOG 17-07.

    e. Evidence: Environmental Safety Element policies are not applicable to the project. The project does not relate to emergency preparedness, natural disasters, hazardous waste sites, or work in areas of excessive risk. The site is not located on a fault, an area prone to landslides, an area subject to localized flooding or within a flood hazard zone, any level of fire hazard severity zone, or tsunami run-up area identified in the Environmental Safety Element.

    f. Evidence: Noise Element policies P9-4 and P9-5 are applicable to the project, which require construction noise to be minimized and monitored. Condition of Approval #32 requires a construction management plan that includes best management practices to ensure construction produces the least amount of noise possible. Additionally, CMC Section 8.56.040 requires all construction noise to occur between 8:00 AM and 6:30 PM. Mechanical equipment associated with the use is subject to the requirements of CMC Section 17.28.020.

2. Finding – CMC Compliance: The project complies with all applicable provisions of the Carmel-by-the-Sea Municipal Code.

    a. Evidence: As demonstrated in Section 1, Finding 1, Evidence “e”, the project complies with the site development standards of the R-1 zoning district.

    b. Evidence: As supported by Section 1, Finding 1, Evidence “e”, Condition of Approval #36 requires that prior to building permit issuance, both the architect and the engineer of record shall attest in writing that the plans submitted to the building division as part of the building permit

application are consistent with plans, and representations made within the plans, including but not limited: to the consistency with the demolition plan sheets (sheets 5A-5D) approved by the Planning Commission on June 10, 2026 attached to this Resolution as **Exhibit B**, unless expressly modified by the Conditions of Approval.

3. Finding – Design Guidelines Consistency: The project is consistent with applicable adopted design review guidelines.

    a. Evidence: As conditioned the project complies with the applicable Residential Design Guidelines pertaining to Forest Character and Landscaping. While front lawns are discouraged, the front setback area is proposed to be planted with dymondia, a ground cover commonly used within driveway areas. All new structures are proposed to be setback six feet from significant trees and proposed grading occurs within less than 1/3 of the root zone of the significant Monterey cypress on the site. Condition of Approval #25 requires all grading within the root zone be completed only to an extent approved by the City Forester. A comprehensive landscaping plan has been proposed, and as conditioned, will be 75% drought tolerant. No trees are proposed for pruning or removal.

    The applicant has been working with staff regarding changes to the site coverage plan to ensure consistency with zoning requirements pertaining to landscaping. In coordaining these requirements, the site plan has been updated, however, the landscaping plan has not yet been updated due to scheduling conflicts with the landscape architect (refer to **Exhibit B**). Condition of Approval #37 requires that prior to building permit issuance, the landscaping plan shall be revised such that the landscaping plan is revised to align with the site plan pertaining to site coverage orientation, design, and layout, and where conflict occurs, the site plan shall govern unless otherwise modified by the Conditions of Approval.

    b. Evidence: Refer to Section 1, Finding 1, Evidence “d”, and Section 2, Finding 6, Evidence “a” for supporting evidence pertaining to consistency with the Design Guidelines pertaining to topography, grading, and drainage. As conditioned the project meets the applicable Residential Design Guidelines.

    c. Evidence: Refer to Section 3, Finding and supporting evidence for consistency with privacy and views.

    d. Evidence: Refer to Section 2, Findings 7 and 8 and supporting evidence for consistency with mass and bulk and building and roof form.

    e. Evidence: The residential Design Guidelines pertaining to exterior lighting describe that, *“The use of exterior lights is a special area of concern throughout the community. A key feature of the "forest" concept was to minimize the amount ·of outdoor lighting, such that the nighttime sky could be glimpsed through the trees. From the outset, public street lighting was avoided on residential streets. Within an individual property, site lighting typically was limited to a light at a building entry, and perhaps at a yard gate or over a garage door. Occasionally, a patio was lit as well, but this would be limited to a small, shielded lamp. This is a neighborhood wide concern and the tradition of minimizing lighting should be continued.”*

    Residential Design Guideline 11.8 specifically states:

Preserve the low nighttime lighting character of the residential neighborhood.

- *Use lights only where needed for safety and at outdoor activity areas.*
- *Appropriate locations may include building entries, gates, terraces, walkways and patios.*
- *Lights should not be used to accent buildings or vegetation.*

CMC Section 15.36.070.B further requires:

1. All exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and not exceed 25 watts (incandescent equivalent) in power per fixture.
2. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property.
3. No exterior lighting is permitted on City property and may not be directed toward City property.
4. Flood-type lighting is prohibited at all times.

Standard Condition of Approval #11 implements the requirements of CMC Section 15.36.070. To further implement consistency with the Residential Design Guidelines, Special Condition of Approval #38 has been included which requires that no more than a single light fixture (one; 1) shall be used at any building entry.

f. Evidence: The materials of the existing residence are proposed to be replaced throughout. The new materials include a slate roof, shingle siding, stone accent walls, stone pavers, and anodized bronze trim details such as raves, gutters, guardrails, and door and window systems. The materials and integrated throughout the residence and consistent with the Residential Design Guidelines.

g. Evidence: The proposed doors on the west elevation (see **Exhibit B**, Windows E001 & E102 on Sheet 5H) are proposed to be 7’2” tall. The Residential Design Guidelines encourage design features, including doorways, to be human scale. The Planning Commission typically provides direction that human scale entries at no more than 6’8” tall. However, he subject feature is to be located within the wall area with no change to the existing building plate. Furthermore, the subject door feature maintains a horizontal division across the window glazing which further divides the glass, as encouraged by the Residential Design Guidelines.

4. Finding – Zoning Standards and Permits: 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.

a. Evidence: The subject property is within the Single-Family Residential or “R-1” zoning district.

b. Evidence: As demonstrated in the findings and supporting evidence contained in Sections 1, 2, 3, 4, and 5, the project conforms with the applicable zoning standards of the R-1 zoning district.

However, in accordance with CMC Section 17.70.010, the residence is considered "legal non-conforming." Pursuant to CMC Section 17.36.030.A, *"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."*

c. Evidence: Also see CMC compliance demonstrated in Section 2, Finding 2 and supporting evidence. This finding can be made.

5. Finding – Neighborhood Character: 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.

    a. Evidence: Refer to Section 1, Finding 1, Evidence "d" which finds that a comprehensive landscaping plan is proposed for the site.

    b. Evidence: In general, a tree density of 4 upper and 3 lower canopy tree is recommended for sites between 4,001-6,000 square feet. However, the characteristics of the surrounding neighborhood and protection of significant public views, scenic routes and corridors may warrant fewer trees or only lower canopy trees in some areas (CMC Section 17.48.080.A.2).

    Condition of Approval #22 requires, in part, that, "*the project shall meet the City's recommended tree density standards unless otherwise approved by the City based on on-site conditions."* Staff recommends the project be approved with this condition, however, due to the location of the site in a location with known significant public views, the applicant may work with Planning and Forestry staff to reduce the total number of trees or plant only lower canopy trees through development of the final landscape plan, as provided in CMC Section 17.34.040.D.2. The total number of trees, and their species shall be shown on the landscaping plan submitted to the building division with a clear notation identifying the final required number of both upper and lower canopy trees through consultation with the Planning and Forestry Divisions.

    c. Evidence: Conditions of Approval #22-26 implement General Plan Policies and implementation measures described in the zoning code in order to preserve windbreaks, reduce soil erosion, and preserve the natural beauty of the City's urbanized forest, and to maintain the extent and health of the dominant Monterey Pine forest, along with other native tree species.

6. Finding – Natural Features and Built Environment: The project is compatible with, and sensitive to, the natural features and built 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.

    a. Evidence: Minimal earthmoving is proposed as part of the project. As identified on Sheet 4F of the project plans (**Exhibit B**), 20 cubic yards ("yards") of cut are proposed within the building footprint primarily to accommodate the new accessory dwelling unit foundation and 15 yards of cut are proposed outside the building footprint, resulting in 35 yards of total cut. There are 10 yards of fill proposed throughout the site primarily in pre-existing areas of cut where grades will be re-established or in the vicinity of existing patio/landings. The total net export is 25 yards.

b. Evidence: Where conflict does not exist with tree protection requirements, failing existing retaining walls, including those located partially within the right-of-way, are proposed to be replaced or re-constructed. Refer to Condition of Approval #33, for example.

7. Finding – Modesty and Simplicity: 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.

    a. Evidence: With the exception of the added deck at the front of the residence and elimination of a bay window on the west (front) elevation, the building maintains the existing building and roof form. No changes are proposed to building or roof form within the purview of the Planning Commission.

    A roof ridge beyond the primary (tallest) roof ridge is proposed to be lowered, and a formal turret entry is proposed to be eliminated and replaced with a squared building feature. In plan view, these changes simplify the building form, however, are not visible from the public way and minimally visible from neighboring homes.

8. Finding – Mass and Bulk: 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.

    a. Evidence: As demonstrated by evidence contained in Section 2, Finding 7, the project is consistent with the City's principles of modesty and simplicity.

    b. Evidence: As demonstrated in Section 2, Finding 3, Evidence "g", the window and doors meet the intent of human scale.

9. Finding – Detail and Material: 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.

    a. Evidence: The proposed project details, and Design Guideline consistency, are outlined and demonstrated in Section 2, Finding 3 and supporting evidence. This finding can be made.

10. Finding – Forest and Open Space: 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.

    a. Evidence: As demonstrated in Section 2, Findings 5 and 6 and supporting evidence, the project complies with applicable neighborhood character and natural features and built environment requirements. This finding can be made.

11. Finding – Simple and Modest Roof Forms: 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.

a. Evidence: As demonstrated in Section 2, Finding 7 and supporting evidence, the project complies with modesty and simplicity design requirements. This finding can be made.

12. Finding – Context: 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.

    a. Evidence: As demonstrated in Section 2, Finding 8 and supporting evidence. This finding can be made.

13. Finding – Size and Scale: The development is similar in size, scale and form to buildings on the immediate block and neighborhood.

    a. Evidence: As demonstrated in Section 2, Finding 8 and supporting evidence. The project is limited to development within the existing footprint and height, maintaining the legal nonconformities on site. This finding can be made.

14. Finding – Significant Trees: 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 a minimum of six feet from significant trees.

    a. Evidence: As illustrated in the project plans (**Exhibit B**) no trees are proposed for removal and a buildings and structures will be set back a minimum of six feet from significant trees.

Section 3: FINDINGS REQUIRED FOR CONCEPT PHASE ACCEPTANCE (CMC Section 17.64.080.A).

1. Finding – Zoning Standards and Permits: 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.

    a. Evidence: As demonstrated in Section 2, Finding 4 and supporting evidence, the project complies with zoning standards and permits.

2. Finding – Forest, Open Space and Site Design: 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.

    a. Evidence: As demonstrated in Section 2, Finding 5 and supporting evidence, the project the project contributes to neighborhood character.

    b. Evidence: As demonstrated in Section 2, Finding 6 and supporting evidence the project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area.

c. Evidence: As demonstrated in Section 2, Finding 7 and supporting evidence 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.

3. Finding – Simplicity and Restraint: 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.

    a. Evidence: See evidence in Section 2, Finding 7 and supporting evidence 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.

4. Finding – Human Scale, Mass and Bulk: 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 and entryways. The development is similar in size, scale, and form to building 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.

    a. Evidence: See evidence in Section 2, Finding 7 and supporting evidence 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.

    b. Evidence: See evidence in Section 2, Finding 8 the project does not present excess visual mass or bulk to public view or to adjoining properties.

5. Finding – Public and Private Views: 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.

    a. Evidence: The proposed deck projects an equal distance from the building wall as was proposed in a previously approved, and since expired, design study application (Refer to Council Resolution 2025-035 - condition of Approval #41). The walking surface of the deck projects 11'0" from the western edge of the western most building wall, as illustrated on 3B of the proposed plans (**Exhibit B**). Condition of Approval #34 requires the walking area of the deck not be expanded beyond the dimensions illustrated in the proposed plans without Planning Commission approval to ensure appropriate considerations for neighboring privacy are made.

    b. Evidence: The proposed deck, described in Evidence "a", above, maintains a planter surrounding the perimeter of the walking surface. Neither the proposed landscaping plan nor site plan identifies the proposed landscaping within these areas. To ensure public views and/or private views are not impacted, Condition of Approval #35 requires any landscaping within the planter area located on the roof of the accessory dwelling unit and located to the south and the west of the walking surface of the western deck shall not exceed the height of the guardrail for the deck. The guard rail shall be the minimum height required per building code, unless otherwise

approved by the Planning Commission.

c. Evidence: Windows that previously faced neighboring sites will either be infilled/removed, or if replaced/altered, or are located in substantially the same location which does not create a new privacy impact(s).

6. Finding – Residential Design and General Plan: The project is consistent with the goals, objectives and policies related to residential design in the General Plan.

    a. Evidence: See Section 1, Finding 1, and supporting evidence 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.

    b. Evidence: See Section 2, Finding 3, and supporting evidence the project is consistent with applicable adopted design review guidelines.

7. Finding – Trees: 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. Evidence: See evidence in Section 2, Finding 14, the development does not require removal of any significant trees.

Section 4: FINDINGS REQUIRED FOR FINAL DETAILS PHASE APPROVAL (CMC Section 17.64.080.B).

1. Finding – Character: 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 design on nearby sites.

    a. Evidence: The project is for repair and renovation to an existing residence. As demonstrated in Section 2, Findings 3, 5, 7, and 8, and supporting evidence, the project, as proposed and conditioned, is consistent with the neighbor character and maintains the fit with the neighborhood.

2. Finding – Materials and Design: 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.

    a. Evidence: As demonstrated in Section 2, Finding 3, and supporting evidence, the project, as proposed and conditioned, complies with all material and design guidelines in the Residential Design Guidelines.

3. Finding – Design Elements: 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.

    a. Evidence: See Section 2, Finding 3, and supporting evidence. As conditioned, the project meets applicable design guidelines and fits into the context of the neighborhood character.

4. Finding – Visual Continuity: 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.

    a. Evidence: Refer to Section 1, Finding 1, Evidence "d" and supporting evidence, a comprehensive landscaping plan is proposed for the site.

    b. Evidence: Refer to Section 2, Finding 5, and supporting evidence, the project contributes to neighborhood character including the type of forest resources present.

    c. Evidence: Refer to Section 2, Finding 6, and supporting evidence, the project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area.

Section 5: CEQA FINDING – EXEMPT

1. Finding – Categorical Exemption: Approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified.

    a. Evidence: CEQA Guidelines Section 15301 – Existing Facilities categorically exempts 15301. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. The project is for alteration of a single family residence and a 417 square foot addition to accommodate an accessory dwelling unit which is not considered in the density of the site pursuant to Government Code Section 66319, which qualifies under this exemption.

    b. Evidence: The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case as explained below:

        i. Location. The project is for the alteration of an existing single-family residence. The existing and proposed use as a single-family home is a permitted use for the site's designated residential zoning district.

        ii. Cumulative Impact. No successive projects on the project site are known or expected to occur over time that would result in cumulatively considerable impacts.

        iii. Significant Effect. The project will not result in any significant impacts due to unusual circumstances. The proposed project does not request a variance and remains in context and consistent with the existing conditions of the site, R-1 zoning district and associated overlay districts.

        iv. Scenic Highways. The project is not located on a state designated scenic highway.

        v. Hazardous Waste. The subject is not a site listed pursuant to Section 65962.5 of the Government Code.

vi. Historic Resource. The subject site was determined to be ineligible for the Carmel Historic Inventory on January 14, 2022. The proposed project will not have any negative effects on a historic resource.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project categorically exempt pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case, and **APPROVE** the combined Concept and Final Design Study, DS 260376 (Seven Post Trust), and Coastal Development Permit for substantial alterations to a single-family residence at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) District, Beach and Riparian (BR) overlay, and Park (P) overlay, APN: 010-292-011-000.

All of which are in conformance with the attached plans (**Exhibit B**) and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

Exhibit A
Conditions of Approval

Exhibit B
Project Plans

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study, DS 260376 (Seven Post Trust), and Coastal Development Permit for substantial alterations to a single-family residence at Scenic Road 3 southeast of 12th Avenue located in the Single Family Residential (R-1) District, Beach and Riparian (BR) overlay, and Park (P) overlay. APR: 010-292-011-000 as depicted in the plans prepared by Sutro Architects as approved by City of Carmel-by-the-Sea Planning Commission on May 31, 2026 included as Exhibit B to Resolution 2026-xx-PC unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district and all associated overlay districts. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by submitting a complete building permit application for the full scope of work described in Condition of Approval #1, and Resolution 2026-xx-PC. 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 (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
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. Brickwork shall be finished the same manner as stonework described above.
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 window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, 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 recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
19.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
20.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
21.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
22.	**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.
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.	**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.
33.	**Retaining Wall/Encroachment Permit.** Prior to building permit issuance, the plans shall be revised such that the stone wall at the northwest corner of the property visible from Scenic Road located along the front property line is proposed to be repaired in-kind. The wall shall be relocated entirely onto private property, or if necessary, an encroachment permit for the wall shall be applied for and obtained prior to commencement of work.
34.	**Deck Size.** The western deck above the proposed accessory dwelling unit shall not be expanded into the planter area adjacent planter area without the approval of the Planning Commission.
35.	**Deck Planter Landscaping.** Any landscaping within the planter area located on the roof of the accessory dwelling unit and located to the south and the west of the walking surface of the western deck shall not exceed the height of the guardrail for the deck. The guardrail shall be the minimum height required by the building code, unless otherwise approved by the Planning Commission. Landscaping which grows above the height of the guardrail shall be pruned or trimmed below this height.
36.	**Construction Drawing Consistency.** Prior to building permit issuance, both the architect and the engineer of record shall attest in writing that the plans submitted to the building division as part of the building permit application are consistent with plans, and representations made within the plans, including but not limited: to the consistency that the structural plans align with architectural plans include the scope of demolition and/or reconstruction as shown on the demolition plan sheets (sheets 5A-5D) approved by the Planning Commission on June 10, 2026 attached to this Resolution as Exhibit B, except as may be modified by the Conditions of Approval contained within these conditions of approval. (Also see Conditions of Approval #2, and #8-#10.)
37.	**Landscaping Plan Revision.** Prior to building permit issuance, the landscaping plan shall be revised such that the landscaping plan is revised to align with the site plan pertaining to site coverage orientation, design, and layout, and where conflict occurs, the site plan shall govern unless otherwise modified by the Conditions of Approval contained herein.
38.	**Lighting Locations.** For lighting attached to the main building, lighting shall be limited to building entries. No more than one (1) light fixture shall be located at any single building entry. Prior to building permit issuance, the plans shall be revised to show the

	proposed lighting plan revised such that the exterior lighting is minimized in accordance with the Residential Design Guidelines. All lighting that is not attached to the building or an accessory building shall be considered landscape lighting. Also see Condition of Approval #11.

Acknowledgment and acceptance of conditions of approval:

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

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of



CARMEL RESIDENCE

SCENIC RD 3 SE OF 12TH, CARMEL BY THE SEA

PROJECT DIRECTORY

OWNER:	ALIX STROUGH 1465 RANCHO VIEW DRIVE LAFAYETTE, CA 94549	CONTACT: ALIX STROUGH EMAIL: ALIXSTROUGH@GMAIL.COM TEL.: 415-516-9980
ARCHITECT:	SUTRO ARCHITECTS 1055 POST STREET SAN FRANCISCO, CA 94109	CONTACT: PRITI PAI EMAIL: PPAI@SUTROARCHITECTS.COM TEL.: 415-449-6936
INTERIORS:	ANNIE LOWENGART INTERIORS 223 SAN ANSELMO AVE, SUITE 7 SAN ANSELMO, CA 94960	CONTACT: ANNIE LOWENGART EMAIL: ANNIE@ANNLOWENGART.COM TEL: 415-730-4618
LANDSCAPE:	ARTERRA LANDSCAPE 88 MISSOURI STREET SAN FRANCISCO, CA 94107	CONTACT: JESSICA JAMES EMAIL: JESSICA@ARTERRASF.COM TEL.: 415-861-3100
CIVIL:	LEA & BRAZE ENGINEERING 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545	CONTACT: ZENAB ALI EMAIL: ZALI@LEABRAZE.COM TEL.: 408-516-3785
STRUCTURAL:	STRANDBERG ENGINEERING 1511 15TH STREET SAN FRANCISCO, CA 94103	CONTACT: DAVID STRANDBERG EMAIL: DAVID@STRANDBERGENG.COM TEL.: 415-273-8829
GEOTECHNICAL:	BUTANO GEOTECNICAL ENGINEERING, INC. 404 WESTRIDGE DRIVE WATSONVILLE, CA 95076	CONTACT: EUGENIO JIMENEZ EMAIL: EUGENIO@BUTANOGEOTECH.COM TEL: 831-707-7670

ABBREVIATIONS

A.D.	AREA DRAIN	LP	LOW POINT
ADD'L	ADDITIONAL	LT	LIGHT
ADJ	ADJUSTABLE	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	MIN	MINIMUM
ALUM	ALUMINUM	MR	MOISTURE RESISTANT
ARCH	ARCHITECTURAL	MTL	METAL
ATTN	ATTENTION	(N)	NEW
BLKG	BLOCKING	N.I.C.	NOT IN CONTRACT
BLDG	BUILDING	NOM	NOMINAL
BLR	BOILER	NTS	NOT TO SCALE
BTWN	BETWEEN	OC	ON CENTER
CAB	CABINETRY	OD	OUTSIDE DIMENSION
CL	CENTERLINE	OH	OVERHEAD
CLG	CEILING	OPP	OPPOSITE
CLNG	CEILING	PL	PROPERTY LINE
CLR	CLEAR	PLAS	PLASTER
CMU	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
COL	COLUMN	PT	PRESSURE TREATED
CONC	CONCRETE	PTD	PAINTED
CONT	CONTINUOUS	QTY	QUANTITY
CP	CENTER POINT	R	RISER
C.L.	CENTERLINE	RAD	RADIUS
C.T.	CERAMIC TILE	RCP	REFLECTED CEILING PLAN
DIAM	DIAMETER	RD	ROOF DRAIN
DBL	DOUBLE	REF	REFRIGERATOR
DET/DTL	DETAIL	REG	REGISTER
DN	DOWN	REINF	REINFORCED
DEPT	DEPARTMENT	REQ'D	REQUIRED
DW	DISHWASHER	REQT'S	REQUIREMENTS
DWG	DRAWINGS	RET	RETURN
DWR	DRAWER	REV	REVISED
EA	EACH	RM	ROOM
EJ	EXPANSION JOINT	RWL	RAIN WATER LEADER
ELEC	ELECTRICAL	S.A.D.	SEE ARCHITECTURAL DRAWINGS
ELEV	ELEVATION	SCHED	SCHEDULE
EQ	EQUAL	SIM	SIMILAR
E.O.	EDGE OF	SPEC	SPECIFICATION
(E)	EXISTING	SQ	SQUARE
EXT	EXTERIOR	SF	SQUARE FEET
F.O.	FACE OF	S.M.D.	SEE MECHANICAL DRAWINGS
FIN	FINISHED	S.S.D.	SEE STRUCTURAL DRAWINGS
FLR	FLOOR	SS	STAINLESS STEEL
F.R.	FIRE RATED	STD	STANDARD
FRZ	FREEZER	STL	STEEL
GA	GAUGE	STRUCT	STRUCTURAL
GALV	GALVANIZED	T	TREAD
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	TBD	TO BE DETERMINED
GFI	GROUND FAULT CIRCUIT INTERRUPTER	TEMP	TEMPERED
GL	GLASS	T.O.	TOP OF
GND	GROUND	T.O.C.	TOP OF CONCRETE
GWB	GYPSUM WALLBOARD	T.O.W.	TOP OF WALL
H.B.	HOSE BIB	THK	THICK
HDWR	HARDWARE	TYP	TYPICAL
HDR	HEADER	UON	UNLESS OTHERWISE NOTED
HP	HIGH POINT	UNF	UNFINISHED
HORIZ	HORIZONTAL	VAR	VARIES
HT	HEIGHT	VCT	VINYL COMPOSITION TILE
ID	INSIDE DIMENSION	VEST	VESTIBULE
IN	INCH	VIF	VERIFY IN FIELD
INSUL	INSULATION	W.C.	WATER CLOSET
INT	INTERIOR	WD	WOOD
JB	JUNCTION BOX	W.R.	WATER RESISTANT
JT	JOINT	WP	WATERPROOFING
LAM	LAMINATED	WT	WEIGHT
LAV	LAVATORY		

PROJECT INFORMATION

PROJECT NAME: REVISION TO PERMIT #25031; STROUGH RESIDENCE

PROJECT TYPE: SINGLE-FAMILY RESIDENTIAL - REMODEL & ADDITION

PROJECT ADDRESS: SCENIC RD 3 SE OF 12TH, CARMEL BY THE SEA

DESCRIPTION OF WORK: REVISION TO APPROVED PLANNING PERMIT #25031. EXTERIOR AND INTERIOR REMODEL OF EXISTING 2-STORY RESIDENCE.

SCOPE OF CHANGES INCLUDE NEW ATTACHED ADU AT EXISTING LOWER LEVEL BELOW SECOND STORY VIEW DECK. ADU TO BE 800 SQ.FT., WHICH INCLUDES 410 SQ.FT. OF NEW AREA. (N) STEEL DOORS AND WINDOWS THROUGHOUT. EXISTING TURRET (WALLS & ROOF) AT ENTRY TO BE DEMOLISHED. PARTIAL (N) ROOF AT FOYER. (N) SLATE ROOFING. WOOD SHINGLE SIDING @ WALLS, STONE @ CHIMNEYS THROUGHOUT. COMPLETE INTERIOR DEMO & REMODEL.

SITE WORK INCLUDES (N) HARDSCAPE, SOFTSCAPE, HOT TUB, SITE STAIRS/WALKWAYS, FENCING & AUTOMOBILE GATE.

BUILDING DATA:

APPLICABLE BUILDING CODES: 1.
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 GREEN BUILDING CODE
2022 CALIFORNIA ENERGY CODE
2.
AND ALL APPLICABLE FEDERAL, STATE, COUNTY AND ALL LOCAL AMENDMENTS TO THE ABOVE CODES

TYPE OF CONSTRUCTION: TYPE V

SPRINKLER PROTECTION: TO BE FULLY SPRINKLERED

OCCUPANCY TYPE / USE: R-3 - SINGLE FAMILY RESIDENCE + SECOND UNIT

PLANNING DATA:

ASSESSOR'S BLOCK / LOT: APN 010-292011-000

LOT AREA: 5,762 SQ.FT.

ZONING DISTRICT: R-1

NO. OCCUPIED FLOORS: 2

NO. OF STORIES 2

NO. OF BASEMENTS: LOWER LEVEL PARTIAL BASEMENT

BUILDING HEIGHT:

	MAXIMUM	EXISTING TO REMAIN	PROPOSED
MAXIMUM RIDGE HEIGHT	18'-0"	24'-6"	NO CHANGE
MAXIMUM PLATE HEIGHT	12'-0"	19'-0"	NO CHANGE

SETBACKS:

	MINIMUM	EXISTING	PROPOSED
FRONT	15'-0"	46'-9"	31'-6"
SOUTH	3'-0"	2'-5"	NO CHANGE
NORTH	3'-0"	5'-3"	NO CHANGE
COMPOSITE SIDE	25% LOT WIDTH - 10'-10" MIN.	N: 6'-4", S: 5'-9"	NO CHANGE
COMPOSITE SIDE	25% LOT WIDTH - 10'-5" MIN.	N: 5'-0", S: 5'-9"	NO CHANGE
COMPOSITE SIDE	25% LOT WIDTH - 9'-5" MIN.	N: 5'-3", S: 2'-5"	NO CHANGE
REAR	3'-0"	1'-2"	NO CHANGE

TREE REMOVAL NO TREES ARE TO BE REMOVED

EXISTING EXTERIOR WALLS TO BE REMOVED AND/OR RECONSTRUCTED 176'-5" / 447'-7 1/4" = 39.41% 1

EXISTING AND PROPOSED AREAS:

BASE FLOOR AREA CALCULATION:

BUILDING SITE AREA X 0.45 - (SQ.FT. OVER 4,000 X 0.02) / 1000
5,762 X (0.45 - (1,762 X 0.02))/1,000
5,762 X (0.45 - 0.035)
5,762 X (0.415) = **2,391 SQ.FT.**

EXISTING & PROPOSED FLOOR AREA:

MAIN HOUSE 1

LIVING AREA:	EXISTING AREA (SQ.FT.)	REMOVED AREA (SQ.FT.)	AREA CONVERTED TO ADU (SQ.FT.)	PROPOSED AREA OF MAIN HOUSE (SQ.FT.)
LEVEL 1	1,443	-	182.5	1,260.5
PARKING	200	-	200	200 (OUTDOOR)
LEVEL 2	2,050	26	-	2,024
SUBTOTAL:	**3,693 SQ.FT. EXISTING**	**26 SQ.FT. REMOVED**	**382.5 SQ.FT. CONVERTED**	**3,484.5 SQ.FT. TO REMAIN (INCL. 200 SQ.FT. PARKING)**

ADU

LIVING AREA:	PROPOSED AREA (SQ.FT.)
LEVEL 1 - EXISTING CONVERTED	382.5
LEVEL 1 - NEW AREA	417
SUBTOTAL:	**799.5 SQ.FT. PROPOSED**

EXISTING AND PROPOSED SITE COVERAGE CALCULATION:

TOTAL LOT AREA: 5,762 SQ.FT.
BASE FLOOR AREA: 2,391 SQ.FT.
ALLOWED SITE COVERAGE = 22% BASE FLOOR AREA = 526 SQ.FT.
IF 50% COVERAGE IS PERMEABLE - 4% SITE AREA ALLOWED FOR SINGLE DRIVEWAY UP TO 9' IN WIDTH
DRIVEWAY BONUS = 4% SITE AREA = 230 SQ.FT.

526 SQ.FT. + 230 SQ.FT. = 756 SQ.FT. 3

EXISTING SITE COVERAGE:

IMPERVIOUS:

DRIVEWAY	949 SQ.FT.
CONCRETE PAVING	633 SQ.FT. 2
PATIOS	421 SQ.FT.
WALKWAYS & STAIRS	836 SQ.FT.
LIGHT WELL	17 SQ.FT.
PLANTER WALLS	13 SQ.FT.
TOTAL EXISTING SITE COVERAGE	**2,869 SQ.FT. (50% OF LOT AREA)** 2

PROPOSED SITE COVERAGE:

IMPERVIOUS:

AC UNIT	12 SQ.FT.
FIREPLACE	14 SQ.FT. 3
SITE WALLS	102 SQ.FT. 2
SPA	56 SQ.FT.
SPA VAULT AND PAVERS (STONE)	36 SQ.FT.
WALKWAYS (STONE MORTAR SET)	21 SQ.FT.
SUBTOTAL IMPERMEABLE:	**242 SQ.FT.** 3 2 1

SEMI/FULLY PERMEABLE:

METAL STAIR RISERS W/ PAVER TREADS (SAND SET)	48 SQ.FT.
PAVERS (SAND SET)	229 SQ.FT. 2
SUBTOTAL PERMEABLE:	**277 SQ.FT.**

242 SQ.FT. IMPERMEABLE + 277 SQ.FT. PERMEABLE = 519 SQ.FT. SITE COVERAGE
519/2 = 260 SQ.FT.
PERMEABLE SUBTOTAL 277 SQ.FT. > 260 SQ.FT. 3

DRIVEWAY BONUS: 2

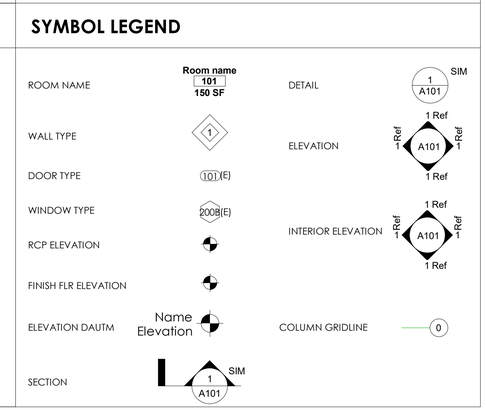
DRIVEWAY (GRAVEL)	77 SQ.FT.
DRIVEWAY (STONE)	153 SQ.FT.
SUBTOTAL DRIVEWAY:	**230 SQ.FT. (25.3%)**

TOTAL SITE COVERAGE	**756 SQ.FT. (13% OF LOT AREA)** 3

VICINITY MAP/SITE PLAN



SYMBOL LEGEND



SHEET INDEX

PLANNING DELTA 1 - 3/9/2026	PLANNING SUBMITTAL - 12/05/2025	SHEET NUMBER	SHEET NAME
0_PROJECT INFO / SITE			
X	X	1	COVER/ PROJECT INFO
X	X	2	TOPOGRAPHICAL SURVEY
X	X	3A	EXISTING/DEMO SITEPLAN
X	X	3B	PROPOSED SITEPLAN
1_CIVIL			
X	X	4A	PRELIMINARY TITLE SHEET
X	X	4B	PRELIMINARY DEMOLITION PLAN
X	X	4C	PRELIMINARY GRADING & DRAINAGE PLAN
X	X	4D	CONSTRUCTION BEST MANAGEMENT PRACTICES
X		4F	PRELIMINARY CUT AND FILL EXHIBIT
2_ARCH			
X	X	5A	DEMO CALCULATIONS
X	X	5B	EXISTING/DEMO PLAN - BASEMENT LEVEL
X	X	5C	EXISTING/DEMO - FIRST LEVEL
X	X	5D	PROPOSED PLAN - BASEMENT LEVEL
X	X	5E	PROPOSED PLAN - FIRST LEVEL
X	X	5H	DOOR AND WINDOW SCHEDULES
X	X	6A	EXISTING / DEMO ELEVATION - EAST AND WEST
X	X	6B	PROPOSED ELEVATION - EAST AND WEST
X	X	7A	EXISTING / DEMO ELEVATION - NORTH
X	X	7B	EXISTING / DEMO ELEVATION - SOUTH
X	X	7C	PROPOSED ELEVATION - NORTH
X	X	7D	PROPOSED ELEVATION - SOUTH
X	X	8	STREETSCAPE ELEVATIONS
X	X	9A	EXISTING/DEMO - ROOF
X	X	9B	PROPOSED PLAN - ROOF LEVEL
3_LANDSCAPE			
X	X	10A	LANDSCAPE COVER SHEET
X	X	10B	LANDSCAPE PLAN
X	X	10C	FENCE, GATE, WALL RENDERINGS & DECK SECTION
X	X	10D	PLANTING PLAN
X	X	10E	IRRIGATION NOTES
X	X	10F	HYDROZONE PLAN
X	X	10G	LIGHTING PLAN
X	X	10H	LIGHTING CUT SHEETS
SUPPLEMENTAL			
X	X	11	RENDERINGS & EXTERIOR MATERIAL PALETTE

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1055 Post Street, San Francisco, CA 94109

SCENIC 3

SCENIC 3, SE. 12TH CARMEL BY-THE SEA, CA

LICENSED ARCHITECT
STEPHEN S. BUTRO
C-30702
2025.02.28
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL	12/5/2025
PLANNING DELTA 1	3/6/2026
PLANNING DELTA 2	5/18/2026
PLANNING DELTA 3	5/26/2026

COVER/ PROJECT INFO

1/4" = 1'-0"

1

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
- APPROXIMATE BUILDING EAVE
- 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

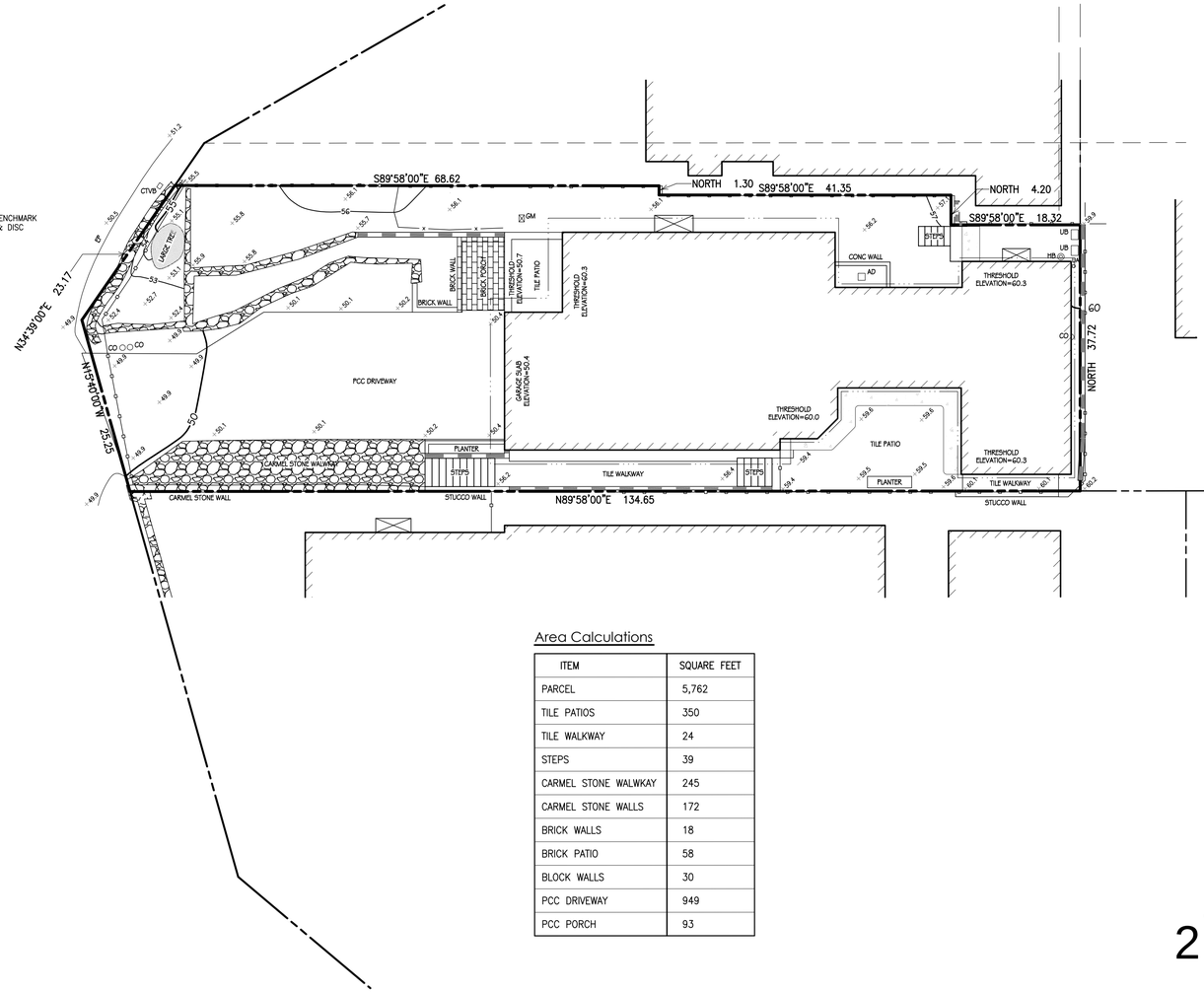
- WOOD FENCE WOOD FENCE
- WIRE FENCE
- CHAIN LINK FENCE
- STS STREET SIGN
- SP SIGN POST
- MB MAIL BOX
- UA UTILITY ACCESS
- P PILLAR
- BLOCK WALL BLOCK RETAINING WALL
- ROCK WALL ROCK RETAINING WALL
- STACKED BLOCK WALL
- BRICK WALKWAY/PATIO
- CARMEL STONE WALL OR WALKWAY
- PCC PORCH

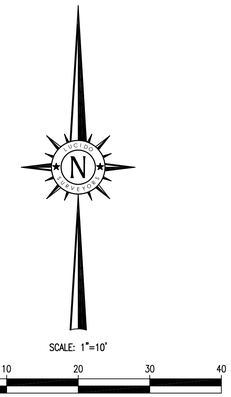
AC	ASPHALT CONCRETE
CS	CARMEL STONE
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE SLAB
DG	DECOMPOSED GRANITE
EX AGG	EXPOSED AGGREGATE
HDPE	HIGH DENSITY POLY ETHYLENE
PCC	PORTLAND CEMENT CONCRETE
PS	PAVER STONE
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TE	TRASH ENCLOSURE

- 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 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. CORNER RECORD 2625 WAS FILED IN JANUARY OF 2024. A RECORD OF SURVEY IS IN THE SUBMITTAL PROCESS WITH THE COUNTY.
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, EAVES 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 2022 JULY AND NOVEMBER OF 2025.

Area Calculations

ITEM	SQUARE FEET
PARCEL	5,762
TILE PATIOS	350
TILE WALKWAY	24
STEPS	39
CARMEL STONE WALWKAY	245
CARMEL STONE WALLS	172
BRICK WALLS	18
BRICK PATIO	58
BLOCK WALLS	30
PCC DRIVEWAY	949
PCC PORCH	93

2 # TOPOGRAPHIC SITE SURVEY

OF

APN 010-292-011-000

ON

SCENIC ROAD IN CARMEL

Records of Monterey County

PREPARED FOR

Sutro Architects, Inc.



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"=10'	PROJECT No. 3735	NOVEMBER 2025
CITY OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

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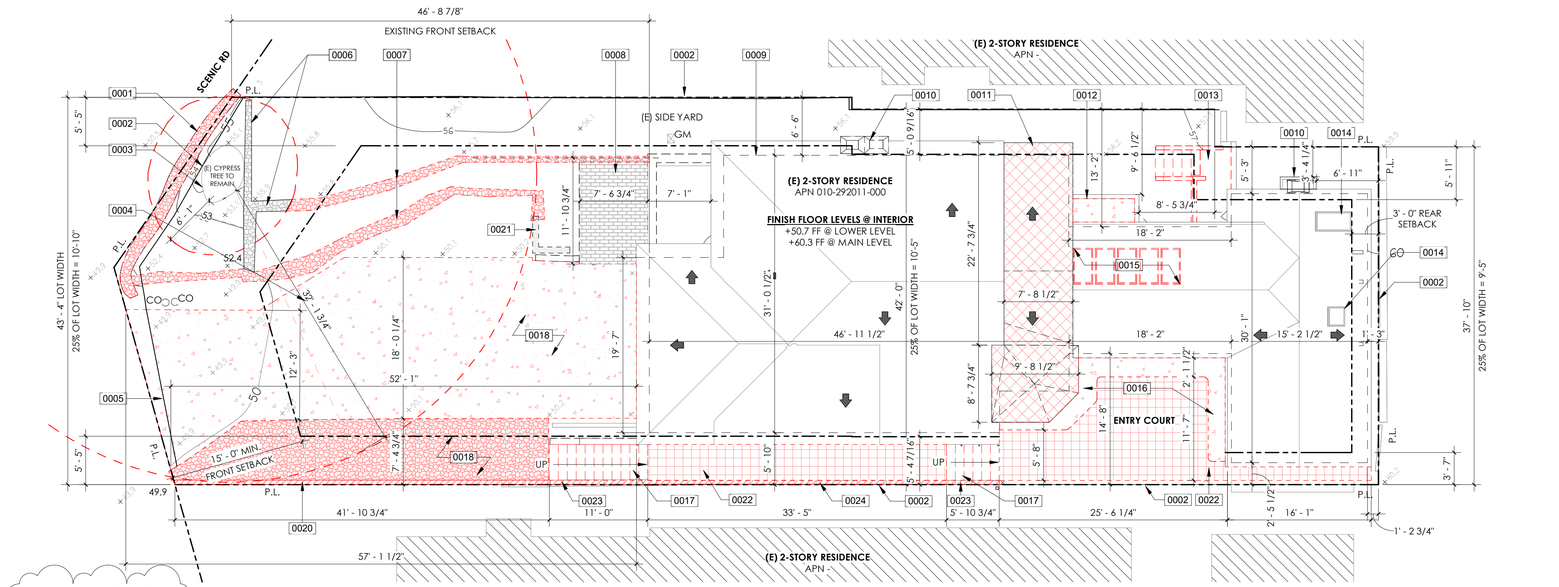

1 EXISTING SITE PLAN
1/8" = 1'-0" 1/1

N

0' 4' 8' 16' 32'

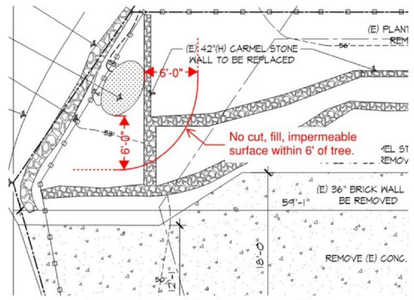

Figure 2a. Partial existing site plan with annotations.

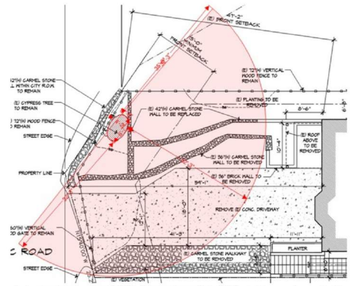

Figure 2d. Approximate area of structural root zone (SRZ). Excavation within SRZ shall be performed with pneumatic excavator, hydrovac at low pressure, or other method approved by the city forester that does not sever roots (refer to CoA #25). SRZ based on average diameter of ellipse.

2 - DIAGRAMS FROM THE CITY FORESTER'S PRELIMINARY SITE ASSESSMENT 1/1

KEYNOTE LEGEND

0001	(E) FAILING 42" HIGH CARMEL STONE RETAINING WALL W/IN CITY R.O.W. TO BE REBUILT & RELOCATED WITHIN PROPERTY
0002	(E) 72" HIGH, WOODEN GRAPESTAKE FENCE TO REMAIN, SLD.
0003	(E) CYPRESS TREE TO REMAIN. NO CUT, FILL, OR IMPERMEABLE SURFACE W/IN 6' OF TRUNK, APPROXIMATE EXTENTS SHOWN W/ RED DASHED LINE
0004	APPROXIMATE STRUCTURAL ROOT ZONE (SRZ). EXCAVATION WITHIN SRX SHALL BE PERFORMED W/ PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD APPROVED BY THE CITY FORESTER THAT DOES NOT SEVER ROOTS.
0005	(E) 60" HIGH AUTOMOBILE GATE & PEDESTRIAN DOOR TO BE DEMOLISHED
0006	(E) 42" HIGH RETAINING WALL W/IN 6' DIAMETER OF CYPRESS TREE TO REMAIN
0007	(E) 42" & 36" HIGH STONE RETAINING WALLS TO BE DEMOLISHED
0008	(E) BRICK PORCH & SHED ROOF ABOVE TO BE DEMOLISHED
0009	DASHED LINE INDICATES EXTERIOR BUILDING WALL
0010	(E) CHIMNEY CAP TO BE REPLACED
0011	AREA OF ROOF TO BE DEMOLISHED SHOWN AS HATCHED
0012	(E) LIGHTWELL WALLS TO REMAIN & CONCRETE BOTTOM TO BE REPLACED W/ SAND-SET PAVERS
0013	(E) WOODEN DECK & STAIR TO BE DEMOLISHED
0014	(E) SKYLIGHT TO REMAIN
0015	(E) SKYLIGHT TO BE DEMOLISHED
0016	(E) CONCRETE SLAB EXTENDING FROM BUILDING TO BE DEMOLISHED
0017	(E) STAIRS TO BE REBUILT
0018	(E) CARMEL STONE WALKWAY TO BE DEMOLISHED
0020	(E) 60" STONE RETAINING WALL TO BE REMOVED
0021	(E) 36" HIGH BRICK WALL TO BE REMOVED
0022	(E) TILE WALKWAY & PATIO TO BE REMOVED
0023	(E) CONCRETE RETAINING WALL TO BE REMOVED
0024	(E) FREE-STANDING BRICK WALL TO BE REMOVED

(E) SITEPLAN LEGEND 1/1

- PROPERTY LINE
- ELEMENTS TO BE REMOVED
- AREA OF (E) CONCRETE TO BE REMOVED
- AREA OF (E) STONE WALKWAYS/WALLS TO BE REMOVED
- AREA OF (E) ROOF TO BE REMOVED
- AREA OF (E) TILE WALKWAY & PATIO TO BE REMOVED

(E) SITEPLAN GENERAL NOTES

1. SEE PROPOSED SITE PLAN FOR SITE COVERAGE CALCULATIONS

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SCENIC 3

SCENIC 3, SE. 12TH CARMEL BY-THE SEA, CA

LICENSED ARCHITECT STEPHEN SUTRO C-32702 2025.02.28 RENEWAL DATE STATE OF CALIFORNIA

PLANNING SUBMITTAL	12/5/2025
PLANNING DELTA 1	3/6/2026

EXISTING/DEMO SITEPLAN

1/8" = 1'-0"

3A

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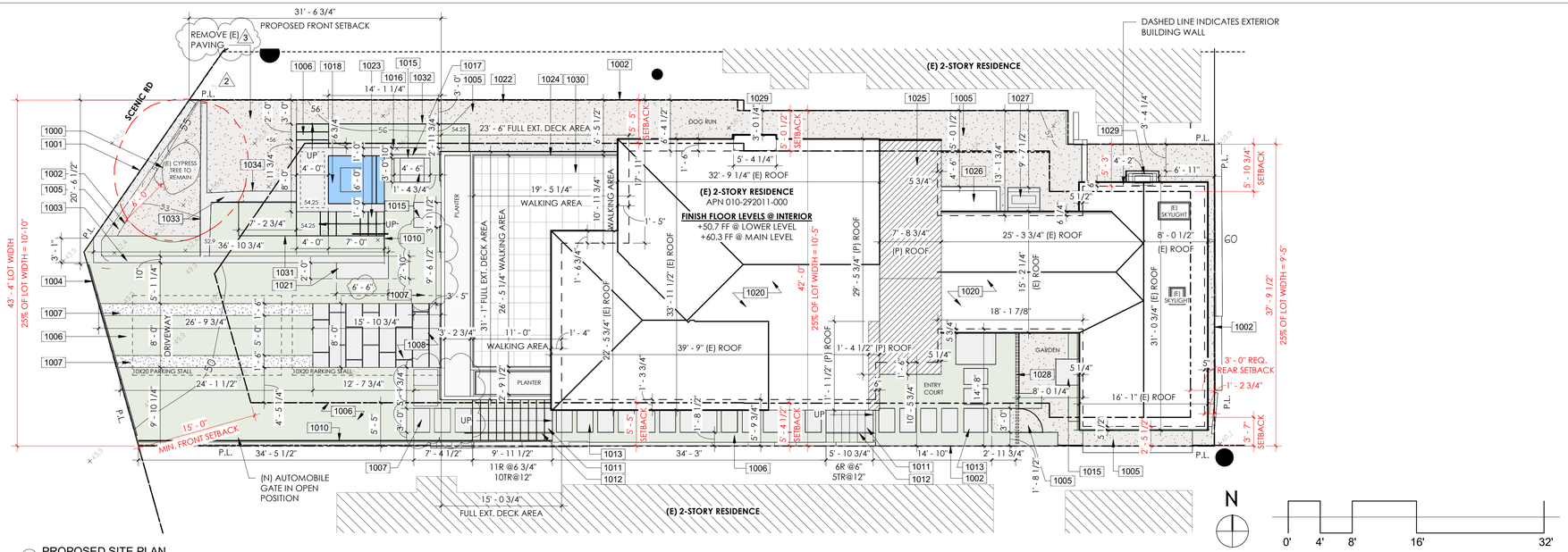
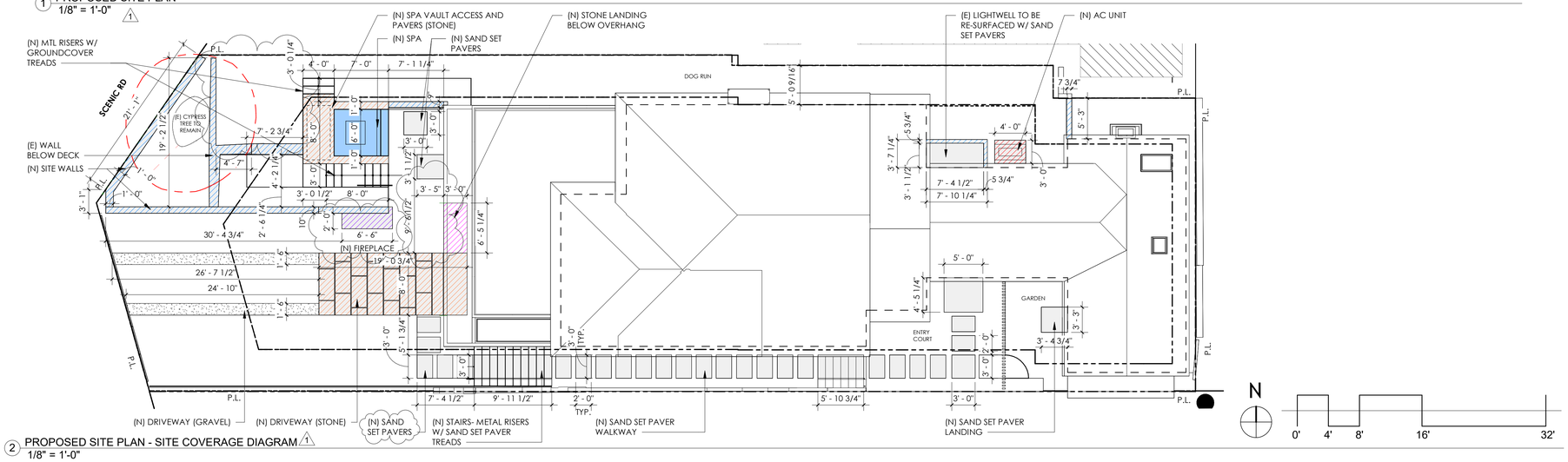


1 PROPOSED SITE PLAN
1/8" = 1'-0"



2 PROPOSED SITE PLAN - SITE COVERAGE DIAGRAM
1/8" = 1'-0"

KEYNOTE LEGEND

1000	(E) CYPRESS TREE TO REMAIN. NO CUT, FILL OR IMPERMEABLE SURFACE WITHIN 6' OF TRUNK
1001	(N) 36" HIGH DRY STACK STONE WALL TO REPLACE (E) FAILING WALL, RELOCATED ONTO PROPERTY, SLD.
1002	(E) 72" HIGH, WOODEN GRAPESTAKE FENCE TO REMAIN, SLD.
1003	(N) 36" HIGH STONE VENEER RETAINING WALL, SLD.
1004	(N) METAL 42" HIGH AUTOMOBILE GATE & PEDESTRIAN DOOR, SLD.
1005	(N) WOOD MULCH, SLD.
1006	(N) PLANTING AREA, SLD.
1007	(N) GRAVEL, SLD.
1008	(N) STONE PAVING, SLD.
1010	(N) PAINTED METAL RETAINING WALL, 36" HIGH, SLD.
1011	(N) PAINTED METAL RISERS W/ SAND SET STONE TREADS
1012	(N) METAL HANDRAIL
1013	(N) SAND SET PAVER WALKWAYS
1015	(N) SAND SET STONE
1016	(N) 60" HIGH STONE VENEER WALL, SLD.
1017	(N) DOG WASH AREA, SLD.
1018	(N) 72"X72" SPA W/ SPILL WALL; MECHANICAL EQUIPMENT IN VAULT BELOW PAVERS, SLD.
1020	(N) SLATE ROOFING THROUGHOUT
1021	(N) OUTDOOR FIREPLACE APPLIANCE
1022	(N) 48" H WOOD SLAT FENCE AND GATE
1023	(N) PAINTED METAL RISERS W/ PLANTED TREADS
1024	(N) METAL GUARDRAIL AT DECK W/ METAL BAR AND CABLE RAILING. 42" HIGH A.F.F.
1025	HATCH INDICATES AREA OF (N) ROOF STRUCTURE.
1026	(E) LIGHTWELL TO REMAIN.
1027	(N) HEAT PUMP/AC UNIT.
1028	(N) 72" HIGH WOOD SLAT FENCE W/ PEDESTRIAN DOOR
1029	(E) FIREPLACE TO REMAIN
1030	(N) DECK W/ STONE PAVERS ATTACHED TO RESIDENCE. FINISH FLOOR TO MATCH UPPER LEVEL OF RESIDENCE.
1031	(N) METAL RETAINING WALL, 24" HIGH FROM LOWER SURFACE. TOP OF WALL @ +54.25 ELEVATION.
1032	(N) METAL RETAINING WALL, 24" HIGH FROM PLANTER. TOP OF WALL @ +56.1 ELEVATION.
1033	(E) RETAINING WALL TO REMAIN W/IN 6' RADIUS OF TREE TRUNK.
1034	(N) RETAINING WALL W/ METAL CLADDING.

EXISTING AND PROPOSED SITE COVERAGE CALCULATIONS

ALLOWED COVERAGE:

TOTAL LOT AREA:	5,762 SQ.FT.
BASE FLOOR AREA:	2,391 SQ.FT.
ALLOWED SITE COVERAGE:	526 SQ.FT.
DRIVEWAY PERMEABILITY BONUS:	230 SQ.FT.
TOTAL ALLOWED:	756 SQ.FT. 3

BREAKDOWN BASED ON ABOVE ALLOWANCES:

ALLOWED IMPERVIOUS	263 SQ.FT. (MAX.)
ALLOWED SEMI/FULLY PERMEABLE	263 SQ.FT. (MIN.) 3
DRIVEWAY BONUS	230 SQ.FT.
TOTAL	756 SQ.FT. 3

EXISTING SITE COVERAGE:

IMPERVIOUS:

DRIVEWAY	949 SQ.FT.
CONCRETE PAVING	633 SQ.FT. 2
PATIOS	421 SQ.FT. 2
WALKWAYS & STAIRS	836 SQ.FT.
LIGHT WELL	17 SQ.FT.
PLANTER WALLS	13 SQ.FT.
TOTAL EXISTING SITE COVERAGE	**2,869 SQ.FT. (50% OF LOT AREA)** 2

PROPOSED SITE COVERAGE:

IMPERVIOUS:

AC UNIT	12 SQ.FT.
FIREPLACE	3 14 SQ.FT.
SITE WALLS	102 SQ.FT.
SPA	56 SQ.FT.
SPA VAULT AND PAVERS (STONE)	36 SQ.FT.
WALKWAYS (STONE MORTAR SET)	21 SQ.FT.
SUBTOTAL IMPERMEABLE:	**3 242 SQ.FT. 2**

SEMI/FULLY PERMEABLE:

METAL STAIR RISERS W/ PAVER TREADS (SAND SET)	48 SQ.FT. 3
PAVERS (SAND SET)	229 SQ.FT. 2
SUBTOTAL PERMEABLE:	**277 SQ.FT.**

242 SQ.FT. IMPERMEABLE + 277 SQ.FT. PERMEABLE = 519 SQ.FT. SITE COVERAGE
519/2 = 260 SQ.FT.
PERMEABLE SUBTOTAL 277 SQ.FT. > 260 SQ.FT. 2

DRIVEWAY BONUS:

DRIVEWAY (GRAVEL)	77 SQ.FT.
DRIVEWAY (STONE)	153 SQ.FT.
SUBTOTAL DRIVEWAY:	**230 SQ.FT. (25.3%)**
TOTAL SITE COVERAGE	**756 SQ.FT. (13% OF LOT AREA)** 3

SITEPLAN LEGEND

- PROPERTY LINE
- AREA OF (E) ROOF TO BE REMOVED
- AREA OF (N) ROOF
- MULCH LANDSCAPING
- PLANTING AREA

SITEPLAN GENERAL NOTES

1. ACCESS TO HOT TUB EQUIPMENT; PUMPS SHALL BE LIMITED TO NOISE EMISSION STANDARD OF 60 DB OR 3 DB ABOVE AMBIENT, WHICHEVER IS GREATER, AS MEASURED FROM THE PROPERTY BOUNDARY
2. (N) HEAT PUMP / AC UNIT; EQUIPMENT SHALL BE LIMITED TO NOISE EMISSION STANDARD OF 60 DB OR 3 DB ABOVE AMBIENT, WHICHEVER IS GREATER, AS MEASURED FROM THE PROPERTY BOUNDARY

SITE COVERAGE LEGEND

- AC UNIT (IMPERVIOUS)
- CONCRETE DECK FOOTINGS (IMPERVIOUS)
- FIREPLACE (IMPERVIOUS)
- SITE WALLS (IMPERVIOUS)
- SPA (IMPERVIOUS)
- STONE PAVERS (IMPERVIOUS)
- WALKWAYS (IMPERVIOUS)
- SPACED DECKING (PERMEABLE)
- GRAVEL (PERMEABLE)
- PAVERS, SAND SET (PERMEABLE)
- EXEMPT SURFACES (INCLUDES MULCH, PLANTING, LIVEABLE AREA, SEE SITE PLAN)

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SCENIC 3
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LICENSED ARCHITECT
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C-38702
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PLANNING DELTA 1	3/6/2026
PLANNING DELTA 2	5/18/2026
PLANNING DELTA 3	5/26/2026

PROPOSED SITEPLAN

As indicated

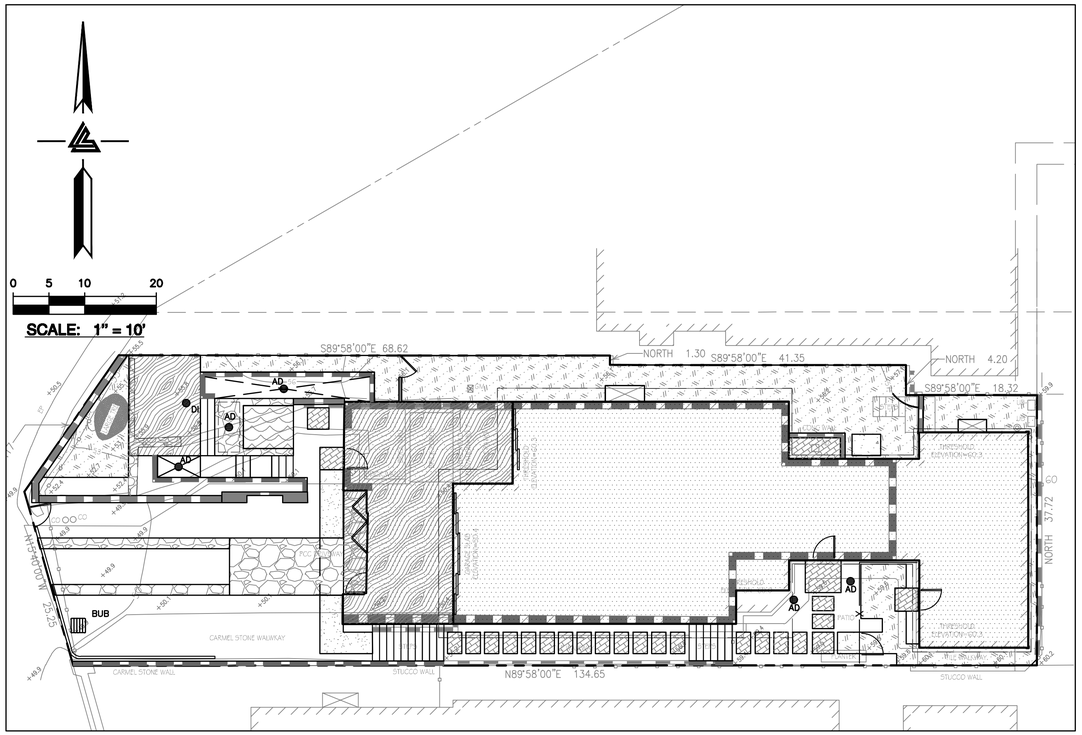
3B

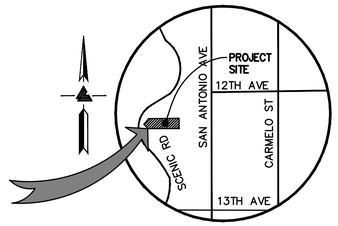
5/26/2026 11:52:31 AM

STROUGH PROPERTY
SCENIC ROAD 3 SE OF 12TH
CARMEL, CALIFORNIA

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RETAINING WALL
		LANDSCAPE RETAINING WALL
RW RW	RW RW	RAINWATER TIGHTLINE
SUB	SUB	SUBDRAIN LINE
TL	TL	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	SDP	STORM DRAIN PRESSURE LINE
P	SSP	SANITARY SEWER PRESSURE LINE
JT	JT	JOINT TRENCH
		SET BACK LINE
		CONCRETE VALLEY GUTTER
		EARTHEN SWALE
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
		CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
		FIRE HYDRANT
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	STREET SIGN
		SPOT ELEVATION
		FLOW DIRECTION
	D	DEMOLISH/REMOVE
		BENCHMARK
200	200	CONTOURS
	XX" TREE	TREE TO BE REMOVED
	TP	TREE PROTECTION FENCING





VICINITY MAP
NTS

OWNER'S INFORMATION

OWNER:
ALEX STROUGH
1465 RANCHO VIEW DRIVE
LAFAYETTE, CA

APN: 010-292-011-000

REFERENCES

THIS **GRADING AND DRAINAGE** PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LUCIDO SURVEYORS, ENTITLED;
   "TOPOGRAPHIC SITE SURVEY"
   SCENIC ROAD
   CARMEL, USA
   DATED: OCTOBER 2025
   JOB#: 3735
2. SITE PLAN BY SUTRO ARCHITECTS ENTITLED:
   "SCENIC 3"
   SCENIC 3, SE, 12TH
   CARMEL-BY-THE-SEA, USA
3. LANDSCAPE PLAN BY ARTTERA LANDSCAPE ARCHITECTS, ENTITLED
   "CARMEL RESIDENCE"
   SCENIC ROAD, 3 SE OF 12TH
   CARMEL, USA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ABBREVIATIONS

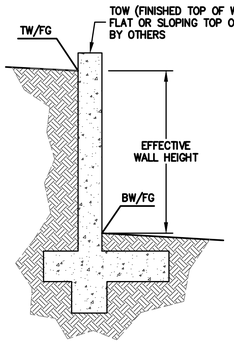
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
		O.C.	ON CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
℄	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
		PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	ℙ	PROPERTY LINE
COTG	CLEANOUT TO GRADE	PP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT or –TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	R	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RIM	RIM ELEVATION
DI	DECK INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	EACH	S	SLOPE
EC	END OF CURVE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EG	EXISTING GRADE	SAN	SANITARY
EL	ELEVATIONS	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EQ	EQUIPMENT	SHT	SHEET
EW	EACH WAY	S.L.D.	SEE LANDSCAPE DRAWINGS
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
FH	FIRE HYDRANT	ST.	STREET
FL	FLOW LINE	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
G	GAS	STRUCT	STRUCTURAL
GA	GAGE OR GAUGE	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	TOW	TOP OF WALL
		TEMP	TEMPORARY
HORIZ	HORIZONTAL	TP	TOP OF PAVEMENT
HI PT	HIGH POINT	TW/FG	TOP OF WALL/FINISH GRADE
H&T	HUB & TACK	TYP	TYPICAL
ID	INSIDE DIAMETER	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JB	JUNCTION BOX	VERT	VERTICAL
JT	JOINT TRENCH	W/	WITH
JP	JOINT UTILITY POLE	W, WL	WATER LINE
L	LENGTH	WM	WATER METER
LNDG	LANDING	WWF	WELDED WIRE FABRIC

RETAINING WALL NOTES

1. TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
2. DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
3. REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
4. REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
5. ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
6. SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
7. PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.

KEY MAP

1" = 10'



ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	20	15	35
FILL	0	10	10
EXPORT			25

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

BENCHMARK NOTE:

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

SURVEY NOTES:

1. BOUNDARY LOCATION SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS. CORNER RECORD 2625 WAS FILED IN JANUARY OF 2024. A RECORD OF SURVEY IS IN THE SUBMITTAL PROCESS WITH THE COUNTY.
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 NECESSARILY BE SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTRUES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP OUTS, BULL NOSE CORNERS, ECT. 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 ULTILTIY 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 2022 AND JULY OF 2025.

NOTE:
THIS IS A PRELIMINARY CIVIL SET. THE PERMIT LEVEL CIVIL SEST WILL INCLUDE EROSION CONTROL, AND DETIALING.

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

1-800-642-2444 CALL BEFORE YOU DIG 811 UNDERGROUND SERVICE ALERT

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING
(510)887-4086 EXT 116.
aabaya@leabraze.com

SHEET INDEX

4A	C-1.0	PRELIMINARY TITLE SHEET
4B	C-1.1	PRELIMINARY DEMOLITION PLAN
4C	C-2.0	PRELIMINARY GRADING & DRAINAGE PLAN
4D	BMP-1	BEST MANAGEMENT PRACTICES
4E	BMP-1	BEST MANAGEMENT PRACTICES
1 4F	EX-1	PRELIMINARY CUT AND FILL EXHIBIT

REGISTERED PROFESSIONAL ENGINEER JAMES TORA No. 63127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

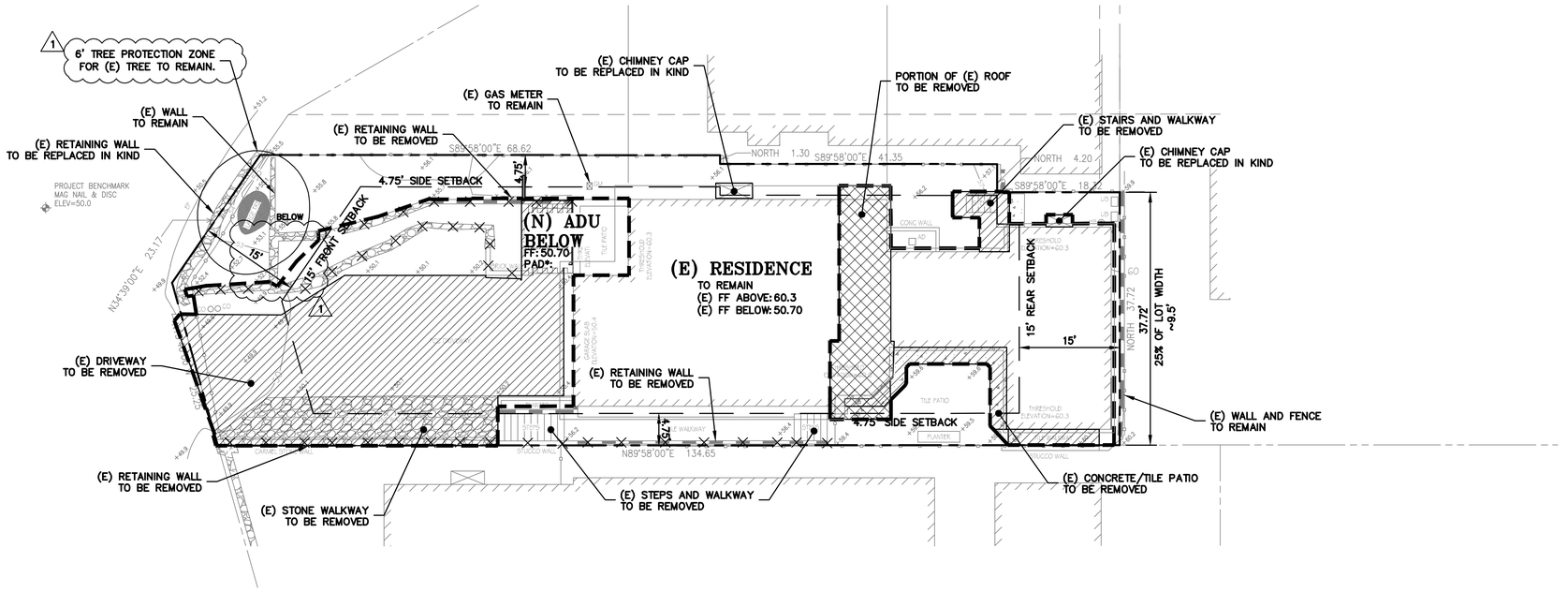
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

STROUGH PROPERTY
SCENIC ROAD 3 SE OF 12TH
CARMEL, CALIFORNIA
APN: 010-292-011-000
MONTERY COUNTY

PRELIMINARY TITLE SHEET

1 PC COMMENTS 03-06-26	GM
REVISIONS	BY
JOB NO:	2252223
DATE:	12-04-25
SCALE:	AS NOTED
DESIGN BY:	GM
CHECKED BY:	ZA

SHEET NO: C-1.0
4A
1



0 5 10 20

SCALE: 1" = 10'

DEMOLITION LEGEND

- REMOVE (E) HARDSCAPE
- REMOVE (E) BUILDINGS AND STRUCTURES
- LIMIT OF DEMOLITION
- TEMPORARY ORANGE MESH CONSTRUCTION FENCING
- REMOVE (E) FENCE, GATE, GATE POSTS AND WALLS
- CLEAR & GRUB

CONTRACTOR SHALL OBTAIN ALL REQUIRED DEMOLITION PERMITS

REFER TO LANDSCAPE PLANS FOR TREES TO BE REMOVED

NOTE:
REFER TO EROSION CONTROL SHEET ER-1 THRU ER-2 FOR FURTHER INFORMATION.

CALL BEFORE YOU DIG 811 1-800-642-2444 UNDERGROUND SERVICE ALERT

NOTE:
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REGISTERED PROFESSIONAL ENGINEER JAMES TORY No. 63127 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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STROUGH PROPERTY
SCENIC ROAD 3 SE OF 12TH
CARMEL, CALIFORNIA

APN: 010-292-011-000

MONTERY COUNTY

PRELIMINARY DEMOLITION PLAN

–	–
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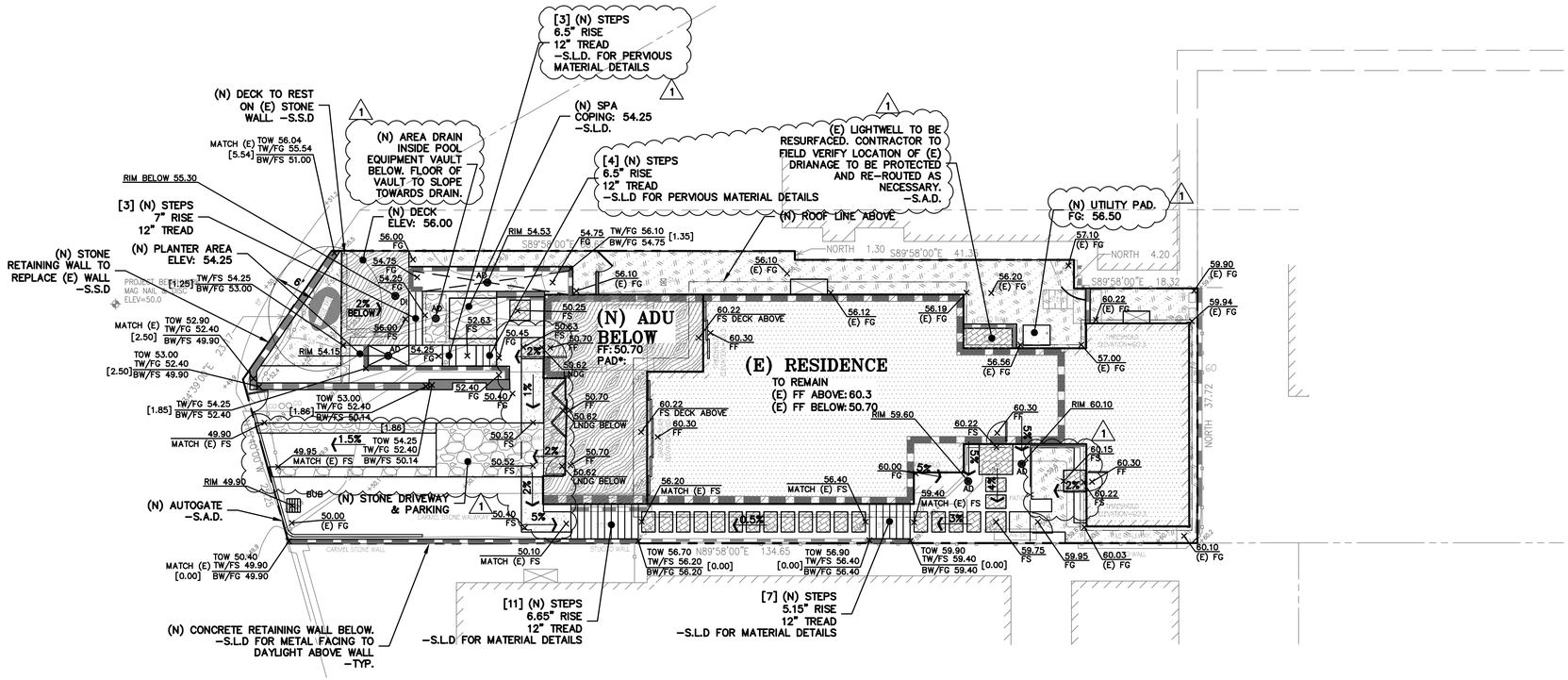
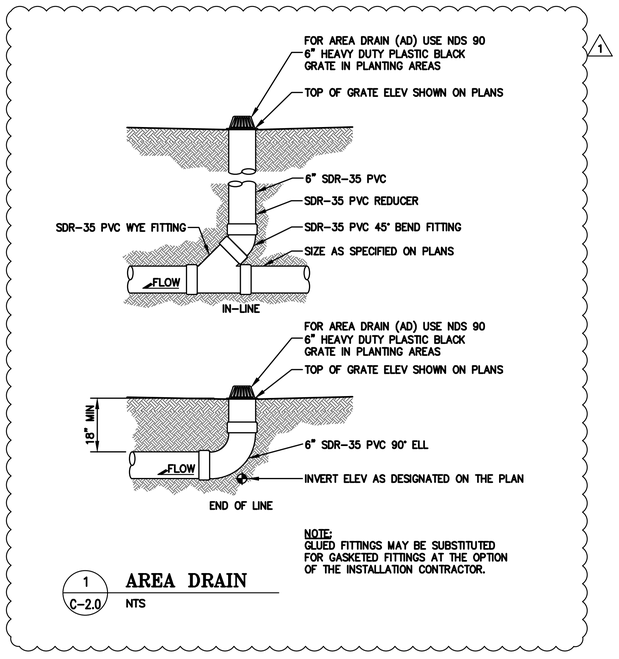
1 PC COMMENTS 03-06-26	GM
REVISIONS	BY
JOB NO:	2252223
DATE:	12-04-25
SCALE:	AS NOTED
DESIGN BY:	GM
CHECKED BY:	ZA

SHEET NO: C-1.1

4B





1 C–2.0 **AREA DRAIN**
NTS

HATCH LEGEND

- WOOD
- COMPACTED GRAVEL
- SAND SET PAVERS
- LANDSCAPE MULCH
- STONE PAVING
- WATER FEATURE

NOTE:
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WWW.LEABRAZE.COM

STROUGH PROPERTY
SCENIC ROAD 3 SE OF 12TH
CARMEL, CALIFORNIA
APN: 010–292–011–000
MONTEREY COUNTY

PRELIMINARY GRADING & DRAINAGE PLAN

–	–
–	–
–	–
–	–
1 PC COMMENTS 03–06–26	GM
REVISIONS	BY
JOB NO:	2252223
DATE:	12–04–25
SCALE:	AS NOTED
DESIGN BY:	GM
CHECKED BY:	ZA

SHEET NO: C–2.0

4C

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).



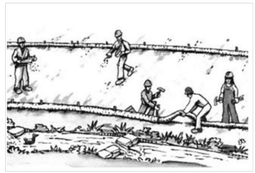
EQUIPMENT MANAGEMENT & SPILL CONTROL

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 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.

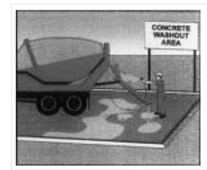


PAVING/ASPHALT WORK

- ❑ 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.

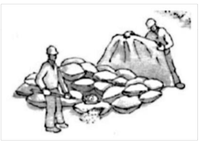
Sawcutting & Asphalt/Concrete Removal

- ❑ 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, 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.



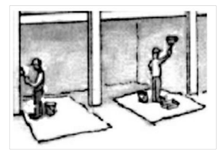
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ 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

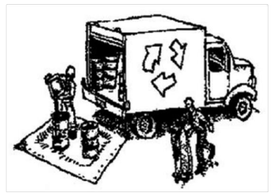
- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the 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.

* 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!

LAS MEJORES PRÁCTICAS DE CONSTRUCCIÓN

Los proyectos de construcción deben implementar las Mejores Prácticas de Construcción dadas en esta página, ya que son pertinentes a su proyecto todo el año.



MANEJO DE MATERIALES Y RESIDUOS

Materiales no peligrosos

- ❑ Haga un borde alrededor y cubra con lonas impermeables las pilas de arena, tierra u otros materiales de construcción cuando haya pronóstico de lluvia o si no se están usando activamente. Para mejor resultado, esto debería hacerse diariamente al final del día de trabajo durante toda la construcción cuando sea posible.
- ❑ Use (pero no abuse) agua reclamada para controlar el polvo.

Materiales peligrosos

- ❑ Póngales etiqueta con nombre a todos los materiales y residuos peligrosos (como pesticidas, pintura, diluyentes, solventes, gasolina, aceite y anticongelante) de acuerdo con las reglamentaciones de la ciudad, del condado, del estado y federales.
- ❑ Ponga los materiales y residuos peligrosos en contenedores que no pierdan, póngalos luego en contenedores secundarios apropiados y cúbralos después de cada día de trabajo, o durante la temporada lluviosa, o cuando se haya pronosticado lluvia.
- ❑ Al aplicar los materiales peligrosos, siga las instrucciones del fabricante y tenga cuidado de no usar más de lo necesario. No aplique productos químicos en el exterior cuando se haya pronosticado lluvia en las próximas 24 horas.
- ❑ Asegúrese de deshacerse apropiadamente de todos los residuos peligrosos.

Entradas y perímetros de los sitios de construcción

- ❑ Establezca y mantenga control efectivo de los perímetros y estabilice todas las entradas y salidas del sitio de construcción para controlar suficientemente la erosión y la descarga de sedimentos del sitio para que no salgan del sitio.
- ❑ Barra o aspire inmediatamente lo que haya pasado a la calle y controle la fuente de origen para prevenir que siga sucediendo. Nunca lave con manguera las calles para limpiar lo que haya sido acarreado o llevado del sitio de construcción.

Gestión de residuos

- ❑ El Código de Construcción Ecológica de California requiere que todos los proyectos permitidos de construcción, demolición y adiciones o alteraciones, residenciales o no residenciales, reciclen o salven un mínimo del 65% de los materiales de construcción no peligrosos del proyecto.
- ❑ Cubra los contenedores de residuos de manera segura con lonas impermeables al término de cada día de trabajo y durante el tiempo de lluvias.
- ❑ Limpie o reemplace los excusados portátiles e inspecciónelos con frecuencia para ver que no pierdan o se derramen. Incorpore contención secundaria y colóquela lejos de los desagües de aguas pluviales.
- ❑ Deshágase de los residuos líquidos de pintura, solventes, colas y líquidos de limpieza como materiales peligrosos (la compañía de Gestión de Residuos Monterey Regional Waste Management District, tiene una planta para residuos peligrosos del hogar que acepta estos artículos).



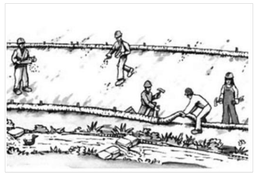
MANEJO DEL EQUIPO Y CONTROL DE DERRAMES

Mantenimiento y estacionamiento

- ❑ Designe un área especial, usando técnicas apropiadas de control de polución, para estacionar los vehículos y el equipo, y para almacenamiento.
- ❑ Realice las tareas mayores de mantenimiento, los trabajos de reparación y el lavado de vehículos y equipos fuera del sitio de construcción.
- ❑ Si es necesario ponerle gasolina a un vehículo o hacer reparaciones en el sitio, trabaje en un área bordeada, alejada de los desagües pluviales y sobre una bandeja de goteo de tamaño suficiente para contener los líquidos peligrosos que se derramen. Recicle o deshágase de los líquidos como materiales peligrosos.
- ❑ Si es necesario lavar los vehículos o equipos en el sitio de construcción, límpielos sólo con agua, en un área contenida que no permita que el agua de enjuague llegue a cunetas, calles, desagües de aguas pluviales o superficies acuáticas (lagos, arroyos, etc.).
- ❑ No lave vehículos o equipos en el sitio de construcción usando jabones, solventes, desengrasadores, equipo de limpieza en seco, etc.
- ❑ La protección del conducto de entrada es el último punto de defensa de derrames. Desagües/entradas que reciben aguas pluviales deben ser cubiertos o de otra manera protegidos contra sedimentos, tierra, barro u otras basuras, o contra descargues ilícitos, y debe incluir el control de canaletas y la filtración, donde sea pertinente, de manera que no obstruya el tránsito o la seguridad.

Prevención y control de derrames

- ❑ Mantenga a mano en el sitio de construcción, en todo momento, los materiales para limpiar derrames (trapos, absorbentes, etc.).
- ❑ Inspeccione frecuentemente los vehículos y equipos para descubrir pérdidas de fluidos y repárelas inmediatamente. Use bandejas de goteo para recoger el líquido de la pérdida hasta que pueda hacer las reparaciones.
- ❑ Limpie los derrames o pérdidas inmediatamente y deshágase apropiadamente de los materiales de limpieza (vea las guías del *Monterey Regional Waste Management District* para ver los materiales peligrosos aceptados como desperdicio).
- ❑ No lave con manguera las superficies donde se hayan volcado líquidos. Use métodos en seco (materiales absorbentes, aserrín de cajas sanitarias para gatos, o trapos).
- ❑ Barra inmediatamente los materiales secos que se hayan desparramado. No trate de deshacerse de ellos usando agua, ni de enterrarlos.
- ❑ Limpie los derrames en la tierra excavando la tierra contaminada y deshaciéndose correctamente de ella (vea las guías del *Monterey Regional Waste Management District* sobre el criterio para aceptar tierra contaminada).
- ❑ Comunique inmediatamente cualquier derrame significativo. La ley obliga comunicar todos los derrames de materiales peligrosos, incluyendo el petróleo. Para comunicar un derrame: llame al 911.



TRABAJO EN LA TIERRA Y SUELOS CONTAMINADOS

Control de erosión

- ❑ Planee trabajo de nivelación y excavación sólo cuando no vaya a llover.
- ❑ Estabilice todas las áreas desnudas, instale y mantenga control de erosión provisorio (como tela de control de erosión o matriz de tejido pegado) hasta que se haya establecido la vegetación.
- ❑ Plante semillas o plantas para control de erosión en superficies en declive o donde no se planee la construcción inmediata.

Control de sedimento

- ❑ Proteja las rejillas de los desagües de aguas pluviales, las cunetas, canales y cursos de drenaje, usando apropiadas técnicas de control de polución, como bolsas con grava, rollos de fibras, bordes, etc.
- ❑ Prevenga que los sedimentos migren fuera del sitio instalando y manteniendo controles de sedimentos, como rollos de fibra, cerca de sedimentos o estanques de sedimentos.
- ❑ Mantenga la tierra que se haya excavado en el sitio de construcción en un lugar donde no pueda ser acarreada a la calle.
- ❑ Transfiera a los camiones los materiales excavados, en el sitio mismo de construcción y no en la calle.
- ❑ Si se observan cualquiera de las siguientes condiciones, analice la tierra para descubrir contaminación y comuníquese con la Junta Regional de Control de Calidad del Agua y con el inspector municipal local:
  - Condiciones inusuales en la tierra, descoloramiento u olor.
  - Tanques enterrados abandonados.
  - Pozos de agua abandonados.
  - Barriles, basuras o residuos enterrados.



TRABAJO CON PAVIMENTO/ASFALTO

- ❑ Evite pavimentar o recubrir pavimento en temporada de lluvias, o cuando se haya pronosticado lluvia para antes que el nuevo pavimento haya tenido tiempo de secarse.
- ❑ Cubra las rejillas de los desagües de aguas pluviales y las bocas de sumideros antes de aplicar la capa de sellado, capa ligante, capa de lechada *(slurry seal)*, capa final fluida, etc.
- ❑ Junte y recicle o deshágase apropiadamente del exceso de grava o arena abrasivas. NO las barra ni las empuje con agua a los desagües de aguas pluviales.
- ❑ No use agua para lavar pavimento de concreto y asfalto fresco.

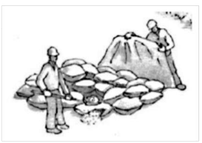
Cortando con sierra y removiendo asfalto/concreto

- ❑ Cubra completamente o erija una barrera alrededor de las rejillas de desagües de aguas pluviales cuando corte con sierra. Use tela de filtro, filtros en las bocas de admisión, o bolsas de grava para evitar que la lechada entre en el sistema de desagües pluviales.
- ❑ Proteja las entradas de desagües de aguas pluviales, canaletas, cunetas y cursos de drenaje con las mejores prácticas de control, como bolsas de grava, filtros de entrada, bordes, etc.
- ❑ Levante con pala, absorba o aspire la lechada producida por la sierra y deshágase de todos los residuos tan pronto como haya finalizado en un sitio, o al terminar cada día de trabajo (¡lo que ocurra antes!).
- ❑ Si la lechada producida por la sierra entra en un sumidero, límpielo inmediatamente.



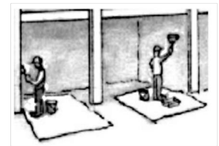
APLICACIÓN DE CONCRETO, LECHADA DE CEMENTO Y ARGAMASA

- ❑ Guarde el concreto, la lechada de cemento y la argamasa cubiertos, en paletas y alejados de las áreas de desagüe. Estos materiales nunca deben llegar a los desagües pluviales.
- ❑ Lave el concreto del equipo y de los camiones fuera del sitio de construcción o en un área contenida, para que no descarguen en la tierra subyacente o en las áreas de alrededor. Deje secar el concreto y deshágase de él como basura.
- ❑ Junte el agua con la que lavó el concreto de agregado expuesto y deshágase de ella apropiadamente fuera del sitio de construcción.



MATERIALES DE JARDINERÍA

- ❑ Contenga los materiales de jardinería ya apilados manteniéndolos cubiertos con lonas impermeables cuando no estén en uso activo.
- ❑ Ponga sobre paletas los materiales de jardinería que puedan sufrir erosión. Cubra o guarde esos materiales cuando no sean activamente usados o aplicados.
- ❑ No continúe aplicando cualquier material de jardinería que pueda sufrir erosión por lo menos dos días antes de una lluvia pronosticada o durante tiempo lluvioso.



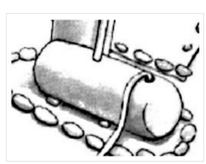
PINTANDO Y REMOVIENDO PINTURA

Limpieza después de pintar

- ❑ Nunca lave los pinceles ni enjuague los tarros de pintura en la calle, en las cunetas, desagües pluviales o superficies de aguas (arroyos, lagos, etc.).
- ❑ Al terminar de usar pinturas a base de agua, pinte lo más que pueda con la última pintura en el pincel. Enjuague los pinceles en un desagüe a las cloacas una vez que haya obtenido el permiso de las autoridades locales del sistema de tratamiento de aguas negras. Nunca eche pintura en un desagüe.
- ❑ Usando pinturas a base de aceite, pinte lo más que pueda con la última pintura en el pincel y limpie el pincel con diluyente o solvente en un envase apropiado. Filtre y vuelva a usar los diluyentes y solventes. Deshágase del residuo y del diluyente/solvente como desechos peligrosos.

Removiendo pintura

- ❑ Los residuos de productos químicos para remover pintura y los trozos y el polvo de pinturas marinas o de pinturas que contienen plomo o tributylin, deben ser desechados como residuos peligrosos.
- ❑ Los trozos de pintura y el polvo de productos no peligrosos y removidos en seco o con ráfagas de arena pueden ser barridos o juntados en tela de plástico y echados a la basura.

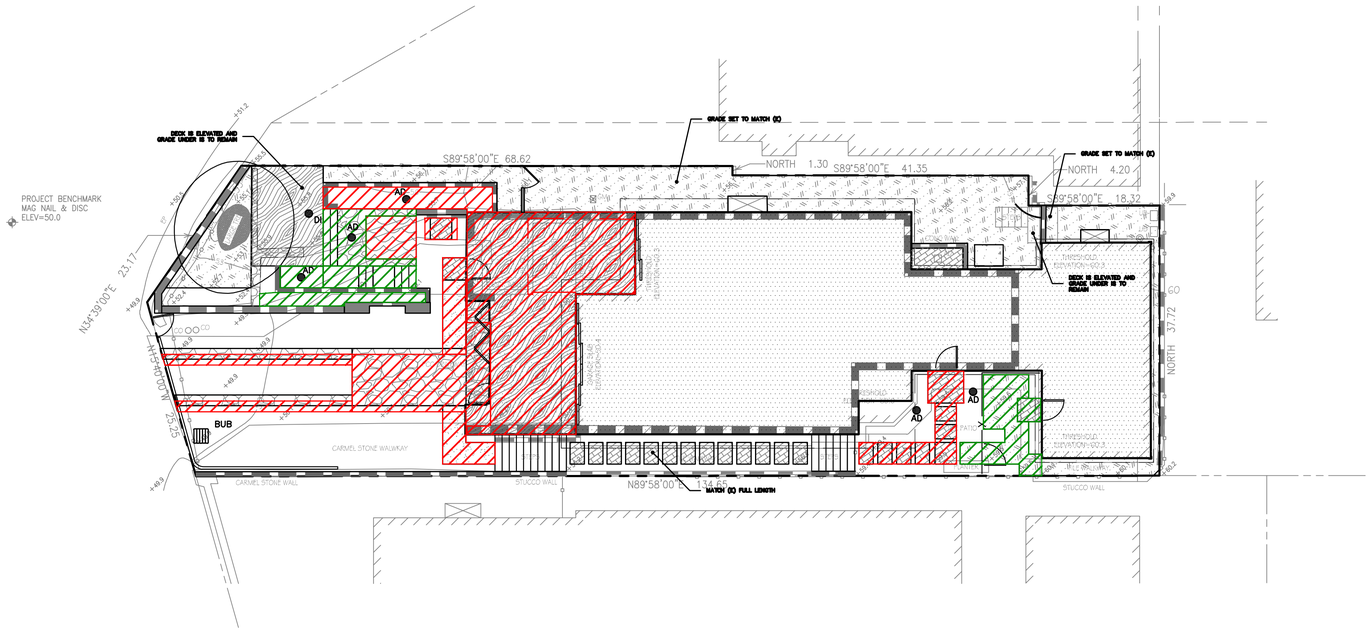


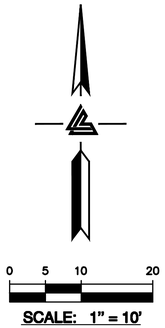
EXTRACCIÓN DEL AGUA

- ❑ Controle efectivamente toda el agua que corra al sitio, o dentro del sitio y la que corra hacia afuera originada en el sitio.
- ❑ Desvíe toda el agua que venga hacia el sitio para que no llegue a las áreas disturbadas o de alguna otra manera asegúrese de proteger la calidad del agua para cumplir con las ordenanzas.
- ❑ Al extraer el agua, notifique y obtenga el permiso de la municipalidad local antes de descargar agua en la cuneta de una calle o en un desagüe de aguas pluviales. Puede que se requiera filtración, o desvío a través de un depósito, tanque o entrampe de sedimento y/o puede ser requerida la descarga en un desagüe cloacal.
- ❑ En las áreas que se saben contaminadas, se requiere análisis antes de volver a usar o descargar el agua subterránea. Consulte con el ingeniero y el personal municipal para determinar si es necesario el análisis y cómo interpretar los resultados. El agua subterránea contaminada debe ser tratada o acarreada fuera del sitio para su eliminación apropiada.

* Adoptado con el permiso del Programa de Prevención de Polución del Agua del Condado de San Mateo.

¡QUIENES CONTAMINEN LOS DESAGÜES DE AGUAS PLUVIALES PUEDEN RECIBIR MULTAS DE HASTA $10,000 POR DÍA!





EARTHWORKS LEGEND

AREA OF CUT

AREA OF FILL

ESTIMATED EARTHWORK QUANTITIES			
CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	**20**	**15**	35
FILL	**0**	**10**	10
EXPORT			25
NOTE:			
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.			

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

REGISTERED PROFESSIONAL ENGINEER
JAMES TORY
No. 63127
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

STROUGH PROPERTY
SCENIC ROAD 3 SE OF 12TH
CARMEL, CALIFORNIA

MONTERY COUNTY APN: 010-292-011-000

PRELIMINARY CUT AND FILL EXHIBIT

–	–
–	–
–	–
–	–
1 PC COMMENTS 03-06-26	GM
REVISIONS	BY
JOB NO:	2252223
DATE:	12-04-25
SCALE:	AS NOTED
DESIGN BY:	GM
CHECKED BY:	ZA

SHEET NO: EX-1

4F 1

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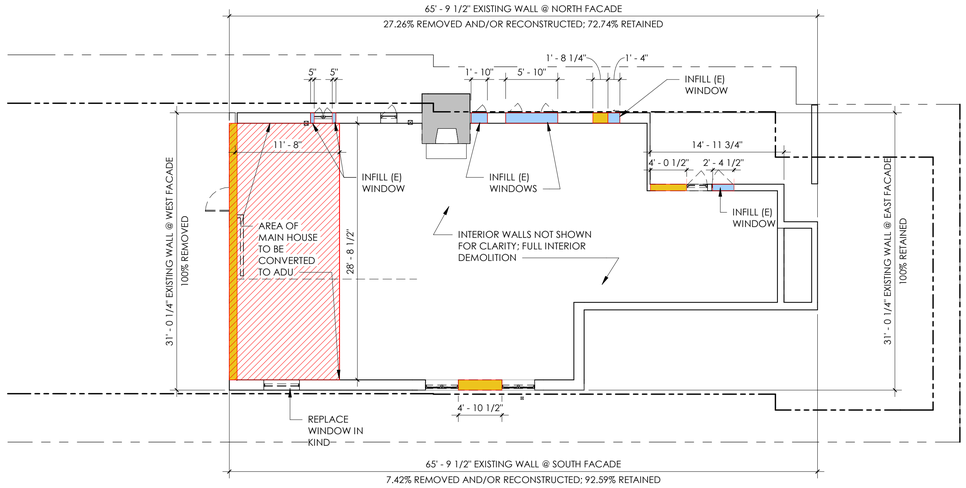
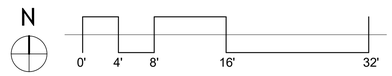


1 EXISTING BASEMENT LEVEL FLOOR PLAN
1/8" = 1'-0"



LEVEL 1

A. NORTH FACADE
65'-9 1/2" EXISTING WALL; 5'-8 3/4" WALL TO BE REMOVED; 12'-2 1/2" TO BE RECONSTRUCTED
= 27.26% REMOVED AND/OR RECONSTRUCTED

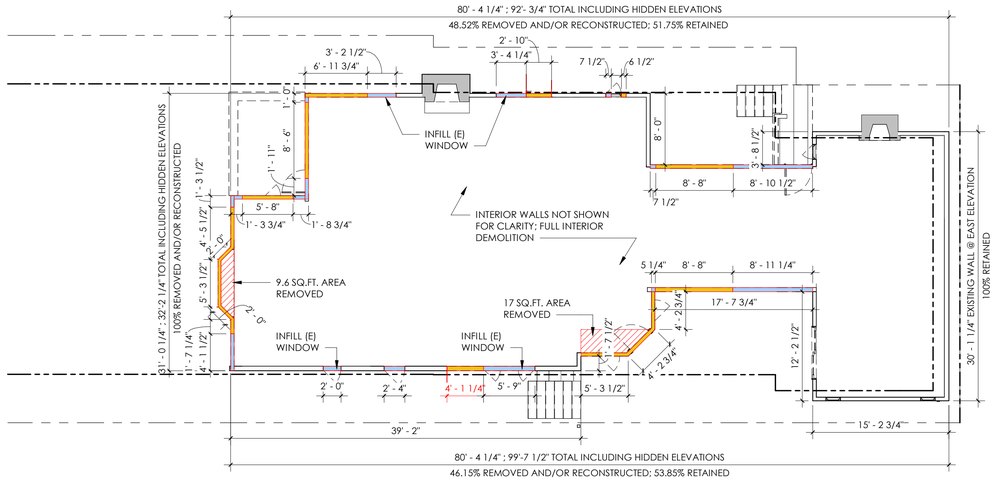
B. EAST FACADE
31'-1/4" EXISTING WALL, 0'-0" TO BE REMOVED; 0'-0" TO BE RECONSTRUCTED
= 0% REMOVED AND/OR RECONSTRUCTED

C. SOUTH FACADE
65'-9 1/2" EXISTING WALL; 4'-10 1/2" WALL TO BE REMOVED; 0'-0" TO BE RECONSTRUCTED
= 7.41% REMOVED AND/OR RECONSTRUCTED

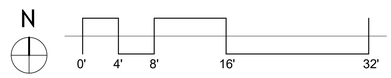
D. WEST FACADE
31'-1/4" EXISTING WALL; 31'-1/4" TO BE REMOVED; 0'-0" TO BE RECONSTRUCTED
= 100% REMOVED AND/OR RECONSTRUCTED

LINEAL LEVEL 1 EXISTING WALLS: 193'-7 1/2"
LINEAL LEVEL 1 REMOVED WALLS: 41'-7 1/2"
LINEAL LEVEL 1 RECONSTRUCTED WALLS: 12'-2 1/2"

% REMOVED AND/OR RECONSTRUCTED @ LEVEL 1: 27.8%



2 EXISTING LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



LEVEL 2

A. NORTH FACADE
92'-3/4" EXISTING WALL; 24'-8 1/4" WALL TO BE REMOVED; 19'-8 3/4" RECONSTRUCTED
= 48.25% REMOVED AND/OR RECONSTRUCTED

(E) WALL - 80'-4 1/4" + 8'-0" + 3'-8 1/2" = 92'-3/4"
TO BE REMOVED - 5'-8" + 6'-11 3/4" + 2'-10" + 6 1/2" + 8'-8" = 24'-8 1/4"
TO BE RECONSTRUCTED - 1'-3 3/4" + 1'-8 3/4" + 3'-2 1/2" + 3'-4 1/4" + 7 1/2" + 7 1/2" + 8'-10 1/2" = 19'-8 3/4"

B. EAST FACADE
30'-1 1/4" EXISTING WALL; 0'-0" WALL TO BE REMOVED; 0'-0" RECONSTRUCTED
= 0% REMOVED AND/OR RECONSTRUCTED

C. SOUTH FACADE
99'-7 1/2" EXISTING WALL; 26'-6 1/4" WALL TO BE REMOVED; 19'-5 1/2" RECONSTRUCTED
= 46.15% REMOVED AND/OR RECONSTRUCTED

(E) WALL - 39'-2" + 1'-7 1/2" + 5'-3 1/2" + 4'-2 3/4" + 4'-2 3/4" + 17'-7 3/4" + 12'-2 1/2" +15'-2 3/4" = 99'-7 1/2"
TO BE REMOVED - 4'-1 1/4" + 5'-3 1/2" + 4'-2 3/4" + 4'-2 3/4" + 8'-8" = 26'-6 1/4"
TO BE RECONSTRUCTED - 2'-0" + 2'-4" + 5'-9" + 5 1/4" + 8'-11 1/4" = 19'-5 1/2"

D. WEST FACADE
32-2 1/4" EXISTING WALL; 23'-10 1/4" WALL TO BE REMOVED; 8'-4" RECONSTRUCTED
= 100% REMOVED AND/OR RECONSTRUCTED

(E) WALL - 4'-1 1/2" + 1'-7 1/4" + 2' + 5'-3 1/2" + 2' + 4'-5 1/2" + 1'-3 1/2" + 1'-1" + 8'-6" + 1' = 32'-2 1/4"
TO BE REMOVED - 1'-7 1/4" + 2' + 5'-3 1/2" + 2' + 4'-5 1/2" + 8'-6" = 23'-10 1/4"
TO BE RECONSTRUCTED - 4'-1 1/2" + 1'-3 1/2" + 1'-1 1" + 1'-0" = 8'-4"

LINEAL L2 EXISTING WALLS: 253'-11"
LINEAL L2 REMOVED WALLS: 75'-3/4"
LINEAL L2 RECONSTRUCTED WALLS: 47'-6 1/4"
% REMOVED AND/OR RECONSTRUCTED @ LEVEL 2: 48.27%

DEMOLITION CALCULATIONS - EXTERIOR WALLS LINEAL FOUNDATION MEASUREMENTS

LINEAR FOOTAGE OF EXTERIOR WALLS

HORIZONTAL ELEMENTS	(E) LENGTH	REMOVED	RECONSTRUCTED	% REMOVED AND/OR RECONSTRUCTED	% RETAINED
A. NORTH FACADE					
LEVEL 1	65'-9 1/2"	5'-8 3/4"	12'-2 1/2"	27.26%	**72.74%**
LEVEL 2	92'-3/4"	24'-8 1/4"	19'-8 3/4"	48.25%	**51.75%**
B. EAST FACADE					
LEVEL 1	31'-1/4"	0'-0"	0'-0"	0%	**100%**
LEVEL 2	30'-1 1/4""	0'-0"	0'-0"	0%	**100%**
C. SOUTH FACADE					
LEVEL 1	65'-9 1/2"	4'-10 1/2"	0'-0"	7.41%	**92.59%**
LEVEL 2	99'-7 1/2"	26'-6 1/4"	19'-5 1/2"	46.15%	**53.85%**
C. WEST FACADE					
LEVEL 1	31'-1/4"	31'-1/4"	0'-0"	100%	**0%**
LEVEL 2	32-2 1/4"	23-10 1/4"	8'-4"	100%	**0%**
LINEAL TOTAL	**447'-7 1/4"**	**116'-8 1/4"**	**59'-8 3/4"**	**39.41%**	**60.59%**

<50% REMOVED/REPLACED
>50% RETAINED

DEMOLITION AREA - KEY

- EXISTING WALLS & PARTITIONS TO REMAIN
- WALLS TO BE RECONSTRUCTED 1
- WALLS TO BE REMOVED. THIS INCLUDES AREAS OF EXISTING WALL REMOVED FOR PROPOSED WINDOWS/DOORS.
- EXISTING FOUNDATION TO REMAIN
- EXISTING FOUNDATION TO BE REMOVED.
- EXISTING AREA TO REMAIN
- EXISTING AREA TO BE REMOVED.
- EXISTING INTERIOR LOAD BEARING PARTITION TO REMAIN
- EXISTING INTERIOR LOAD BEARING PARTITION TO BE REMOVED

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
1055 Post Street, San Francisco, CA 94109

SCENIC 3
SCENIC 3, SE. 12TH CARMEL BY-THE SEA, CA

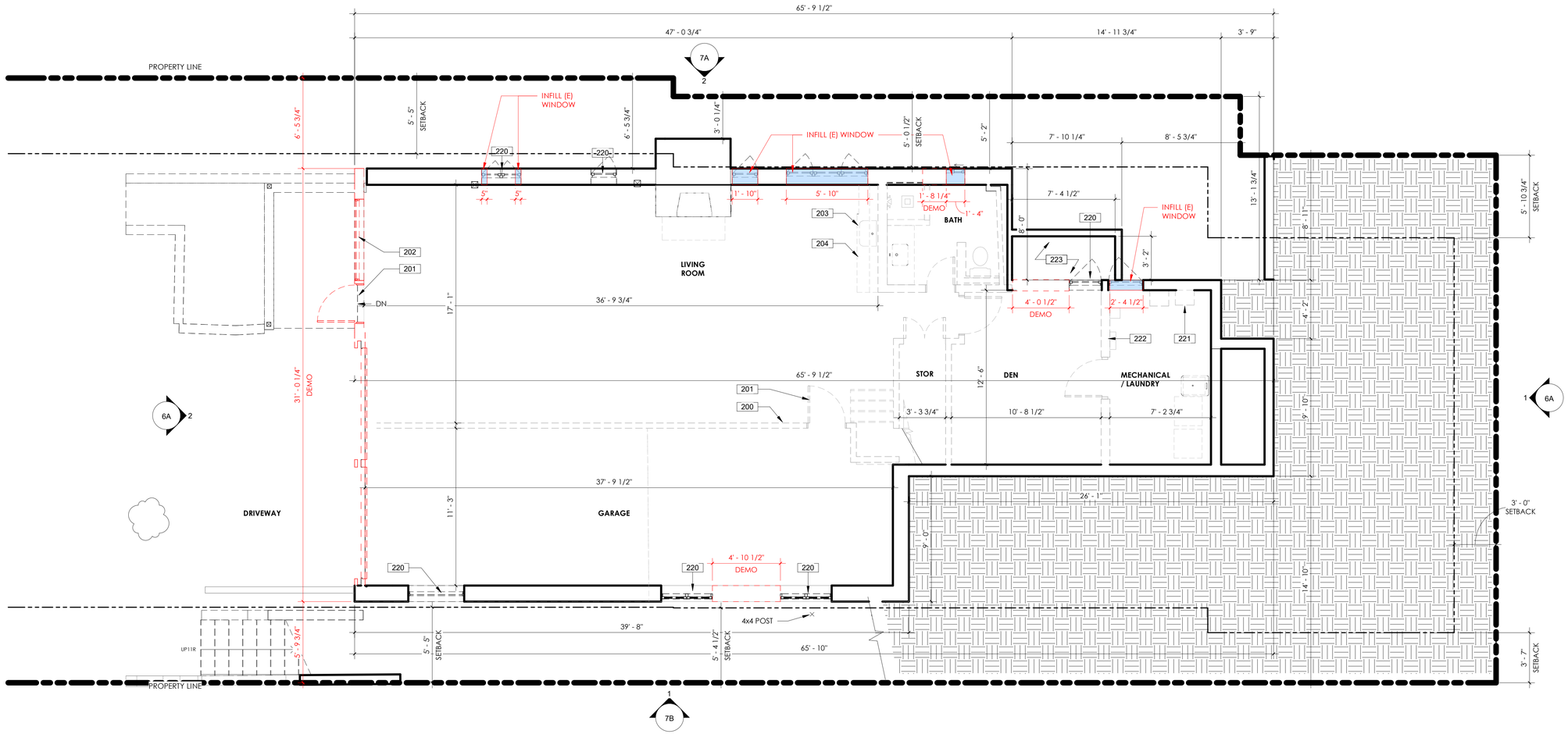
LICENSED ARCHITECT
STEPHEN R SUTRO
C-30702
2025.02.28
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL	12/5/2025
PLANNING DELTA 1	3/6/2026

DEMO CALCULATIONS

As indicated

5A



1 EXISTING/DEMO BASEMENT LEVEL FLOOR PLAN
1/4" = 1'-0"

N

0' 2' 4' 8' 16'

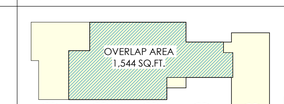
DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMOLITION KEYNOTES

200	REMOVE (E) WALL, TYP
201	REMOVE (E) DOOR, TYP
202	REMOVE (E) WINDOW, TYP
203	REMOVE (E) PLUMBING FIXTURES AND ROUGH PLUMBING
204	REMOVE (E) CABINETRY
220	REPLACE (E) DOOR OR WINDOW
221	DEMOLISH ALL (E) MECHANICAL EQUIPMENT
222	DEMOLISH (E) ELECTRICAL PANEL
223	EXISTING LIGHTWELL TO REMAIN

FLOOR AREA TABLE



EXISTING WALL CALCULATION

1

LEVEL 1 EXTERIOR WALLS:
72.2% TO REMAIN
27.8% TO BE REMOVED AND/OR RECONSTRUCTED

LEVEL 2 EXTERIOR WALLS:
63.39% TO REMAIN
48.27% TO BE REMOVED AND/OR RECONSTRUCTED

NOTE: 100% EXISTING INTERIOR WALLS TO BE REMOVED

WALL LEGEND

- PROPERTY LINE
- SETBACK LINE 1
- EXISTING INTERIOR ELEMENTS TO BE DEMOLISHED
- EXISTING EXTERIOR WALLS TO BE DEMOLISHED
- EXISTING EXTERIOR WALLS TO BE RECONSTRUCTED OR EXISTING WINDOWS TO BE INFILLED WHERE NOTED
- EXISTING AREA TO BE DEMOLISHED

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
1055 Post Sheet, San Francisco, CA 94109

SCENIC 3

SCENIC 3, SE. 12TH CARMEL BY-THE SEA, CA

LICENSED ARCHITECT
STEPHEN SUTRO
C-30702
2025.02.28
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL	12/5/2025
PLANNING DELTA 1	3/6/2026

EXISTING/DEMO PLAN - BASEMENT LEVEL

As indicated

5B

3/6/2026 3:14:21 PM

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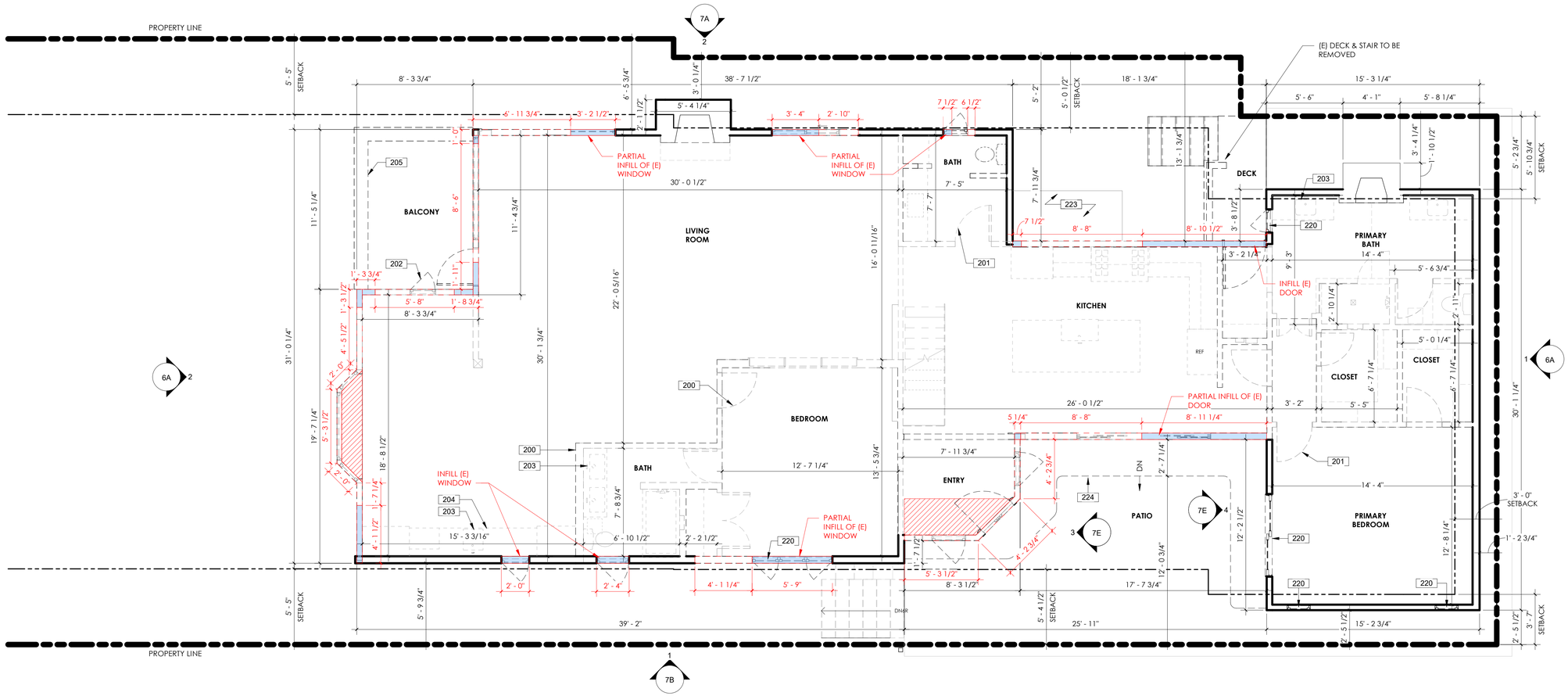

1 EXISTING LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

N

0' 2' 4' 8' 16'

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMOLITION KEYNOTES

200	REMOVE (E) WALL, TYP
201	REMOVE (E) DOOR, TYP
202	REMOVE (E) WINDOW, TYP
203	REMOVE (E) PLUMBING FIXTURES AND ROUGH PLUMBING
204	REMOVE (E) CABINETRY
205	REMOVE (E) DECK AND SUPPORT STRUCTURE
220	REPLACE (E) DOOR OR WINDOW
223	EXISTING LIGHTWELL TO REMAIN
224	(E) CONCRETE SLAB EXTENDING FROM BUILDING TO BE DEMOLISHED

FLOOR AREA TABLE

OVERLAP AREA
1,544 SQ.FT.

EXISTING WALL CALCULATION

LEVEL 1 EXTERIOR WALLS:
72.2% TO REMAIN
27.8% TO BE REMOVED AND/OR RECONSTRUCTED

LEVEL 2 EXTERIOR WALLS:
63.39% TO REMAIN
48.27% TO BE REMOVED AND/OR RECONSTRUCTED

NOTE: 100% EXISTING INTERIOR WALLS TO BE REMOVED

WALL LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXISTING INTERIOR ELEMENTS TO BE DEMOLISHED
- EXISTING EXTERIOR WALLS TO BE DEMOLISHED
- EXISTING EXTERIOR WALLS TO BE RECONSTRUCTED OR EXISTING WINDOWS TO BE INFILLED WHERE NOTED
- EXISTING AREA TO BE DEMOLISHED

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SCENIC 3
SCENIC 3, SE. 12TH CARMEL BY-THE SEA, CA

LICENSED ARCHITECT
STEPHEN S. SUTRO
C-30702
2025.02.28
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL 12/5/2025
PLANNING DELTA 1 3/6/2026

EXISTING/DEMO - FIRST LEVEL

As indicated

5C

3/6/2026 3:17:52 PM

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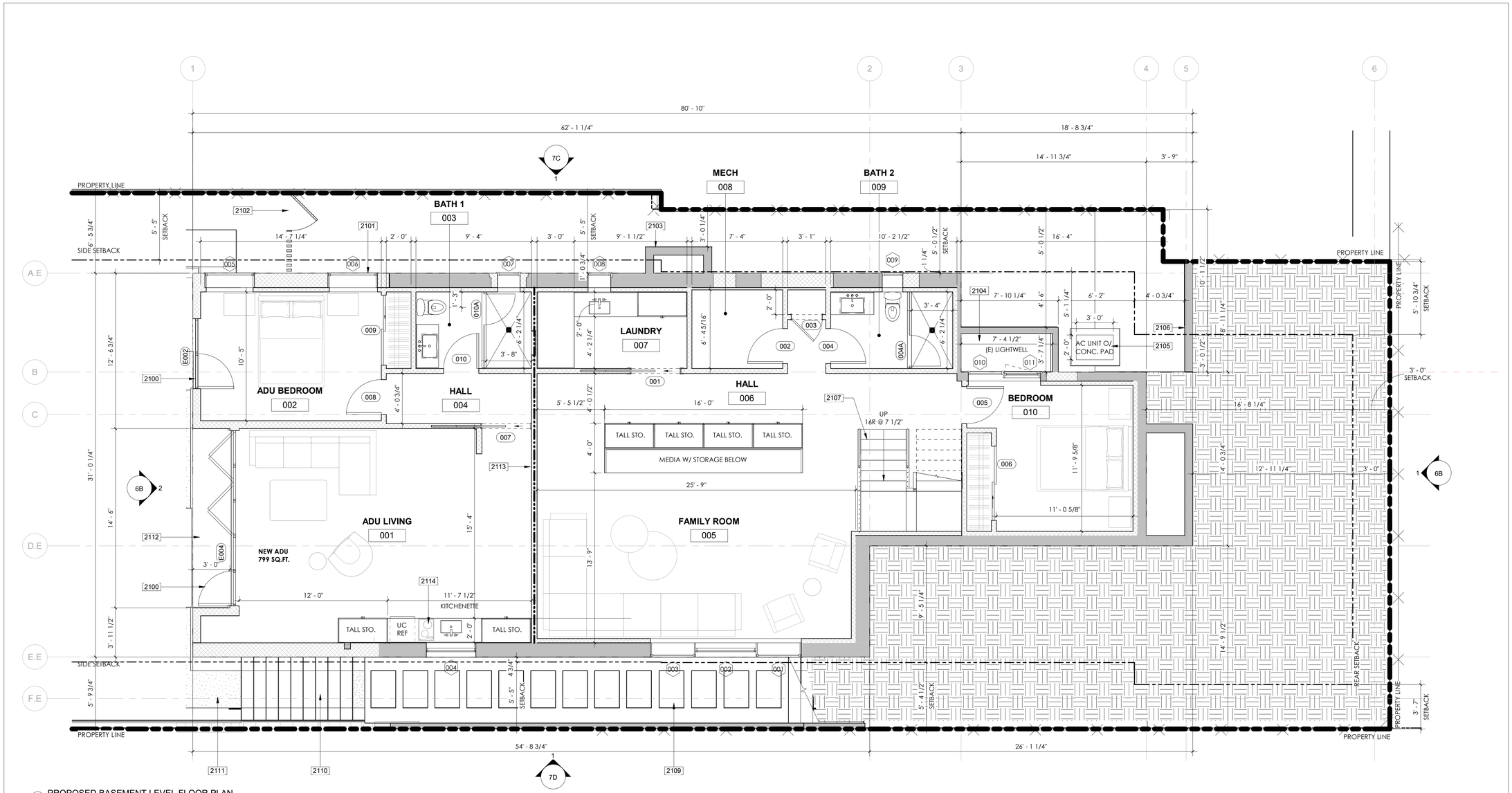


1 PROPOSED BASEMENT LEVEL FLOOR PLAN
1/4" = 1'-0"

N

0' 2' 4' 8' 16'

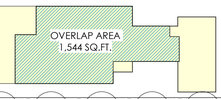
CONSTRUCTION PLAN GENERAL NOTES

1. **DIMENSIONS.** ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. **INSULATION.** PROVIDE BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS. PROVIDE ACOUSTIC INSULATION AT ALL INTERIOR WALLS AND FLOORS JOISTS.
3. **GLAZING.** NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. **LIGHT AND VENTILATION.** HABITABLE ROOMS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 8% THE FLOOR AREA OF SUCH ROOM PER CRC 303.1. THE OPENABLE AREA SHALL NOT BE LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED.
5. **EMERGENCY ESCAPE AND RESCUE OPENINGS.** EGRESS WINDOWS AT ALL BEDROOMS SHALL MEET THE FOLLOWING REQTS PER CBC 1031.3:
   - 5.7 SF MIN NET CLEAR OPENABLE AREA
   - 44" MAXIMUM SILL HEIGHT
   - 24" MIN NET CLR HEIGHT
   - 20" MIN NET CLR WIDTH
6. **ACOUSTICS.** SEE FINISH PLANS FOR QUIET ROCK WALL LOCATIONS.
7. **STAIRS.** ALL STAIRS TO HAVE MINIMUM 10"D TREADS AND MAXIMUM 7-3/4"H RISERS.

KEYNOTES

2100	(N) STEEL DOOR TYP., SEE DOOR SCHEDULE
2101	(N) WINDOW TYP., SEE WINDOW SCHEDULE
2102	(N) 48" HIGH WOOD SLATE FENCE & GATE ACCESS TO SIDE YARD
2103	(N) STONE CLADDING AT (E) CHIMNEY
2104	(N) STONE SET PAVERS @ (E) LIGHTWELL
2105	(N) OUTDOOR HEAT PUMP UNIT
2106	(E) RETAINING WALL TO REMAIN
2107	(N) INTERIOR STAIR W/ STAINED WD TREADS, OPEN RISERS & STAINED WD HANDRAILS
2109	(N) SAND SET PAVER WALKWAY
2110	(N) STAIRS W/ METAIL RISERS & SAND SET PAVER TREADS
2111	(N) GRAVEL WALKWAY
2112	(N) STONE PAVER LANDING AT DOORWAY, TYP
2113	(N) 1-HOUR SEPARATION BETWEEN ADU AND MAIN RESIDENCE
2114	(N) 2-BURNER ELECTRIC COOKTOP

FLOOR AREA TABLE



EXISTING WALL CALCULATION

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27.8% TO BE REMOVED AND/OR RECONSTRUCTED

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48.27% TO BE REMOVED AND/OR RECONSTRUCTED

NOTE: 100% EXISTING INTERIOR WALLS TO BE REMOVED

WALL LEGEND

- PROPERTY LINE
- SETBACK
- EXISTING WALLS & PARTITIONS TO REMAIN
- NEW WALLS & PARTITIONS
- NEW 1-HR RATED WALL
- XXX — DOOR TAG: SEE DOOR SCHEDULE
- XX — WINDOW TAG: SEE WINDOW SCHEDULE

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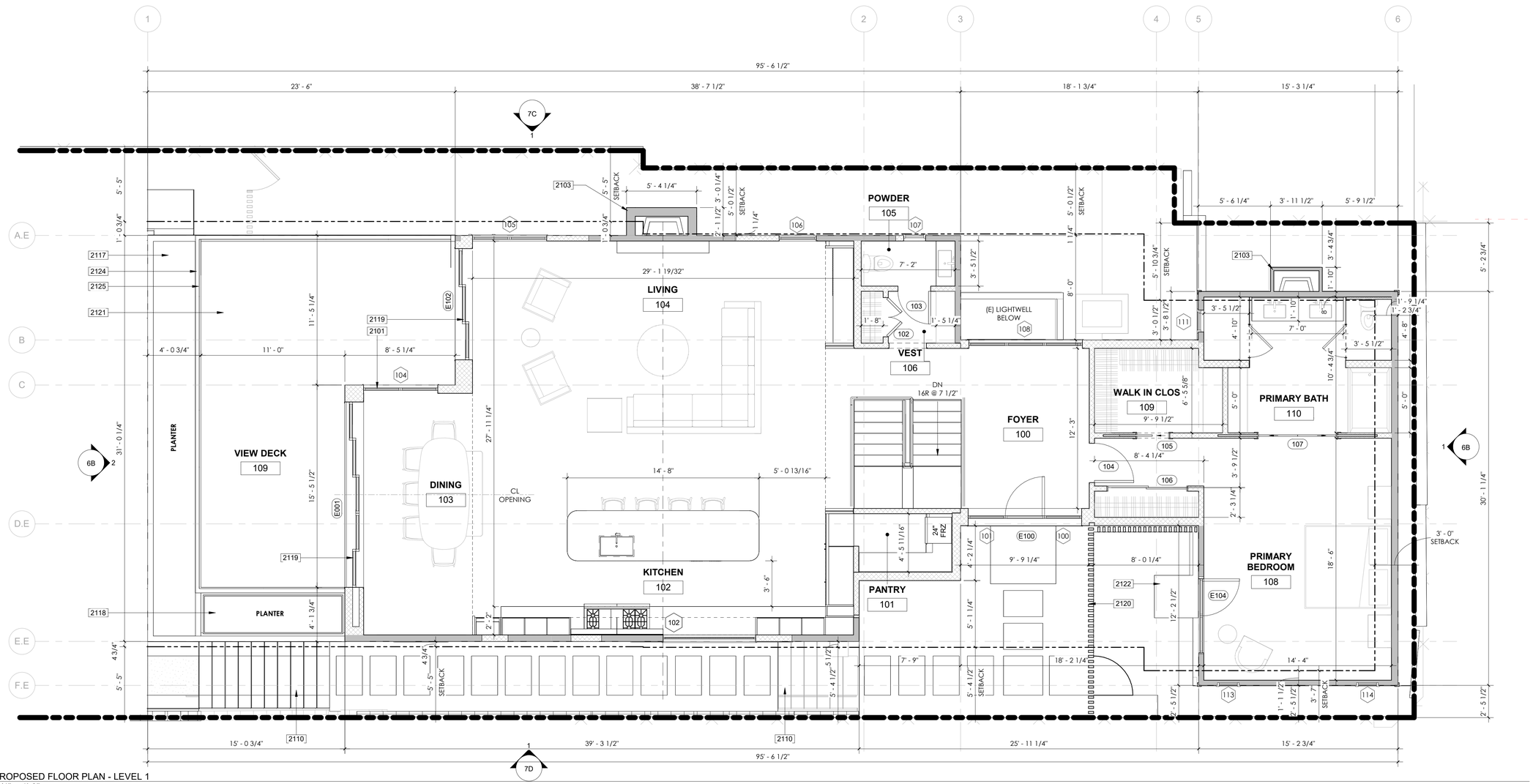
PROPOSED PLAN - BASEMENT LEVEL

As indicated

5D

3/6/2026 3:16:19 PM



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

N

0' 2' 4' 8' 16'

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7. **STAIRS.** ALL STAIRS TO HAVE MINIMUM 10"D TREADS AND MAXIMUM 7-3/4"H RISERS.

KEYNOTES

2101	(N) WINDOW TYP., SEE WINDOW SCHEDULE
2103	(N) STONE CLADDING AT (E) CHIMNEY
2110	(N) STAIRS W/ METAIL RISERS & SAND SET PAVER TREADS
2117	(N) 10" HIGH PLANTER BOX INTEGRATED INTO DECK ASSEMBLY
2118	(N) 24" METAL PLANTER BOX INTEGRATED INTO DECK ASSEMBLY
2119	(N) STEEL SLIDING DOOR SYSTEM, SEE DOOR SCHEDULE
2120	(N) 72" HIGH WOOD SLAT PRIVACY FENCE W/ PEDESTRIAN DOOR
2121	(N) VIEW DECK OFF MAIN RESIDENCE W/ PEDESTAL PAVER SYSTEM
2122	(N) SAND SET PAVER LANDING
2124	(N) 12" LOW WALL BELOW GUARDRAIL
2125	(N) METAL GUARDRAIL AT DECK W/ METAL BAR AND CABLE RAILING. 42" HIGH A.F.F.

FLOOR AREA TABLE

OVERLAP AREA
1,544 SQ.FT.

EXISTING WALL CALCULATION

1

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WALL LEGEND

- PROPERTY LINE
- SETBACK
- EXISTING WALLS & PARTITIONS TO REMAIN
- NEW WALLS & PARTITIONS
- NEW 1-HR RATED WALL
- XXX — DOOR TAG: SEE DOOR SCHEDULE
- XX — WINDOW TAG: SEE WINDOW SCHEDULE

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PROPOSED PLAN - FIRST LEVEL

As indicated

5E

3/6/2026 3:16:58 PM

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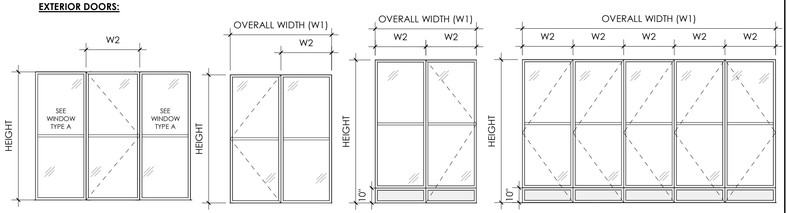
DOOR TYPE ELEVATIONS (1/4" = 1'-0")

EXTERIOR DOORS:

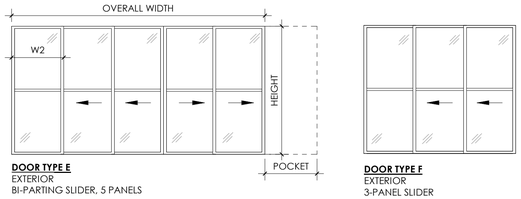


DOOR TYPE A
EXTERIOR
ENTRY W/ TWO SIDELITES

DOOR TYPE B
EXTERIOR
LEFT PANEL SWING W/ SIDELITE

DOOR TYPE C
EXTERIOR
RIGHT PANEL SWING W/ SIDELITE & KICKPLATE

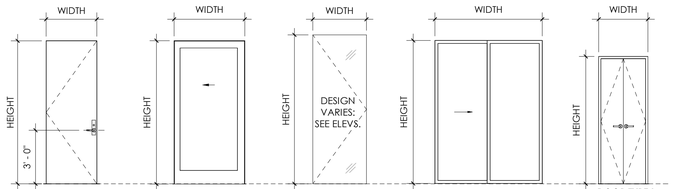
DOOR TYPE D
EXTERIOR
BI-FOLD, 5-PANELS W/ KICKPLATE



DOOR TYPE E
EXTERIOR
BI-PARTING SLIDER, 5 PANELS

DOOR TYPE F
EXTERIOR
3-PANEL SLIDER

INTERIOR DOORS:



DOOR TYPE G
INTERIOR
SWING

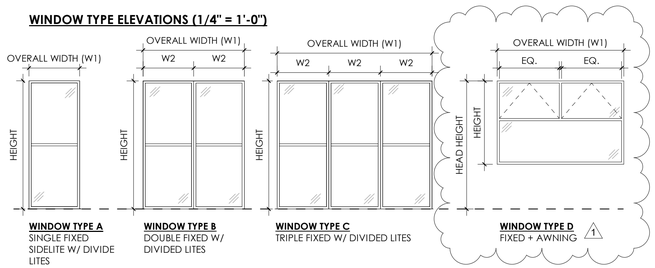
DOOR TYPE H
INTERIOR
POCKET

DOOR TYPE J
INTERIOR
GLASS SHOWER DOOR

DOOR TYPE K
INTERIOR
BI-PASS CLOSET DOORS

DOOR TYPE L
INTERIOR
DOUBLE SWING CLOSET DOORS

WINDOW TYPE ELEVATIONS (1/4" = 1'-0")

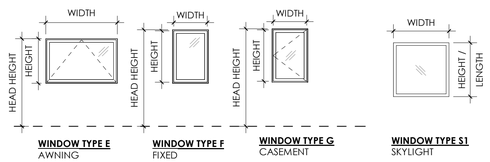


WINDOW TYPE A
SINGLE FIXED SIDELITE W/ DIVIDE LITES

WINDOW TYPE B
DOUBLE FIXED W/ DIVIDED LITES

WINDOW TYPE C
TRIPLE FIXED W/ DIVIDED LITES

WINDOW TYPE D
FIXED + AWNING



WINDOW TYPE E
AWNING

WINDOW TYPE F
FIXED

WINDOW TYPE G
CASEMENT

WINDOW TYPE S1
SKYLIGHT

DOOR SCHEDULE

MARK	GRADE	TYPE	ROOM	FUNCTION	OVERALL WIDTH (W1)	LEAF WIDTH (W2)	HEIGHT	THICKNESS	MATERIAL	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	LOCK TYPE	DOOR U-FACTOR	NOTES
004D						0' - 0"	0' - 0"								
BASEMENT															
E002	EXTERIOR	C	ADU BEDROOM	SWING	5' - 8"	2' - 10"	8' - 0"		STEEL						
E004	EXTERIOR	D	ADU LIVING	BI-FOLD	14' - 2"	2' - 10"	8' - 0"		STEEL						
001	INTERIOR		LAUNDRY			4' - 0"	8' - 0"		WOOD						
002	INTERIOR		MECHANICAL			2' - 10"	8' - 0"		WOOD						
003	INTERIOR		LINEN			2' - 6"	8' - 0"		WOOD						
004	INTERIOR		BATH 2			2' - 10"	8' - 0"		WOOD						
004A	INTERIOR		BATH 2			2' - 6"	6' - 8"		GLASS						
005	INTERIOR		BEDROOM 2			3' - 0"	8' - 0"		WOOD						
006	INTERIOR		BEDROOM 2			6' - 0"	8' - 0"		WOOD						
007	INTERIOR		ADU LIVING			4' - 0"	8' - 0"		WOOD						
008	INTERIOR		ADU BEDROOM			2' - 10"	8' - 0"		WOOD						
009	INTERIOR		ADU BEDROOM			5' - 8"	8' - 0"		WOOD						
010	INTERIOR		ADU BATH			2' - 10"	8' - 0"		WOOD						
010A	INTERIOR		ADU BATH			2' - 6"	6' - 8"		GLASS						
FIRST LEVEL															
E001	EXTERIOR	E	DINING	SLIDING	14' - 2"	2' - 10"	7' - 2"		STEEL						
E100	EXTERIOR	A	FOYER	SWING		3' - 0"	7' - 2"		STEEL						
E102	EXTERIOR	F	LIVING	SLIDING	8' - 6"	2' - 10"	7' - 2"		STEEL						
E104	EXTERIOR	B	PRIMARY BEDROOM	SWING	5' - 8"	2' - 10"	7' - 2"		STEEL						
102	INTERIOR		COAT	SWING		3' - 0"	7' - 0"		WOOD						
103	INTERIOR		POWDER			2' - 6"	7' - 0"		WOOD						
104	INTERIOR		PRIMARY BEDROOM			3' - 0"	7' - 2"		WOOD						
105	INTERIOR		HER CLOSET			2' - 6"	7' - 2"		WOOD						
106	INTERIOR		HIS CLOSET			6' - 0"	7' - 6"		WOOD						
107	INTERIOR		PRIMARY BATH			6' - 0"	7' - 6"		WOOD						

WINDOW SCHEDULE

MARK	TYPE	DESCRIPTION	ROOM	OVERALL WIDTH (W1)	LEAF WIDTH (W2)	HEIGHT	Head Height	THICKNESS	MATERIAL	WINDOW FINISH	WINDOW GLAZING	DETAIL HEAD	DETAIL JAMB	DETAIL SILL	LOCK TYPE	WINDOW HARDWARE	WINDOW U-FACTOR	NOTES
BASEMENT																		
001	E	AWNING	FAMILY	3' - 8"		2' - 6"	8' - 3"		STEEL									
002	F	FIXED	FAMILY	4' - 10 1/2"		2' - 6"	8' - 3"		STEEL									
003	E	AWNING	FAMILY	3' - 8"		2' - 6"	8' - 3"		STEEL									
004	F	FIXED	ADU LIVING	4' - 0"		2' - 6"	8' - 3"		STEEL									
005	E	AWNING	ADU BED	4' - 0"		2' - 6"	8' - 3"		STEEL									
006	E	AWNING	ADU BED	4' - 0"		2' - 6"	8' - 3"		STEEL									
007	G	CASEMENT	BATH 1	1' - 10"		2' - 6"	8' - 3"		STEEL									
008	G	CASEMENT	LAUNDRY	1' - 10"		2' - 6"	8' - 3"		STEEL									
009	G	CASEMENT	BATH 2	1' - 8"		2' - 8"	8' - 5"		STEEL									
010	F	FIXED	BEDROOM	2' - 10"		5' - 4"	8' - 7 1/2"		STEEL									
011	G	CASEMENT	BEDROOM	3' - 0"		5' - 4"	8' - 7 1/2"		STEEL									EGRESS WINDOW
FIRST LEVEL																		
100	A	FIXED	FOYER	2' - 10"		7' - 2"	7' - 2"		STEEL									
101	A	FIXED	FOYER	2' - 10"		7' - 2"	7' - 2"		STEEL									
102	D	FIXED	KITCHEN	7' - 1"		4' - 8"	7' - 8"		STEEL									
104	B	FIXED	LIVING	5' - 8"	2' - 10"	7' - 2"	7' - 2"		STEEL									
105	B	FIXED	LIVING	5' - 8"	2' - 10"	7' - 2"	7' - 2"		STEEL									
106	A	FIXED	LIVING	2' - 10"		7' - 2"	7' - 2"		STEEL									
107	F	CASEMENT	POWDER	1' - 8"		2' - 8"	6' - 6 1/2"		STEEL									
108	C	FIXED	FOYER	8' - 8"		7' - 2"	7' - 2"		STEEL									
111	G	FIXED	MAIN SHOWER	1' - 8"		3' - 10"	6' - 7"		PVC									TEMPERED GLAZING
113	F	FIXED	MAIN BED	1' - 8"		1' - 8"	6' - 5"		STEEL									
114	F	FIXED	MAIN BED	1' - 8"		1' - 8"	6' - 5"		STEEL									
ROOF																		
200	S1		MAIN BATH	2' - 1"		4' - 2"			ALUMINUM									
201	S1		MAIN BED	2' - 1"		1' - 11"			ALUMINUM									

GENERAL WINDOW/DOOR NOTES

1. **DIMENSIONS.** ALL DOOR DIMENSIONS PROVIDED ARE MEASURED TO THE FINISHED OPENING (NOT ROUGH OPENING).
2. **SHOP DRAWINGS.** GC TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION. ALL DOOR & WINDOW SIZES LISTED IN SCHEDULES ARE FINISHED LEAF SIZES (NOT ROUGH OPENING). CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ORDERING.
3. **WINDOWS.** ALL EXTERIOR DOORS AND WINDOW UNITS BY CAOBA.
4. **GLAZING.** ALL GLAZING TO BE LOW-E, INSULATED, TEMPERED GLASS, U.O.N. ALL GLAZED UNITS SHALL BE NFRC-RATED PER TITLE 24.
5. **WEATHERSTRIPPING & SPACERS.** ALL SPACERS AND WEATHER STRIPPING TO MATCH DOOR / WINDOW PAINT COLOR. VERIFY FINAL SPEC W/ ARCHITECT PRIOR TO FABRICATION.
6. **SECURITY.** ALL EXTERIOR DOORS & WINDOWS TO BE EQUIPPED WITH SECURITY CONTACTS. GC TO COORDINATE INSTALL WITH OWNER'S SECURITY SYSTEM CONSULTANT.
7. **HARDWARE.** ALL NEW WINDOW HARDWARE TO BE PROVIDED BY WINDOW MANUFACTURER. PROVIDE CUT SHEETS AND/OR SAMPLE TO BE APPROVED BY ARCHITECT.
8. **RESTRICTORS.** PROVIDE WITCO (OR APPROVED EQ.) CONCEALED CASEMENT RESTRICTORS AT ALL CASEMENTS WHERE THE TOP OF THE SILL IS LESS THAN 24" AFF AND GREATER THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING. OPERABLE WINDOW OPENINGS WILL NOT ALLOW A 4" DIAMETER (102 MM) SPHERE TO PASS THROUGH WHERE THE OPENINGS ARE IN THEIR LARGEST OPENED POSITION PER SECTION R312.2 WINDOW FALL PROTECTION REQUIREMENTS. PROVIDE EMERGENCY MECHANISM AT EGRESS WINDOWS.
9. **WILDLAND URBAN INTERFACE.** EXTERIOR WINDOWS, SKYLIGHTS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY W/ ONE OF THE FOLLOWING REQUIREMENTS PER R337.8.2.1:
   - BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION R308 SAFETY GLAZING
   - BE CONSTRUCTED OF GLASS BLOCK UNITS
   - HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MIN WHEN TESTED ACCORDING TO NFPA 257 BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

SAFETY GLAZING NOTES

TEMPERED OR SAFETY GLAZING IS REQUIRED IN THE FOLLOWING LOCATIONS PER SECTION 2406.4:

- GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS OTHER THAN WARDROBE DOORS.
- GLAZING IN STORM DOORS
- GLAZING IN ALL UNFRAMED SWINGING DOORS (I.E. SHOWER DOORS)
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS,BATH TUBS, AND SHOWERS.GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
- GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
  - EXPOSED BOTTOM EDGE LESS THAN 18 INCHES
  - EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
  - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
- GLAZING ADJACENT TO DOORS PER SECTION 206.4.2.
- GLAZING IN WINDOWS PER SECTION 206.4.3.
- GLAZING IN GUARDS AND RAILINGS PER SECTION 206.4.4.
- GLAZING AND WET SURFACES PER SECTION 206.4.5.
- GLAZING ADJACENT TO STAIRS AND RAMPS PER 2406.4.6.
- GLAZING ADJACENT TO BOTTOM OF STAIR LANDING PER 2406.4.7.

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LICENSED ARCHITECT
STEPHEN S. SUTRO
C-30702
2025.07.28
RENEWAL DATE
STATE OF CALIFORNIA

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PLANNING DELTA 1	3/6/2026

DOOR AND WINDOW SCHEDULES

As indicated

5H

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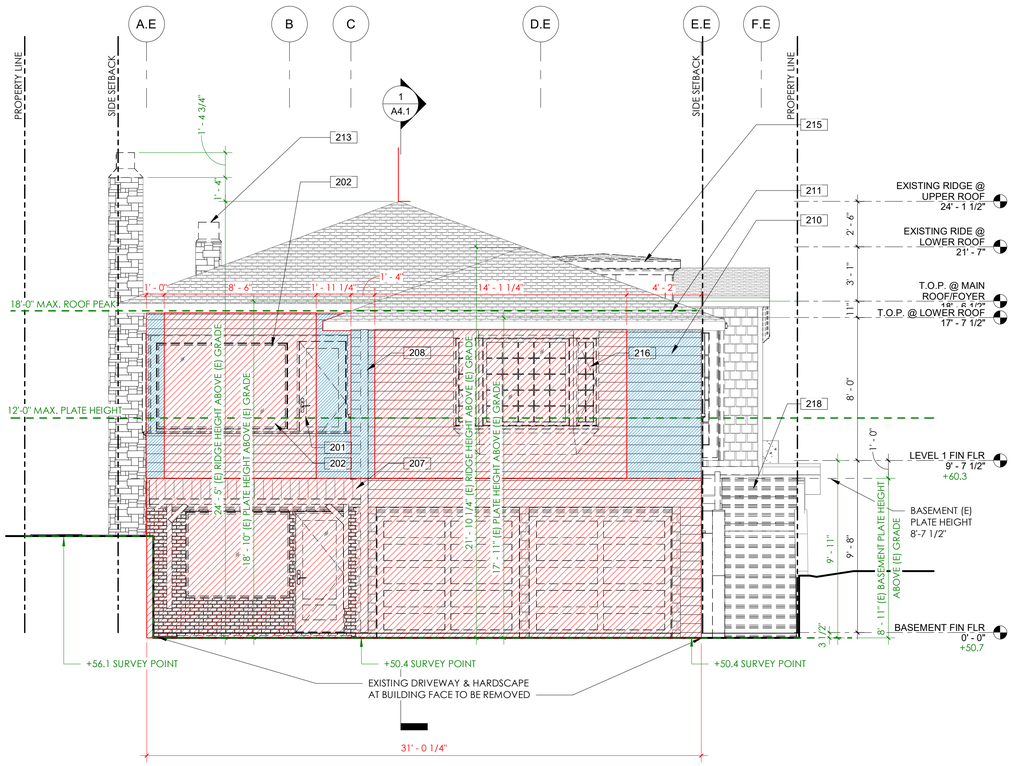
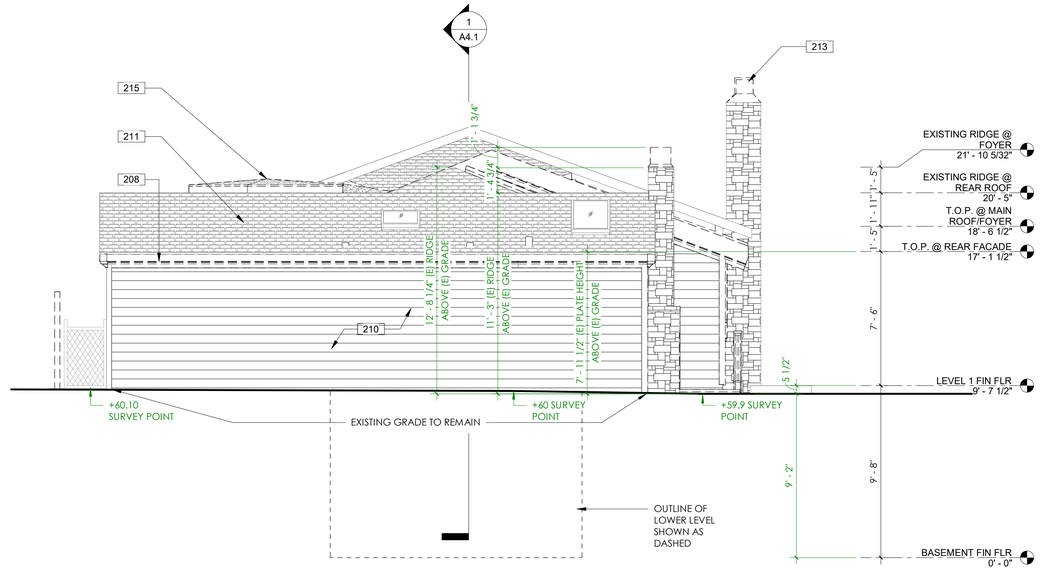


2 EXISTING/DEMO - WEST ELEVATION
1/4" = 1'-0"



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

0' 2' 4' 8' 16'

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMOLITION KEYNOTES

201	REMOVE (E) DOOR, TYP
202	REMOVE (E) WINDOW, TYP
207	REMOVE (E) SHADE STRUCTURE, AND SUPPORTING COLUMNS
208	REMOVE (E) GUTTER & DOWNSPOUTS, TYP.
210	REMOVE (E) SIDING, TYP.
211	REMOVE (E) ROOF SHINGLES, TYP.
213	REMOVE (E) EXTERIOR FINISH & CAPS AT CHIMNEYS
215	REMOVE (E) ENTRY TURRET
216	REMOVE (E) BAY WINDOW @ FRONT FACADE
218	REPLACE (E) SIDE-YARD STAIRS

LEGEND

- PROPERTY LINE
- PORTION OF WALL TO BE REMOVED OR PORTION ROOF TO BE REMOVED WHERE NOTED
- PORTION OF WALL TO BE RECONSTRUCTED, INCLUDES AREAS WHERE (E) WINDOWS ARE TO BE INFILLED
- EXISTING ELEMENTS TO BE REMOVED.
- (E) SURVEY POINT — GREEN TEXT INDICATES SURVEY POINTS, PLATE HEIGHTS AND RIDGE HEIGHTS FOR CLARITY

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C-30702
2025.02.28
RENEWAL DATE
STATE OF CALIFORNIA

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EXISTING / DEMO ELEVATION - EAST AND WEST

As indicated

6A

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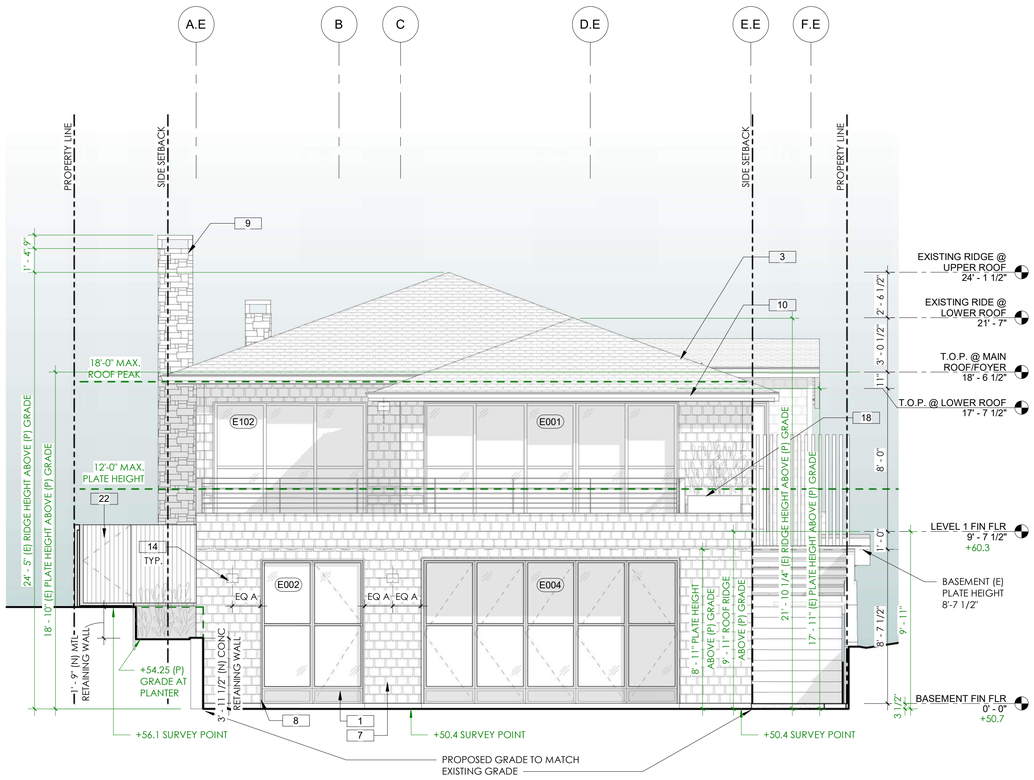
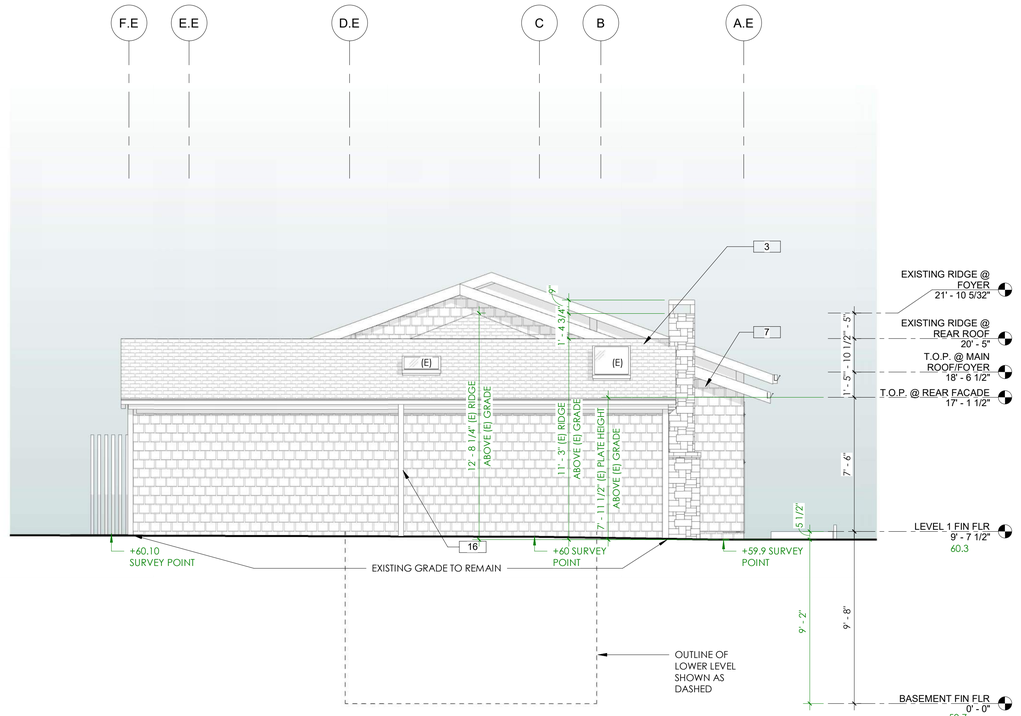


2 PROPOSED - WEST ELEVATION
1/4" = 1'-0"



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

0' 2' 4' 8' 16'

SECTION/ELEVATION GENERAL NOTES

1. **DIMENSIONS**. ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. **WINDOWS & DOORS.** ALL (N) WINDOWS & DOORS SHOWN ARE TO BE ALUMINUM, U.O.N.
3. **MATERIALS & FINISHES**. SEE MATERIALS BOARD ON A1.3 FOR PROPOSED MATERIAL REFERENCE IMAGE(S).
4. **RAILINGS**. ALL HANDRAILS AND GUARDRAILS TO BE PAINTED METAL, U.O.N.
5. **HEIGHT LIMIT**. SEE EAST ELEVATIONS FOR HOUSE HEIGHT LIMIT AND PROPOSED BUILDING HEIGHT INFO.
6. **DOWNSPOUTS.** ALL DOWNSPOUTS TO BE IN-WALL U.O.N. GC TO COORDINATE LOCATIONS IN FIELD W/ ARCHITECT. PROVIDE SAMPLE OF TRADITIONAL COPPER LEADER HEAD FOR REVIEW.

ELEVATION KEYNOTES

1	(N) STEEL DOORS.
3	(N) CLASS "A" NON-COMBUSTIBLE SLATE SHINGLE ROOFING
7	(N) WOOD SHINGLES AT EXTERIOR WALLS
8	(N) WOOD TRIM, TBD.
9	(N) STONE WALL @ EXISTING CHIMNEY W/ CUSTOM METAL CAP
10	(N) GUTTER, DOWNSPOUT WHERE NOTED, TYP.
14	(N) OUTDOOR LIGHTING FIXTURE, SEE LANDSCAPE DWGS FOR SPEC
16	(N) DOWNSPOUT
18	(N) PLANTER AT DECK
22	(N) 48" HIGH WOOD SLATE FENCE & GATE ACCESS TO SIDE YARD

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK
- NEW WALLS & PARTITIONS
- NEW 1-HR RATED WALL
- STONE PAVERS
- GRAVEL / MULCH / PLANTER
- PERMEABLE PAVERS: SEE SITE PLAN
- XXX — DOOR TAG: SEE DOOR SCHEDULE
- XX — WINDOW TAG: SEE WINDOW SCHEDULE

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PROPOSED ELEVATION - EAST AND WEST

As indicated

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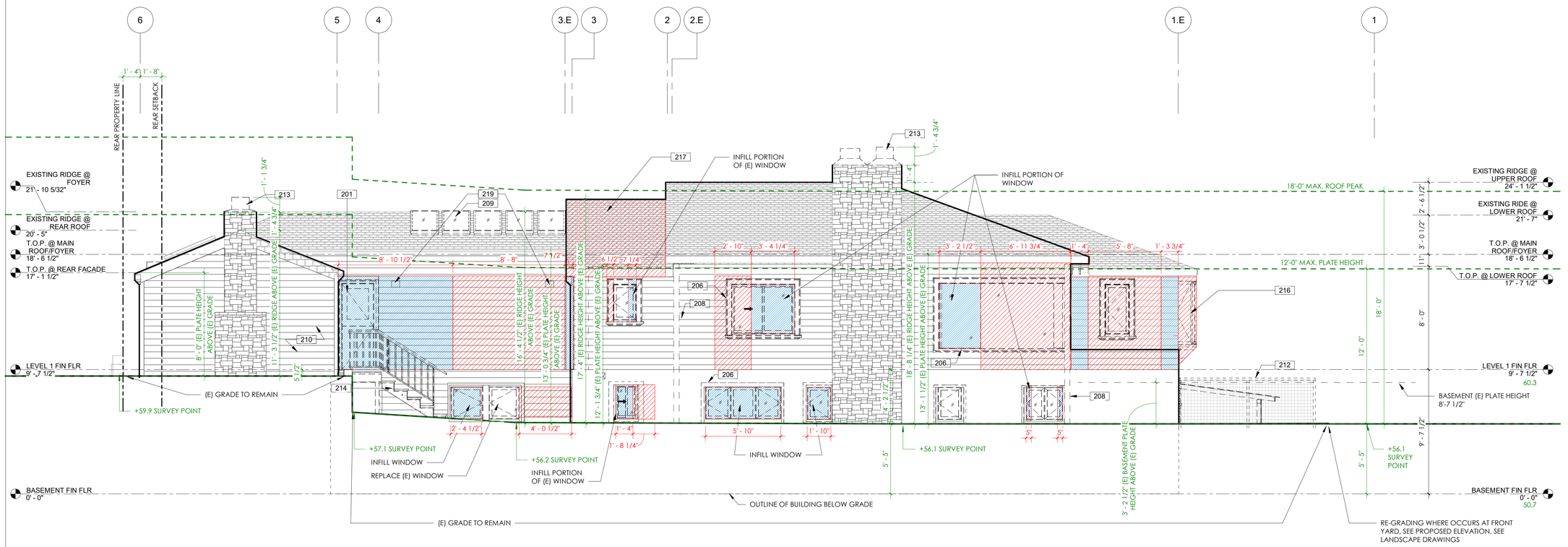

2 EXISTING/DEMO - NORTH ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
2. REMOVED MATERIALS SUCH AS FIXTURES, APPLIANCES, AND OTHER ELEMENTS SUITABLE FOR RE-CYCLING TO BE SOLD OR DONATED FOR SUCH PURPOSE.
3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMOLITION KEYNOTES

201	REMOVE (E) DOOR, TYP
206	REMOVE (E) TRIM AT DOORS AND WINDOWS, TYP.
208	REMOVE (E) GUTTER & DOWNSPOUTS, TYP.
209	REMOVE (E) SKYLIGHT
210	REMOVE (E) SIDING, TYP.
212	REMOVE (E) FENCE AND POSTS
213	REMOVE (E) EXTERIOR FINISH & CAPS AT CHIMNEYS
214	REMOVE (E) DECK AND STAIR
216	REMOVE (E) BAY WINDOW @ FRONT FACADE
217	REMOVE (E) PORTION OF ROOF STRUCTURE
219	REMOVE (E) EXTERIOR LIGHTING

LEGEND

- PROPERTY LINE
- PORTION OF WALL TO BE REMOVED OR PORTION ROOF TO BE REMOVED WHERE NOTED
- PORTION OF WALL TO BE RECONSTRUCTED, INCLUDES AREAS WHERE (E) WINDOWS ARE TO BE INFILLED
- EXISTING ELEMENTS TO BE REMOVED.
- (E) SURVEY POINT — GREEN TEXT INDICATES SURVEY POINTS, PLATE HEIGHTS AND RIDGE HEIGHTS FOR CLARITY

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EXISTING / DEMO ELEVATION - NORTH

As indicated

7A

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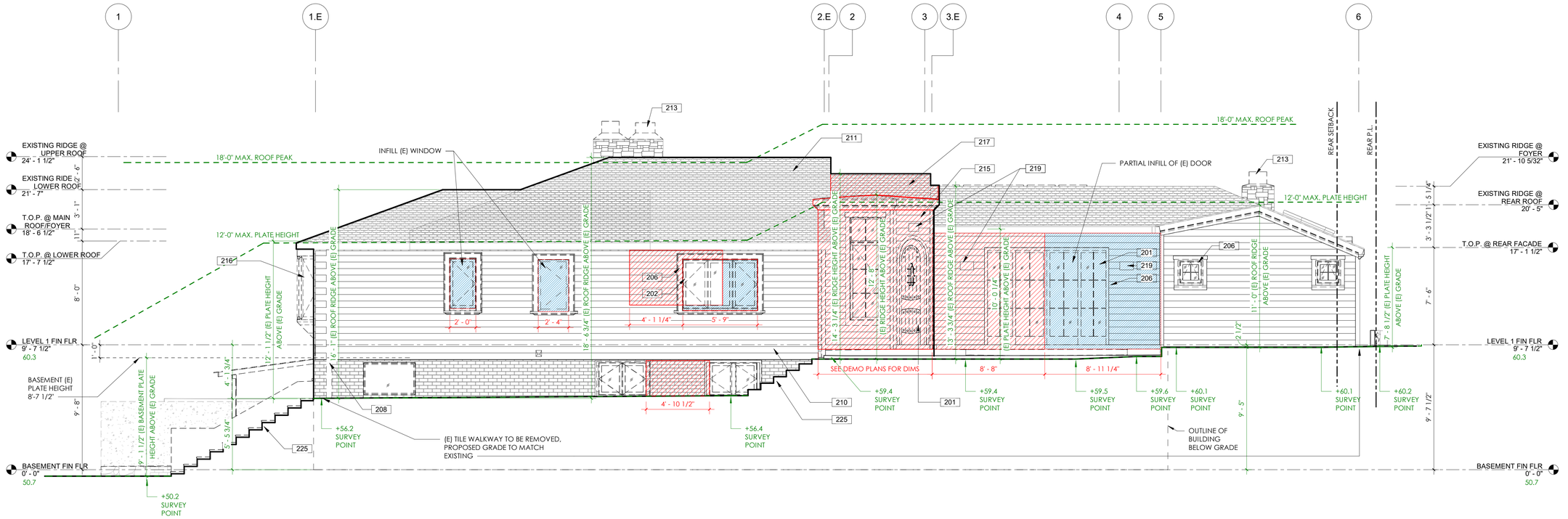

1 EXISTING/ DEMO - SOUTH ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

DEMOLITION PLAN GENERAL NOTES

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DEMOLITION KEYNOTES

201	REMOVE (E) DOOR, TYP
202	REMOVE (E) WINDOW, TYP
206	REMOVE (E) TRIM AT DOORS AND WINDOWS, TYP.
208	REMOVE (E) GUTTER & DOWNSPOUTS, TYP.
210	REMOVE (E) SIDING, TYP.
211	REMOVE (E) ROOF SHINGLES, TYP.
213	REMOVE (E) EXTERIOR FINISH & CAPS AT CHIMNEYS
215	REMOVE (E) ENTRY TURRET
216	REMOVE (E) BAY WINDOW @ FRONT FACADE
217	REMOVE (E) PORTION OF ROOF STRUCTURE
219	REMOVE (E) EXTERIOR LIGHTING
225	DEMOLISH (E) CONCRETE STAIRS

LEGEND

- PROPERTY LINE
- PORTION OF WALL TO BE REMOVED OR PORTION ROOF TO BE REMOVED WHERE NOTED
- PORTION OF WALL TO BE RECONSTRUCTED, INCLUDES AREAS WHERE (E) WINDOWS ARE TO BE INFILLED
- EXISTING ELEMENTS TO BE REMOVED.
- (E) SURVEY POINT — GREEN TEXT INDICATES SURVEY POINTS, PLATE HEIGHTS AND RIDGE HEIGHTS FOR CLARITY

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EXISTING / DEMO ELEVATION - SOUTH

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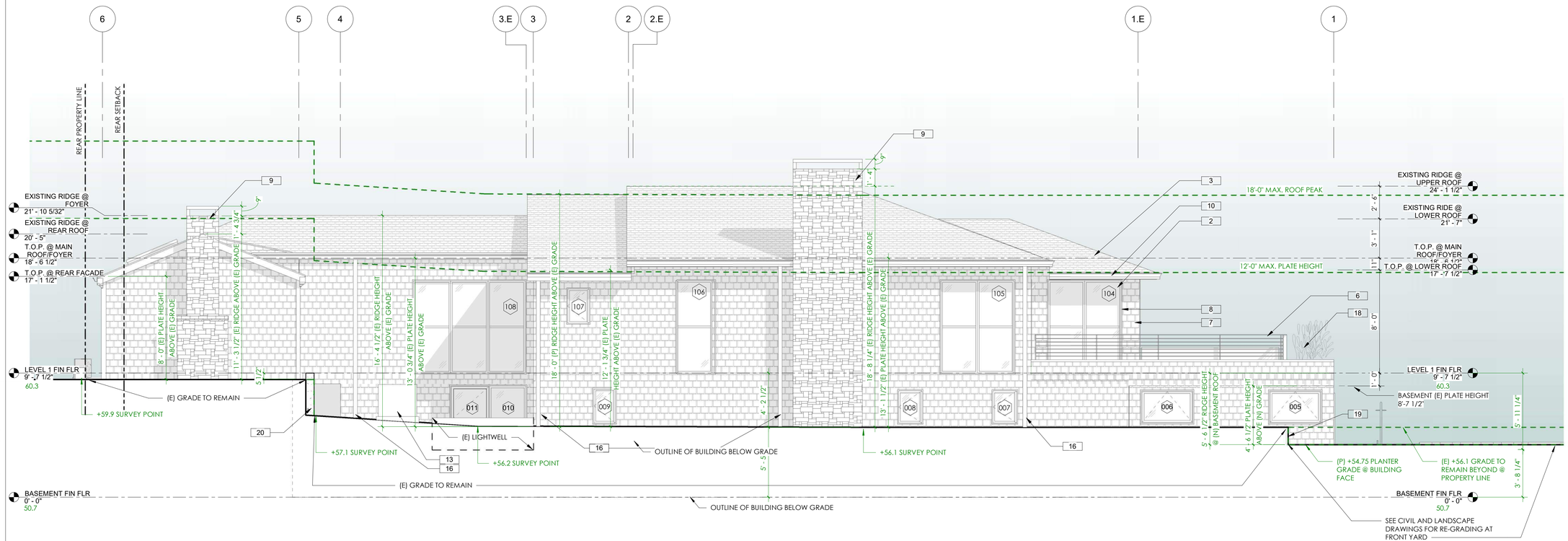

1 PROPOSED - NORTH ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

SECTION/ELEVATION GENERAL NOTES

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5. **HEIGHT LIMIT.** SEE EAST ELEVATIONS FOR HOUSE HEIGHT LIMIT AND PROPOSED BUILDING HEIGHT INFO.
6. **DOWNSPOUTS.** ALL DOWNSPOUTS TO BE IN-WALL U.O.N. GC TO COORDINATE LOCATIONS IN FIELD W/ ARCHITECT. PROVIDE SAMPLE OF TRADITIONAL COPPER LEADER HEAD FOR REVIEW.

ELEVATION KEYNOTES

2	(N) STEEL WINDOWS.
3	(N) CLASS "A" NON-COMBUSTIBLE SLATE SHINGLE ROOFING
6	(N) METAL RAILING, FLAT BAR W/ CABLE RAILS, 42" AFF.
7	(N) WOOD SHINGLES AT EXTERIOR WALLS
8	(N) WOOD TRIM, TBD.
9	(N) STONE WALL @ EXISTING CHIMNEY W/ CUSTOM METAL CAP
10	(N) GUTTER, DOWNSPOUT WHERE NOTED, TYP.
13	(N) HEAT PUMP, SPEC TBD.
16	(N) DOWNSPOUT
18	(N) PLANTER AT DECK
19	(N) METAL RETAINING WALL
20	(E) CONCRETE RETAINING WALL TO REMAIN

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK
- NEW WALLS & PARTITIONS
- NEW 1-HR RATED WALL
- STONE PAVERS
- GRAVEL / MULCH / PLANTER
- PERMEABLE PAVERS: SEE SITE PLAN
- XXX — DOOR TAG: SEE DOOR SCHEDULE
- XX — WINDOW TAG: SEE WINDOW SCHEDULE

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STEPHEN S SUTRO
C-30702
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STATE OF CALIFORNIA

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PROPOSED ELEVATION - NORTH

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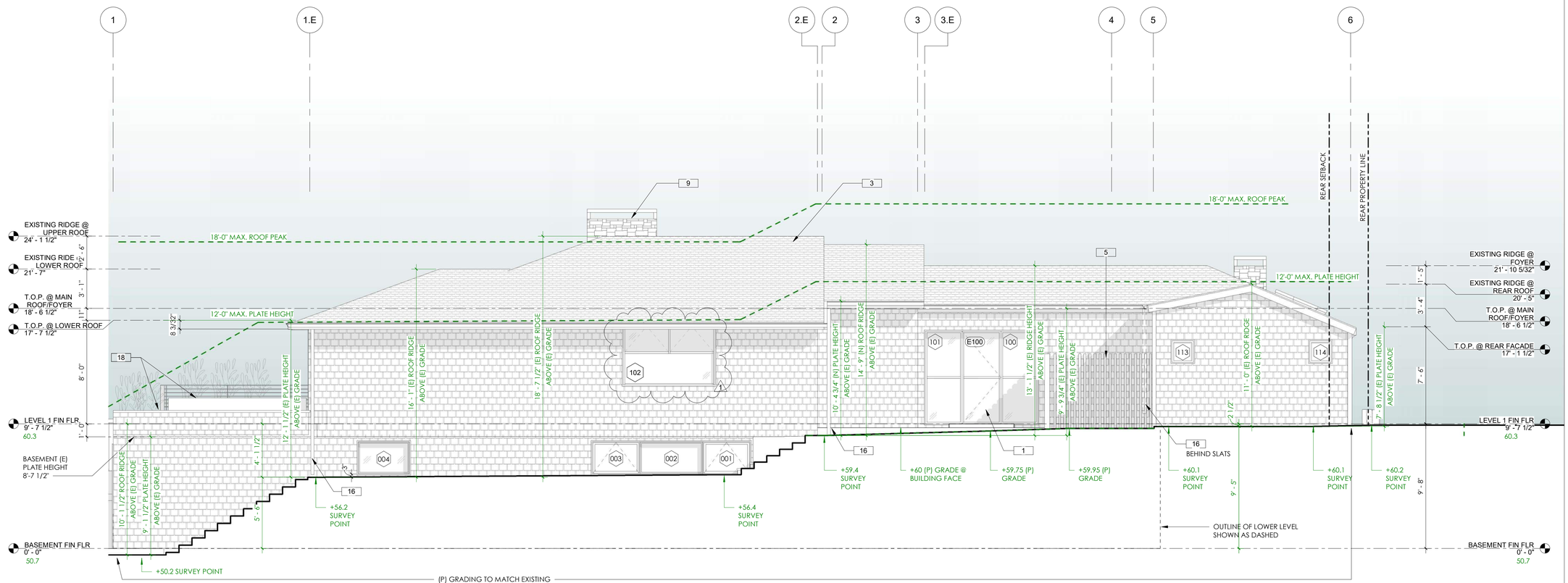

1 PROPOSED - SOUTH ELEVATION
1/4" = 1'-0"

0' 2' 4' 8' 16'

SECTION/ELEVATION GENERAL NOTES

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4. **RAILINGS.** ALL HANDRAILS AND GUARDRAILS TO BE PAINTED METAL, U.O.N.
5. **HEIGHT LIMIT.** SEE EAST ELEVATIONS FOR HOUSE HEIGHT LIMIT AND PROPOSED BUILDING HEIGHT INFO.
6. **DOWNSPOUTS.** ALL DOWNSPOUTS TO BE IN-WALL U.O.N. GC TO COORDINATE LOCATIONS IN FIELD W/ ARCHITECT. PROVIDE SAMPLE OF TRADITIONAL COPPER LEADER HEAD FOR REVIEW.

ELEVATION KEYNOTES [#]

1	(N) STEEL DOORS.
3	(N) CLASS "A" NON-COMBUSTIBLE SLATE SHINGLE ROOFING
5	(N) WOOD SLATE FENCE W/ PEDESTRIAN GATE, TBD.
9	(N) STONE WALL @ EXISTING CHIMNEY W/ CUSTOM METAL CAP
16	(N) DOWNSPOUT
18	(N) PLANTER AT DECK

ELEVATION LEGEND

- PROPERTY LINE
- SETBACK
- NEW WALLS & PARTITIONS
- NEW 1-HR RATED WALL
- STONE PAVERS
- GRAVEL / MULCH / PLANTER
- PERMEABLE PAVERS: SEE SITE PLAN
- XXX — DOOR TAG: SEE DOOR SCHEDULE
- XX — WINDOW TAG: SEE WINDOW SCHEDULE

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PROPOSED ELEVATION - SOUTH

As indicated

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2 EXISTING STREET ELEVATION
1/8" = 1'-0"



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

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C-32702
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STREETSCAPE ELEVATIONS

1/8" = 1'-0"

8

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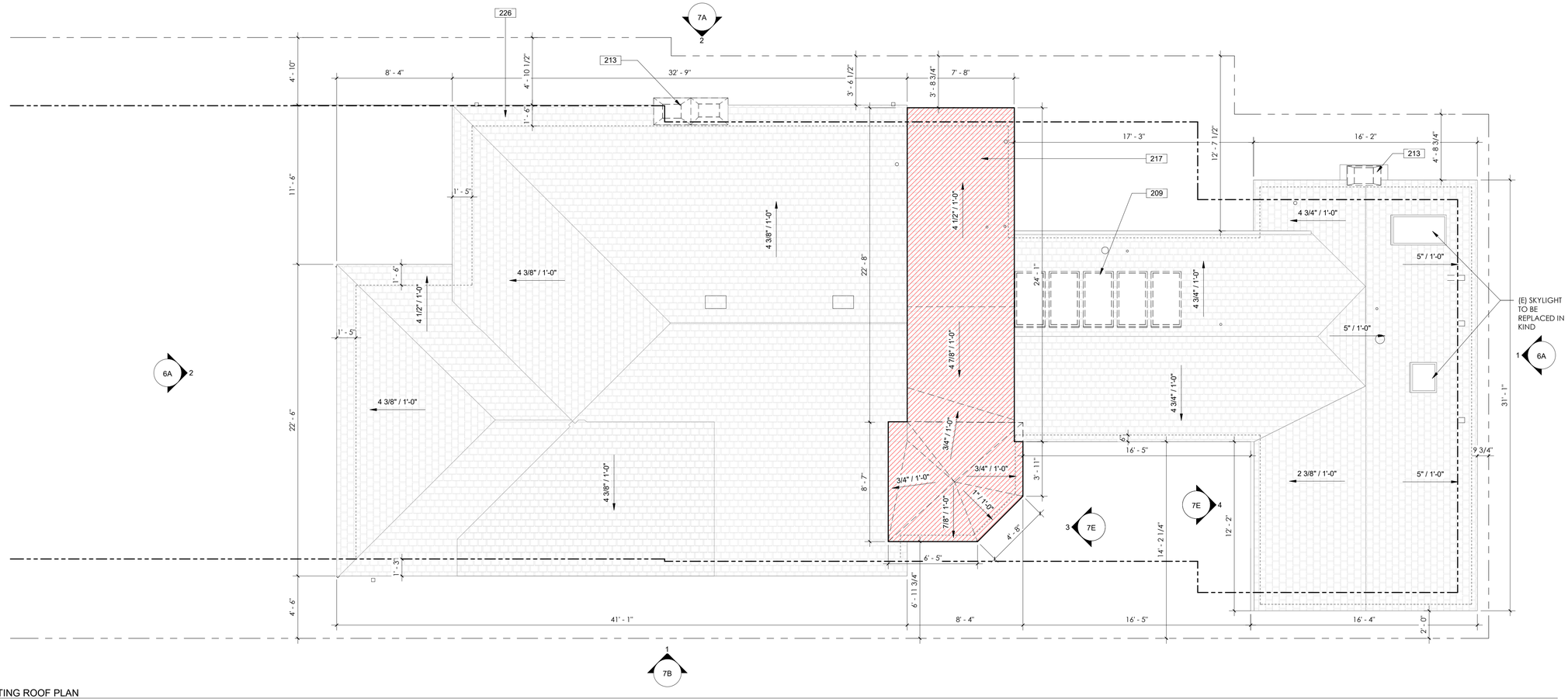

1 EXISTING ROOF PLAN
1/4" = 1'-0"

N

0' 2' 4' 8' 16'

DEMOLITION PLAN GENERAL NOTES

1. CONTRACTOR IS ENCOURAGED TO PERFORM ECO-DEMOLITION AND SALVAGE AS MUCH AS POSSIBLE.
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3. DASHES ITEMS ARE USED TO DENOTE ITEMS TO BE REMOVED, NOTE THAT OTHER LINES SUCH AS SOFFITS ABOVE, EAVES AND HIDDEN ITEMS ARE ALSO REPRESENTED BY DASHED LINE. IF ANY UNCERTAINTY EXISTS REGARDING ITEMS TO BE REMOVED, VERIFY WITH ARCHITECT BEFORE PROCEEDING.

DEMOLITION KEYNOTES

209	REMOVE (E) SKYLIGHT
213	REMOVE (E) EXTERIOR FINISH & CAPS AT CHIMNEYS
217	REMOVE (E) PORTION OF ROOF STRUCTURE
226	REMOVE (E) ASPHALT SHINGLE ROOFING

FLOOR AREA TABLE

OVERLAP AREA
1,544 SQ.FT.

EXISTING WALL CALCULATION

1

LEVEL 1 EXTERIOR WALLS:
72.2% TO REMAIN
27.8% TO BE REMOVED AND/OR RECONSTRUCTED

LEVEL 2 EXTERIOR WALLS:
63.39% TO REMAIN
48.27% TO BE REMOVED AND/OR RECONSTRUCTED

NOTE: 100% EXISTING INTERIOR WALLS TO BE REMOVED

WALL LEGEND

- PROPERTY LINE
- SETBACK LINE (1)
- EXISTING INTERIOR ELEMENTS TO BE DEMOLISHED
- EXISTING EXTERIOR WALLS TO BE DEMOLISHED
- EXISTING EXTERIOR WALLS TO BE RECONSTRUCTED OR EXISTING WINDOWS TO BE INFILLED WHERE NOTED
- EXISTING AREA TO BE DEMOLISHED

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SCENIC 3

SCENIC 3, SE. 12TH CARMEL BY-THE SEA, CA

LICENSED ARCHITECT
STEPHEN S. SUTRO
C-30702
2025.02.28
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL	12/5/2025
PLANNING DELTA 1	3/6/2026

EXISTING/DEMO - ROOF

As indicated

9A

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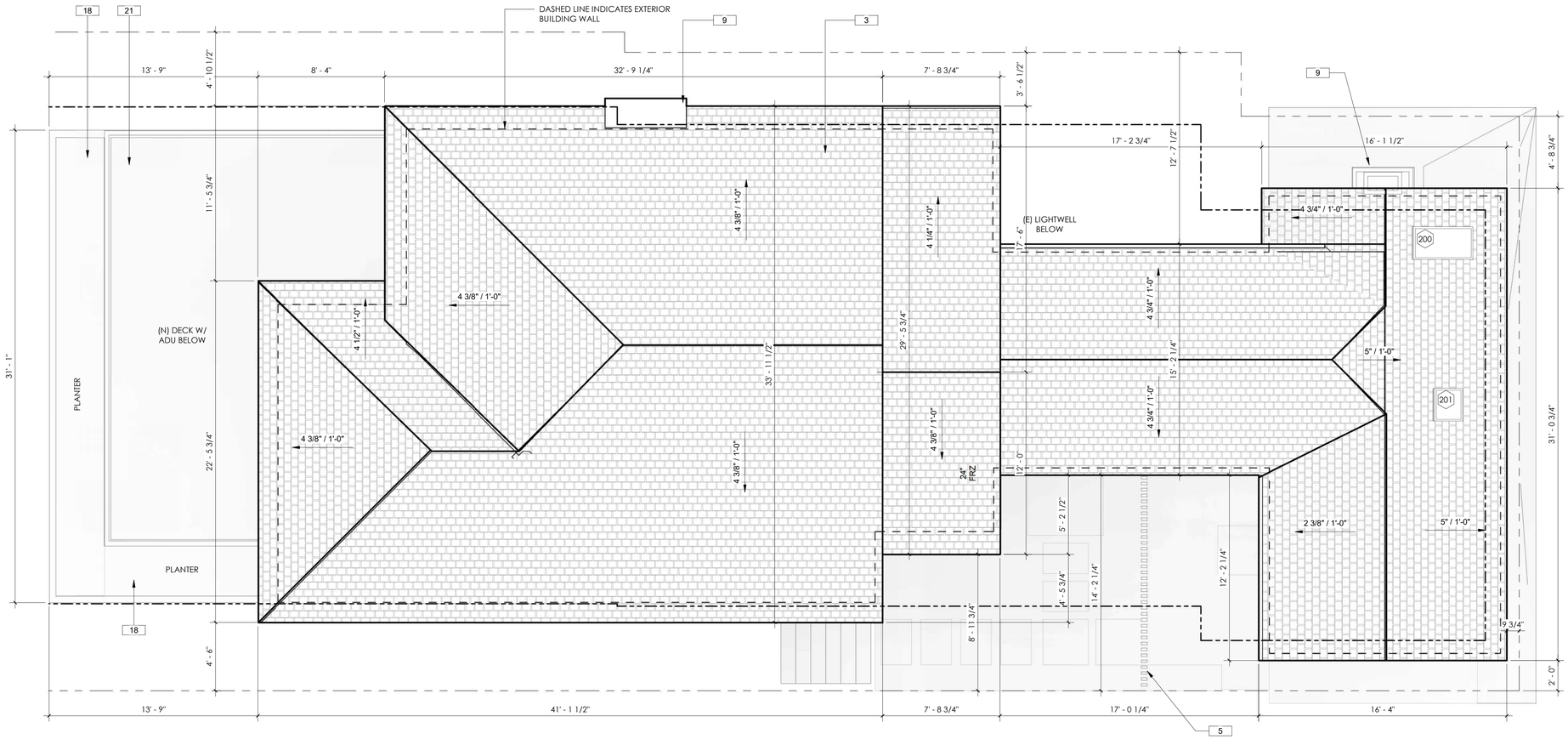


1 ROOF - CONSTRUCTION PLAN
1/4" = 1'-0"

N

0' 2' 4' 8' 16'

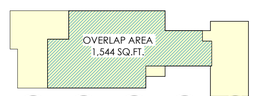
CONSTRUCTION PLAN GENERAL NOTES

1. **DIMENSIONS.** ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
2. **INSULATION.** PROVIDE BATT INSULATION AT ALL OPEN EXTERIOR WALLS PER TITLE 24 REQUIREMENTS. PROVIDE ACOUSTIC INSULATION AT ALL INTERIOR WALLS AND FLOORS JOISTS.
3. **GLAZING.** NEW GLASS LOCATED IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (T) OR SAFETY GLASS PER U.B.C. SECTION 2406.4 INCLUDING GLAZING IN DOORS, GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS, AND GLAZING IN ALL UNFRAMED SWINGING DOORS. ADDITIONALLY WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
4. **LIGHT AND VENTILATION.** HABITABLE ROOMS SHALL HAVE A GLAZING AREA OF NOT LESS THAN 8% THE FLOOR AREA OF SUCH ROOM PER CRC 303.1. THE OPENABLE AREA SHALL NOT BE LESS THAN 4% OF THE FLOOR AREA BEING VENTILATED.
5. **EMERGENCY ESCAPE AND RESCUE OPENINGS.** EGRESS WINDOWS AT ALL BEDROOMS SHALL MEET THE FOLLOWING REQTS PER CBC 1031.3:
   - 5.7 SF MIN NET CLEAR OPENABLE AREA
   - 44" MAXIMUM SILL HEIGHT
   - 24" MIN NET CLR HEIGHT
   - 20" MIN NET CLR WIDTH
6. **ACOUSTICS.** SEE FINISH PLANS FOR QUIET ROCK WALL LOCATIONS.
7. **STAIRS.** ALL STAIRS TO HAVE MINIMUM 10"D TREADS AND MAXIMUM 7-3/4"H RISERS.

KEYNOTES

3	(N) CLASS "A" NON-COMBUSTIBLE SLATE SHINGLE ROOFING
5	(N) WOOD SLATE FENCE W/ PEDESTRIAN GATE, TBD.
9	(N) STONE WALL @ EXISTING CHIMNEY W/ CUSTOM METAL CAP
18	(N) PLANTER AT DECK
21	(N) VIEW DECK OFF MAIN RESIDENCE W/ PEDESTAL PAVER SYSTEM

FLOOR AREA TABLE



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WALL LEGEND

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SCENIC 3

SCENIC 3, SE. 12TH CARMEL BY-THE SEA, CA

LICENSED ARCHITECT
STEPHEN S. SUTRO
C-30702
2025.07.28
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL	12/5/2025
PLANNING DELTA 1	3/6/2026

PROPOSED PLAN - ROOF LEVEL

As indicated

9B

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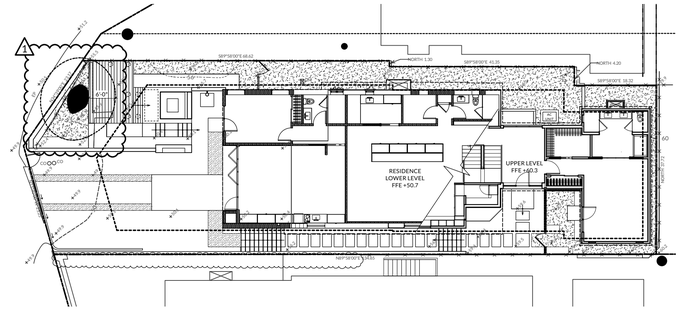
ABBREVIATION LEGEND	
+/-	PLUS OR MINUS
ADD	ADDENDUM, ADDITON
A.D.	AREA DRAIN
ADD'L	ADDITIONAL
AGGR	AGGREGATE
AR	ARBORIST REPORT
ARCH	ARCHITECTURAL
BLDG	BUILDING
BO	BOTTOM OF
BW	BOTTOM OF WALL
CLR	CLEAR
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CTR	CENTER
DG	DECOMPOSED GRANITE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DWGS	DRAWINGS
E)	EXISTING
EA	EACH
EJ	EXPANSION JOINT
ENG	ENGINEER
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FIXT	FIXTURE
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOPLY	FACE OF PLYWOOD
FOS	FACE OF STUD
FS	FINISHED SURFACE
FTG	FOOTING
FUT	FUTURE
GALV	GALVANIZED
GFI	GROUND FAULT INTERRUPT
HB	HOSE BIBB
HDR	HEADER
HT	HEIGHT
ID	INSIDE DIAMETER
JST	JOIST
JT	JOINT
LA	LANDSCAPE ARCHITECT
LOW	LIMIT OF WORK
LSK	LANDSCAPE SKETCH
MAX	MAXIMUM
MFR	MANUFACTURER

MISC	MISCELLANEOUS
MIN	MINIMUM
MTL	METAL
N)	NEW
NA	NOT APPLICABLE
NOM	NOMINAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PA	PLANTED AREA
PIP	POURED IN PLACE
PL	PROPERTY LINE
PLYWD	PLYWOOD
POB	POINT OF BEGINNING
POC	POINT OF CONNECTION
POO	POINT OF ORIGIN
PP	POWER POLE
PSI	PER SQUARE INCH
PT	PRESSURE TREATED
PTDF	PRESSURE TREATED DOUGLAS FIR
RAD	RADIUS
REF	REFERENCE
REINF	REINFORCED
REV	REVISION
ROW	RIGHT OF WAY
RWD	REDWOOD
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SIM	SIMILAR
SMD	SEE MECHANICAL DRAWINGS
SPEC	SPECIFICATION
SPD	SEE PLUMBING DRAWINGS
SSD	SEE STRUCTURAL DRAWINGS
SS	STAINLESS STEEL
STD	STANDARD
STRUCT	STRUCTURAL
SQ	SQUARE
TBD	TO BE DETERMINED
TBR	TO BE REMOVED
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TME	TO MATCH EXISTING
TMA	TO MATCH ARCHITECTURE
TOC	TOP OF CONCRETE
TW	TOP OF WALL
TYP	TYPICAL
VIF	VERIFY IN FIELD
WL	WATER LEVEL
WM	WATER METER
W/0	WITHOUT

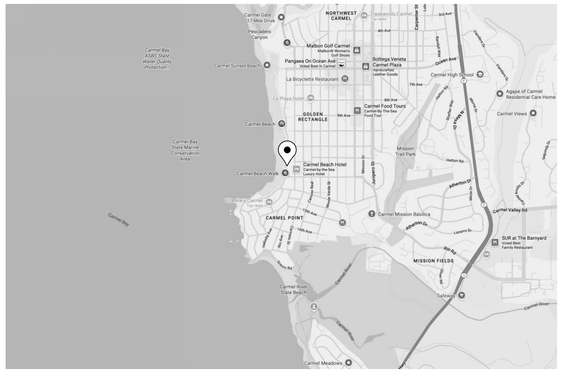


CARMEL RESIDENCE
LANDSCAPE IMPROVEMENTS
SCENIC RD 3 SE OF 12TH
CARMEL-BY-THE-SEA, CA

PROJECT DESCRIPTION

Addition of new landscape steps, walkways, site walls, driveway, fireplace, dog wash area, spa, and seating deck.

SITE LOCATION



SYMBOL LEGEND	
	ALIGN
DN	STAIR RISERS
	HOSE BIBB
G	GAS
	ELECTRICAL OUTLET
+ 150.50	SPOT ELEVATION
	PROPERTY LINE
120	EXISTING CONTOUR
125	PROPOSED CONTOUR
	CENTER LINE
	MATERIALS CALLOUT
1	REVISION CLOUD & NUMBER
	SETBACK LINE
	TREE TO BE REMOVED

DETAIL NUMBER → 1 / 10A → DRAWING TITLE, SCALE 1"=1'-0"
SHEET NUMBER

SHEET INDEX	
10A	LANDSCAPE COVER SHEET
10B	LANDSCAPE PLAN
10C	FENCE, GATE, WALL RENDERINGS & DECK SECTION 1
10D	PLANTING PLAN
10E	IRRIGATION NOTES
10F	HYDROZONE PLAN
10G	LIGHTING PLAN
10H	LIGHTING CUT SHEETS

PROJECT DIRECTORY

OWNER:
ALIX STROUGH
1465 RANCHO VIEW DRIVE
LAFAYETTE, CA 94549
415.516.9980

ARCHITECT:
SUTRO ARCHITECTS
1055 POST STREET
SAN FRANCISCO, CA 94109
CONTACT: JENAI BURKE
415.956.3445

LANDSCAPE ARCHITECT:
ARTERRA LANDSCAPE ARCHITECTS
88 MISSOURI ST.
SAN FRANCISCO, CA 94107
CONTACT: JESSICA JAMES
JESSICA@ARTERRASF.COM
415.861.3100

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1511 15TH STREET
SAN FRANCISCO, CA 94103
CONTACT: DAVID STRANDBERG
DAVID@STRANDBERGENG.COM
415.273.8829

CIVIL ENGINEER:
LEA & BRAZE ENGINEERING
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
CONTACT: ZENAB ALI
510.887.4086 x192

SURVEYOR:
LUCIDO SURVEYORS
2 SAUCITO AVENUE
DEL REY OAKS, CA 93940
CONTACT: FRANK LUCIDO JR.
831.620.5032

GEOTECHNICAL ENGINEER:
BUTANO GEOTECHNICAL ENGINNERING, INC.
404 WESTRIDGE DRIVE
WATSONVILLE, CA 95076
CONTACT: GREG BLOOM
831.724.2612

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LICENSED LANDSCAPE ARCHITECT
STEVEN GREGORY WHITTEN No. 5380
Expiration Date 12.31.2027
Renewal Date 03.06.2026
Date
STATE OF CALIFORNIA

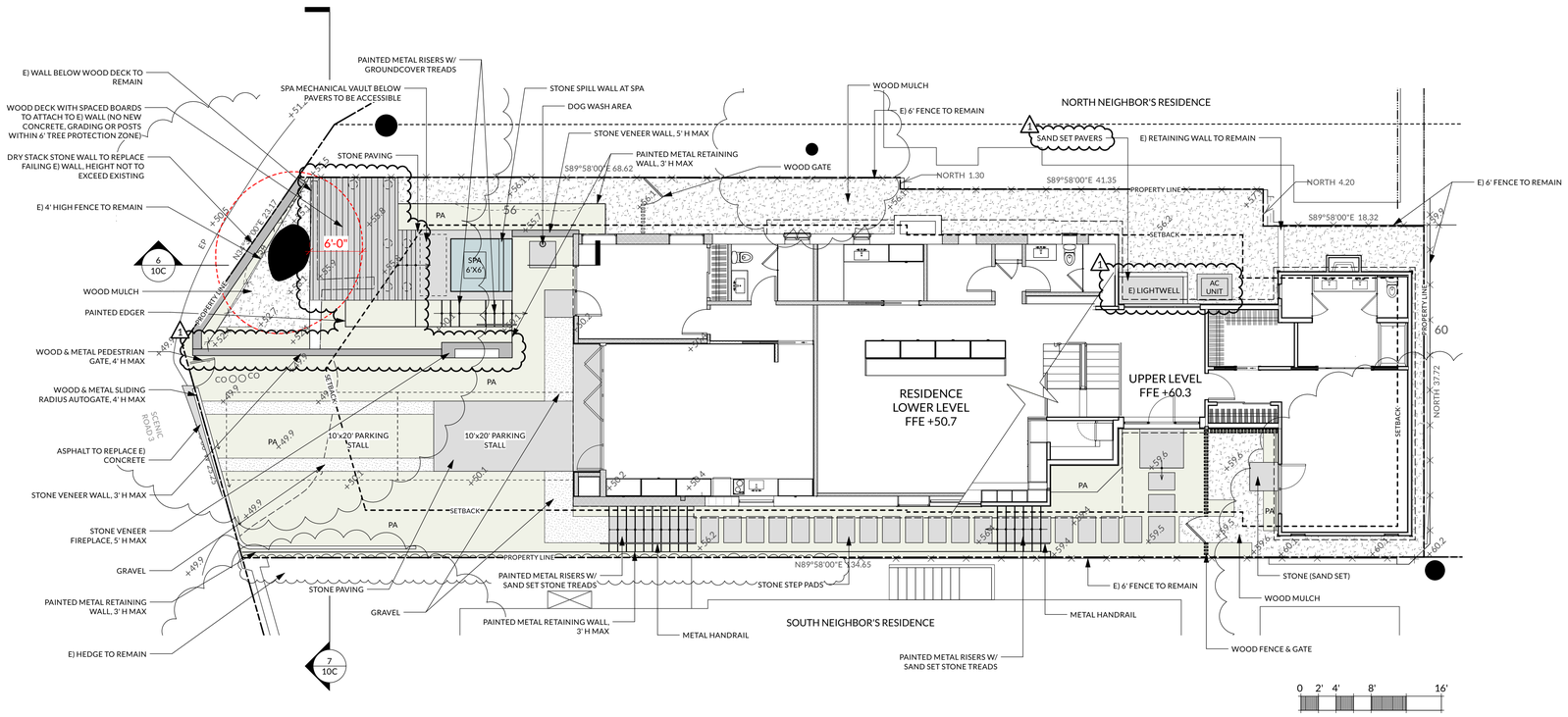
CARMEL RESIDENCE
SCENIC RD 3 SE OF 12TH
CARMEL-BY-THE-SEA, CALIFORNIA
APN: 010-292-011-000

DATE:	ISSUE:
12.05.2025	DESIGN REVIEW
1 03.06.2026	PLANNING DELTA 1

SCALE: N/A

LANDSCAPE COVER SHEET

10A



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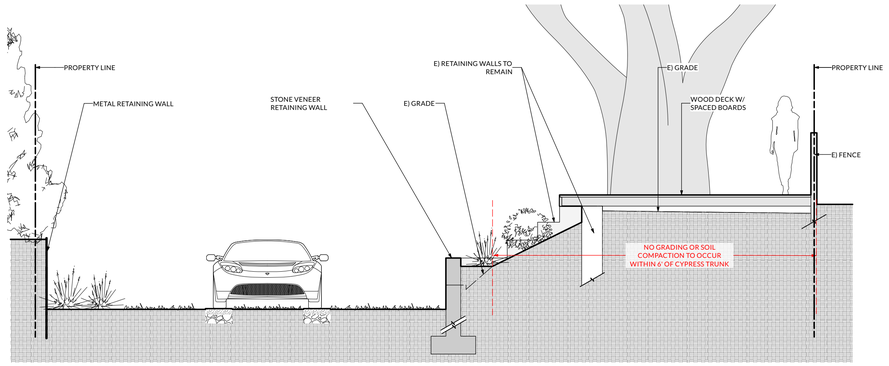
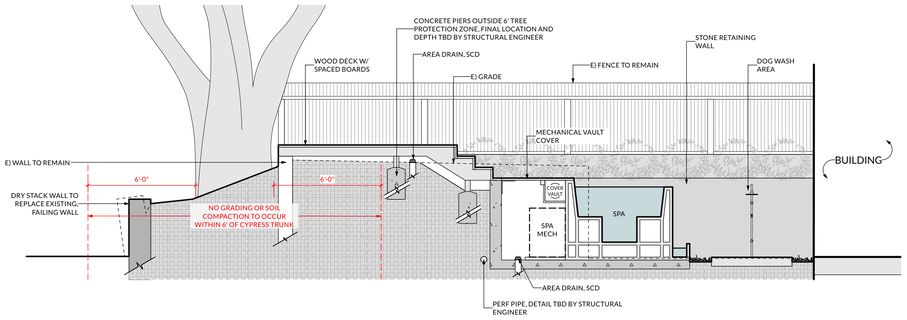
SCALE: 1/8" = 1'-0"

LANDSCAPE PLAN

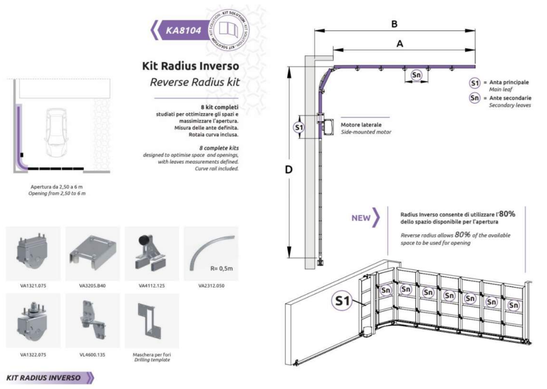
10B



7 SECTION AT DRIVEWAY, RETAINING WALL, AND DECK
Scale: 1/4" = 1'-0"



6 SECTION AT SPA AND DECK
Scale: 1/4" = 1'-0"



5 REVERSE RADIUS AUTOGATE



NOTE: SAD SHEET 11 FOR MATERIALS
RENDERINGS ARE CONCEPTUAL

4 FENCE AT ENTRY GARDEN



NOTE: SAD SHEET 11 FOR MATERIALS
RENDERINGS ARE CONCEPTUAL

3 AERIAL VIEW LOOKING SOUTHWEST TOWARDS SCENIC DRIVE



NOTE: SAD SHEET 11 FOR MATERIALS
RENDERINGS ARE CONCEPTUAL

2 AERIAL VIEW LOOKING NORTHWEST TOWARDS SCENIC DRIVE



NOTE: SAD SHEET 11 FOR MATERIALS
RENDERINGS ARE CONCEPTUAL

1 AERIAL VIEW FROM SCENIC DRIVE TOWARDS HOUSE

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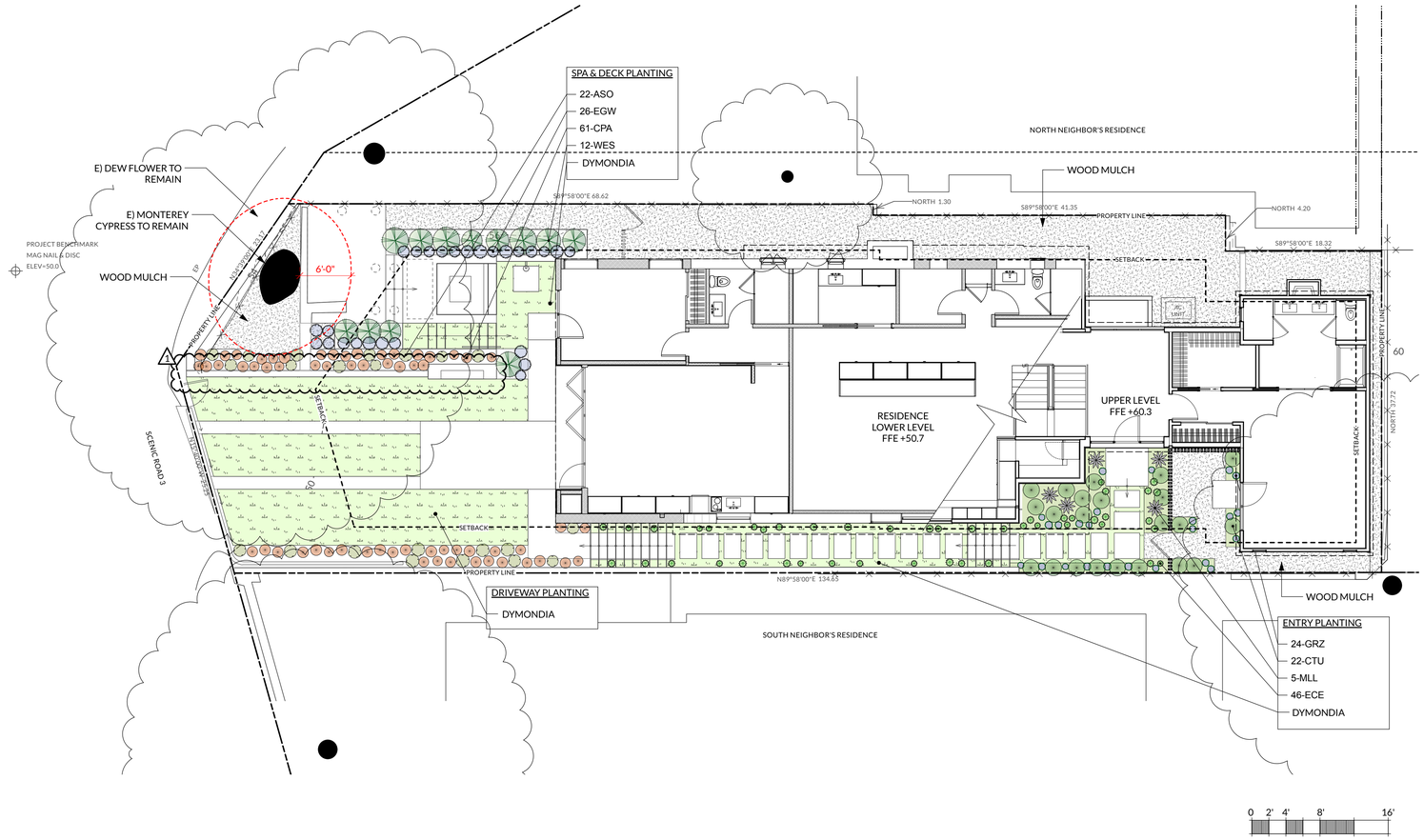
1 03.06.2026	PLANNING DELTA 1

SCALE: N/A

FENCE, GATE, WALL RENDERINGS, & DECK SECTION

10C



Plant List						
Qty	ID	Botanical Name	Common Name	Scheduled Size	WUCOLS	Remarks
Shrubs						
12	WES	Westringia fruticosa	**Coast Rosemary**	5 Gal	L	
Perennials						
22	ASO	Achillea millefolium 'Sonoma Coast'	**Sonoma coast Yarrow**	1 Gal	L	
26	EGW	Erigeron glaucus 'Wayne Roderick'	**Seaside Daisy**	1 Gal	L	
24	GRZ	Geranium x 'Rozanne'	**Rozanne Cranesbill**	1 Gal	M	
Ornamental Grasses						
61	CPA	Carex pansa	**California Meadow Sedge**	1 Gal	M	
22	CTU	Carex tumulicola	**Foothill Sedge**	1 Gal	L	
Cacti & Succulents						
46	ECE	Echeveria elegans	**Hen and Chicks**	4" Pot	L	
5	MLL	Mangave 'Lavender lady'	**Lavender Lady Mangave**	5 Gal	L	
Groundcover						
1,803 sf		Dymondia margaretae	Silver Carpet	Flats	L	

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

PLANTING PLAN

10D

SECTION 1: GENERAL IRRIGATION NOTES

1. THIS SPECIFICATION IS TO ESTABLISH PERFORMANCE STANDARDS FOR A BIDDER-DESIGNED IRRIGATION SYSTEM.
2. CONTRACTOR SHALL VISIT SITE AND VERIFY ALL CONDITIONS SHOWN ON PLANS PRIOR TO COMMENCEMENT OF ANY WORK.
3. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES (MWELO) BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED WORKMEN. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND FEES.
4. INSTALL (10) HOSE BIBS ON IRRIGATION MAIN LINE. CONFIRM FINAL LOCATIONS ON SITE WITH LANDSCAPE ARCHITECT (LA).
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE ACCORDING TO THE AVAILABLE STATIC PRESSURE AT POINT OF CONNECTION (P.O.C.) CONTRACTOR IS RESPONSIBLE FOR VERIFYING AVAILABLE STATIC AND DYNAMIC PRESSURE PRIOR TO CONSTRUCTION AND INFORM LA IF STATIC PRESSURE IS LESS THAN 65 PSI.
6. IF A SOIL REPORT HAS NOT YET BEEN GENERATED, CONTRACTOR SHALL GATHER A SOIL SAMPLE, SEND IT TO A LAB FOR ANALYSIS, AND BASE THE DRIP EMITTER LINE GRIDS AND FLOW RATE ON THE EMITTERS ON THE SOIL TYPE. SEE BELOW IN SECTION 5 FOR DETAILS.
7. EVERY IRRIGATION VALVE MANIFOLD ON THE SITE SHALL HAVE AN ISOLATION VALVE ON THE UPSTREAM SIDE.
8. USE ONLY ONE TYPE SERIES HEAD ON ANY VALVE/CIRCUIT. DO NOT MIX HEAD TYPES OR MANUFACTURERS. ALL IRRIGATION HEADS NEED TO HAVE A BUILT-IN CHECK VALVE AND BUILT-IN PRESSURE REGULATION. ALL HEADS NEED TO BE SET BACK 24" FROM NON-PERMEABLE SURFACES.
9. IRRIGATION EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
10. AREAS OF TURF THAT ARE LESS THAN 8 FEET WIDE AND ARE ADJACENT TO IMPERMEABLE SURFACES SHALL BE IRRIGATED BY SUB-SURFACE DRIP.
11. CONTRACTOR TO CONFIRM LOCATION OF EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO THE EXCAVATION OF TRENCHES. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY, OR DURING PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST TO THE OWNER. CALL UNDERGROUND ALERT (811) FOR UTILITY LOCATIONS.
12. CONTRACTOR TO GUARANTEE COMPLETE AND EVEN COVERAGE OF IRRIGATION IN ALL PLANTED AREAS. LAWN/SPRAY SYSTEM SHALL HAVE COMPLETE, OVERLAPPING AND EVEN COVERAGE, WITH VALVES HYDROZONED TO ADDRESS DIFFERENT SUN, SHADE AND SLOPE ASPECTS.
13. THE CONTRACTOR SHALL SIZE AND LOCATE ALL LINES AND SLEEVE AS REQUIRED. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES SHALL HAVE A SIX INCH HORIZONTAL SEPARATION AND ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.
14. BACKFILL TRENCHES WITH MATERIAL FREE OF ROCKS. EXCAVATIONS TO BE BACKFILLED TO 90% COMPACTION MINIMUM. CONTRACTOR TO REPAIR SETTLED TRENCHES FOR ONE YEAR AFTER COMPLETION OF WORK.
15. INSTALL BACKFLOW PREVENTER AS PER LOCAL CODE AND ACCORDING TO MANUFACTURER'S SPECIFICATIONS. FINAL LOCATION TO BE DISCREET AND HIDDEN FROM VIEW. CONFIRM FINAL LOCATION ON SITE WITH LA. BACKFLOW PREVENTER SHALL BE INSTALLED PLUMB AND IN ALIGNMENT WITH ADJACENT PAVEMENT EDGES OR STRUCTURES.
16. VALVE LOCATIONS ARE DIAGRAMMATIC. LOCATE IN GROUNDCOVER AREAS (NOT LAWN). LOCATE 12" MIN. FROM WALKS, WALLS FENCES AND PARALLEL OR PERPENDICULAR TO THEM. VERIFY FINAL LOCATIONS WITH LA.
17. CONTROLLER LOCATION IS DIAGRAMMATIC. VERIFY WITH LA. CONTRACTOR TO SUPPLY POWER AND INTERNET CONNECTION TO CONTROLLER, AS REQUIRED BY THE MANUFACTURER.
18. SET OPERATION OF IRRIGATION CONTROLLER BETWEEN THE HOURS OF 10:00 PM AND 7:00 AM. COORDINATE ESTABLISHMENT IRRIGATION SCHEDULE WITH MANUFACTURER AND COORDINATE WITH GARDENER/OWNER.
19. INSTALL ON-SITE WEATHER STATION (SENSOR) IN A SOUTHWEST LOCATION FREE FROM ANY OVERHANGS OR TREES. (HIGHEST WIND, SUNNIEST). CONFIRM FINAL LOCATION WITH LA.
20. FLUSH MAIN SUPPLY LINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. PRESSURIZE MAINLINE FOR A MINIMUM OF 24 HOURS TO 100 PSI PRIOR TO BACKFILLING. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF SPRINKLER HEADS OR DRIP. FLUSH ALL LATERAL LINES AFTER INSTALLATION OF SPRINKLER HEADS AND DRIP.
21. IRRIGATION CONTROL WIRE SHALL BE #14 UL APPROVED FOR DIRECT BURIAL. COMMON WIRE TO BE WHITE IN COLOR. WIRES TO INDIVIDUAL CONTROL VALVES TO BE A COLOR OTHER THAN WHITE. SPLICES ARE TO BE MADE WITHIN A VALVE BOX USING A CRIMP TYPE COPPER WIRE CONNECTOR WITH A HEAT-SHRINK WATERPROOF JACKET. IN-LINE SPLICES SHALL BE SOLDERED. LEAVE TWENTY FOUR INCHES OF WIRE COIL AT EACH REMOTE CONTROL VALVE WIRE CONNECTION TO ALLOW VALVE BONNET REMOVAL WITHOUT DISCONNECTING CONTROL WIRES. IDENTIFY ALL STATION WIRES WITH A CHRISTY ID TAG LOCATED AT EACH VALVE.
22. INSTALL ONE (1) SPARE CONTROL WIRE FOR EVERY SIX (6) STATIONS ON THE CONTROLLER ALONG THE ENTIRE MAIN LINE. SPARE WIRES SHALL BE THE SAME COLOR (ONE WITH A WHITE STRIPE) AND OF A DIFFERENT COLOR THAN OTHER CONTROL WIRES, LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
23. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF SLEEVES AND CONDUITS OF SUFFICIENT SIZE UNDER ALL PAVED AREAS. MINIMUM SIZE TO BE 2".
24. CONTRACTOR SHALL WARRANT THAT THE IRRIGATION SYSTEM WILL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF WORK.

SECTION 2: POINT OF CONNECTION COMPONENTS

ORDER OF COMPONENTS:
1. MANUAL SHUT-OFF VALVE (GATE VALVE OR BALL VALVE)
2. REDUCED PRESSURE BACKFLOW PREVENTER
3. IRRIGATION-ONLY WATER METER OR FLOW METER
4. FLOW SENSOR

SECTION 3: PIPE SIZING

1. FOR SPRINKLER ZONES WITH A FLOW BETWEEN 0GPM AND 8 GPM, ¾" SCHEDULE 40 PVC MINIMUM PIPE SIZE.
2. FOR SPRINKLER ZONES WITH A FLOW BETWEEN 8 GPM AND 12 GPM, 1" SCHEDULE 40 PVC MINIMUM PIPE SIZE.
3. FOR ALL ZONES LARGER THAN12 GPM, CONSULT WITH LA.

SECTION 4: COMPONENT SCHEDULE

BACKFLOW PREVENTER
FEBCO #825Y-1" or approved equal

CONTROL VALVES
TORO Remote Control Valve, TPV Series

MAIN LINES
1120 SCH.40 PVC Solvent weld pipe with SCH 40 PVC solvent

WELD FITTINGS
18" Cover, min.

LATERAL LINES
1120-200 PSI PVC solvent weld pipe with SCH 40 PVC solvent

WELD FITTINGS
12" cover, min.

SLEEVES
1120- CLASS 200 PVC plastic pipe. 24" cover, min.

CONTROLLER
HUNTER ACC2 with SOLAR SYNC. Mount in accessible are for landscape maintenance crew.

WEATHER SENSOR SENSOR
HUNTER SOLAR SYNC mounted on SW side of property

SPRAY HEADS
HUNTER PRO SPRAY or RAINBIRD SAM PRS. Min 6" pop up in turf, 12" pop up in shrub areas.

VALVE BOXES
CARSON, black plastic

HOSE BIB
CHAMPION or BUCKNER with vacuum breaker

GATE VALVE
NIBCO, (line size)

NOTE: CONTRACTOR IS RESPONSIBLE FOR SUBMITTING A FULL LIST/CUT SHEETS OF ALL IRRIGATION EQUIPMENT TO LA FOR APPROVAL PRIOR TO PURCHASE.

SECTION 5: DRIP SYSTEM SCHEDULE - EMITTERLINE TUBING

IN-LINE EMITTER TUBING
NETAFIM TECHLINE CV

IN-LINE FILTER
TORO DRIP ZONE KIT WITH REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN AND 30 PSI PRESSURE REGULATOR/ KBI PVC BALL VALVE OR SIMILAR. IF SITE STATIC PRESSURE IS LESS THAN 30 PSI, DO NOT INSTALL A PRESSURE REGULATOR ON DRIP ZONES.

NETAFIM GRID SPECIFICATIONS
EMITTER FLOW, EMITTER SPACING AND GRID ROW SPACING BASED ON SOIL TYPE OF SITE:

Soil Type	Emitter Flow	Emitter Spacing	Row Spacing	Application Rate
Coarse Sand	0.9 gph	12"	16"	1.11 in/hr
Sand	0.6 gph	12"	16"	0.73 in/hr
Sandy Loam	0.6 gph	12"	16"	0.73 in/hr
Loam	0.4 gph	18"	18"	0.30 in/hr
Clay Loam	0.4 gph	18"	18"	0.30 in/hr
Clay	0.4 gph	18"	18"	0.30 in/hr
Clay	0.26 gph	18"	18"	0.19 in/hr

SECTION 6: DRIP SYSTEM SCHEDULE - POINT SOURCE EMITTERS

THE RECOMMENDED DRIP METHOD IS EMITTER LINE TUBING GRIDS, AS SHOWN ABOVE.
WHEN USING INDIVIDUAL EMITTERS, USE THE FOLLOWING SCHEDULE:

Container size	# of .5 gph Emitters	Total Flow	Configuration
4"	1 Emitter	.5 gph	On root ball
1 gallon	2 Emitters	1 gph	Opposite sides of root ball
2 gallon	2 Emitters	1 gph	Evenly around root ball
5 gallon	4 Emitters	2 gph	Evenly around root ball
15 gallon	5 Emitters	2.5 gph	Evenly around root ball
24" Box	10 Emitters	5 gph	Concentric rings
36" Box	18 Emitters	9 gph	Concentric rings
48" Box	27 Emitters	13.5 gph	Concentric rings

SECTION 7: DRIP SYSTEM NOTES

1. LOCATE IN-LINE FILTER, PRESSURE REGULATOR AND VALVE IN VALVE BOXES.
2. FOR DRIP ZONES WITH A FLOW OF LESS THAN 4 GPM, ½" POLYETHYLENE TUBING MAY BE LEAD ALL THE WAY FROM THE VALVE TO THE DRIP ZONE.
3. FOR DRIP ZONES WITH A FLOW BETWEEN 4 GPM AND 8 GPM, ¾" SCHEDULE 40 PVC SHALL RUN FROM THE VALVE TO THE BEGINNING OF THE ZONE.
4. FOR DRIP ZONES WITH A FLOW BETWEEN 8 GPM AND 12 GPM, 1" SCHEDULE 40 PVC SHALL BE RUN FROM THE VALVE TO THE BEGINNING OF THE ZONE.
5. LOCATE EMITTER DISCHARGE WITHIN THE WATERING BASIN OF EACH PLANT. SEE PLANTING PLAN FOR EXACT LOCATION AND SIZE OF PLANTS TO DETERMINE LOCATION OF EMITTERS. SECURE ABOVE GRADE EMITTER LINES TO FINISH GRADE WITH PLASTIC OR METAL STAPLES.
6. INSTALL ONE MANUAL FLUSH VALVE FOR EACH DRIP SUB-ZONE ON THE EXHAUST HEADER AT THE HYDRAULIC OPPOSITE END FROM THE SUPPLY HEADER.
7. INSTALL ONE DRIP ZONE FLOW INDICATOR WITHIN 3 FEET OF THE FLUSH VALVE FOR EACH ZONE.
8. IF ¼" INCH TUBING IS USED, INSTALL E.O.V.C. BUG CAPS AND TUBING STAKES AT THE DISCHARGE ENDS BY 'SALCO'. ¼" TUBING LENGTHS TO BE NO GREATER THAN SIX FEET.
9. IN-LINE EMITTER TUBING SHALL BE INSTALLED AS A CLOSED LOOP GRID SYSTEM. ALL DRIP GRIDS SHALL BE SITUATED ON THE CONTOUR OF SLOPES AND NOT PERPENDICULAR TO THE SLOPE. INSTALL TUBING ON TOP OF FINISH GRADE AND UNDER MULCH. ENSURE THAT EACH PLANT HAS AN EMITTER ON ITS ROOT BALL TO ESTABLISH IT.
10. POINT SOURCE DRIP (BUTTON EMITTERS, FLAG EMITTERS, SHRUBBLERS, AND VARI-SPRAYS) SHALL BE AVOIDED, IF POSSIBLE. INSTALL AN INLINE GRID IN ALL PLANTED AREAS.

SECTION 8: PRESSURE AND FLOW RECORDING

1. CONTRACTOR SHALL MAINTAIN A SET OF 'AS-BUILT' DRAWINGS THROUGHOUT THE CONSTRUCTION AND PREPARE AND DELIVER A LEGIBLE COPY OF THE PLAN TO THE LA/OWNER UPON COMPLETION OF THE WORK AND BEFORE FINAL PAYMENT. THE IRRIGATION PLAN SHALL INDICATE LOCATIONS OF ALL UNDERGROUND PIPES, LOCATION OF SLEEVES, LOCATION OF VALVES AND ANY OTHER INFORMATION NECESSARY FOR LONG-TERM MAINTENANCE OF THE SYSTEM. ONE LAMINATED PLAN COPY AND ONE LAMINATED VALVE ZONE SCHEDULE MUST BE PLACED AT THE IRRIGATION CONTROLLER.
2. CONTRACTOR SHALL INCLUDE BASE FLOW READING IN GALLONS PER MINUTE FOR EACH VALVE ZONE ON THE AS-BUILT IRRIGATION DRAWING.
3. CONTRACTOR SHALL NOTE THE STATIC PRESSURE ON THE AS-BUILT IRRIGATION DRAWING.
4. CONTRACTOR TO PROVIDE ONE IRRIGATION BINDER TO THE LA/OWNERS, AT FINAL WALK THROUGH. BINDER TO INCLUDE AS-BUILT IRRIGATION DRAWING, VALVE MAP, MANUFACTURER'S OPERATING INSTRUCTIONS AND WARRANTY AND REPAIR INFORMATION.
5. CONTRACTOR TO PROVIDE AN IRRIGATION AUDIT REPORT (ALL PROJECTS UNDER 2500SF CAN BE CONDUCTED BY THE INSTALLING CONTRACTOR. FOR ALL PROJECTS OVER 2500 SF, A QUALIFIED CLIA IRRIGATION AUDITOR MUST BE HIRED.)

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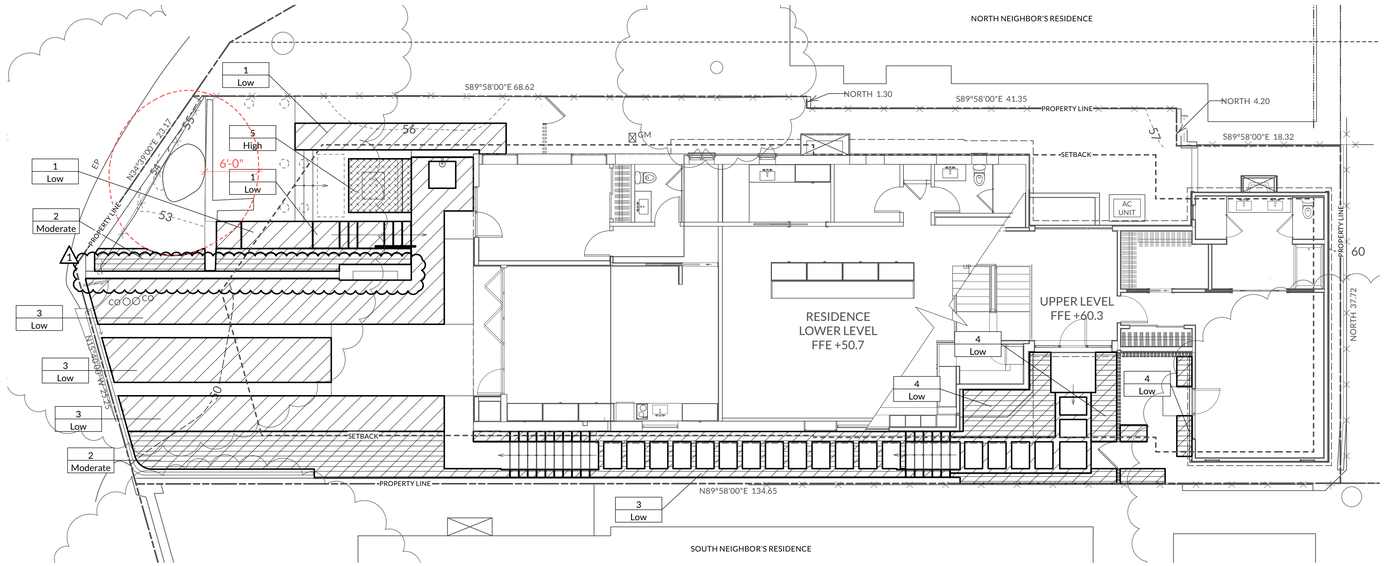
CARMEL RESIDENCE
SCENIC RD 3 SE OF 12TH
CARMEL-BY-THE-SEA, CALIFORNIA
APN: 010-292-011-000

DATE:	ISSUE:
12.05.2025	DESIGN REVIEW
△1 03.06.2026	PLANNING DELTA 1

SCALE: N/A

IRRIGATION NOTES

10E



WATER EFFICIENT LANDSCAPE WORKSHEET

City:	Carmel-by-the-Sea	**Reference ETo:**	36			
ETWU Equation: ETo x 0.62 x [((PF x HA)/IE) + SLA]						
MAWA Equation: (ETo) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) X SLA)]						
	Irrigation Efficiency for spray is 0.75 and drip is 0.81. Minimum IE is 0.71.					
	Plant Water Use Type			**Plant Factor**		
	Very Low			0 - 0.1		
	Low			0.2 - 0.3		
	Medium			0.4 - 0.6		
	High			0.7 - 1.0		
	SLA			1		
Hydrozone Number	**Irrigation Method**	**Plant Water Use Type**	**Plant Factor (PF)**	**Hydrozone Area (HA) without SLA (SF)**	**Irrigation Efficiency (IE)**	**ETAF x AREA (SF)**
Zone 1	Drip	Low	0.30	137	0.81	51
Zone 2	Drip	Moderate	0.50	245	0.81	151
Zone 3	Drip	Low	0.20	658	0.81	162
Zone 4	Drip	Low	0.20	182	0.81	45
Zone 5	Spa	High	1.00	42	1.00	42
			Total:	1264		451
			Sum	1,264		
Results						
MAWA =	15,517	ETWU=	10,075	Gallons		
			1,347	Cubic Feet		
			13	HCF		
			0.03	Acre-feet		
			0.01	Millions of Gallons		
		ETWU complies with MAWA				

ETAF Calculations

Regular Landscape Areas		
	Total ETAF x Area	451
	Average ETAF	0.36
		ETAF is below .55
All Landscape Areas		
	Total ETAF x Area	451.38
	Total Area	1264
	Sitewide ETAF	0.36

HYDROZONE WATER USE LEGEND

- LOW
- MODERATE
- HIGH
- SLA

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LICENSED LANDSCAPE ARCHITECT
S. GRETCHEN WHITTIER No. 5740
Signature
12.31.2027
Renewal Date
03.06.2026
Date
STATE OF CALIFORNIA

CARMEL RESIDENCE

SCENIC RD 3 SE OF 12TH
CARMEL-BY-THE-SEA, CALIFORNIA
APN: 010-292-011-000

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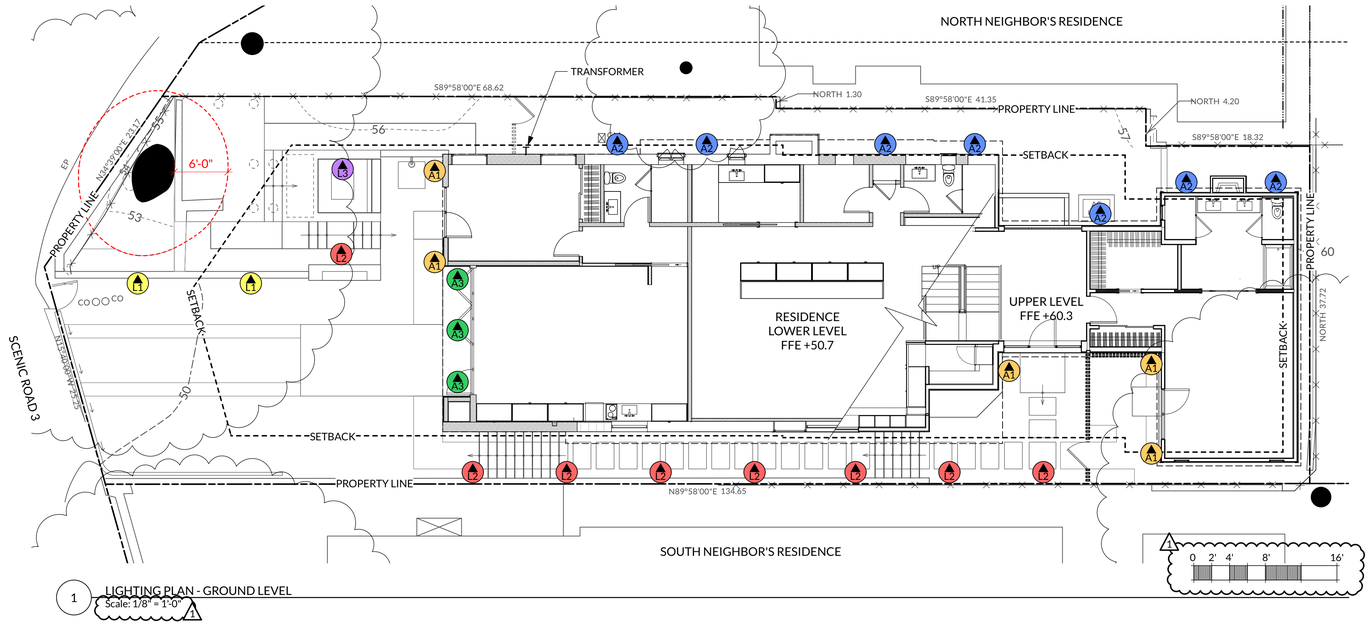
1 03.06.2026	PLANNING DELTA 1

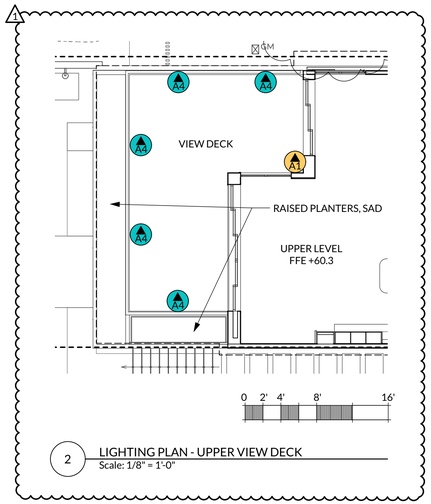
SCALE: 1/8" = 1'-0"

HYDROZONE PLAN

10F



1 LIGHTING PLAN - GROUND LEVEL
Scale: 1/8" = 1'-0"



2 LIGHTING PLAN - UPPER VIEW DECK
Scale: 1/8" = 1'-0"

EXTERIOR LIGHTING LEGEND

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL SPEC	FINISH	NOTES
L1	WALL LIGHT (LANDSCAPE)	BEACHSIDE LIGHTING	E9-RCL__3W-FL__FIN-DB	BRASS W/ DARK BRONZE FINISH	3 WATT, 50 LUMENS, 3000K
L2	PATH LIGHT (LANDSCAPE)	BEACHSIDE LIGHTING	X1__20__3W-FL__BGS8__FIN-DB	BRASS W/ DARK BRONZE FINISH	3 WATT, 156 LUMENS, 3000K
L3	SPA LIGHT (LANDSCAPE)	JANDY	JLUWW		6 WATT, 288 LUMENS, 2700K
A1	SCONCE (ARCHITECTURE)	BEACHSIDE LIGHTING	E1__3W-FL__FR8__FIN-DB	BRASS W/ DARK BRONZE FINISH	3 WATT, 143 LUMENS, 3000K
A2	MONOLIGHT (ARCHITECTURE)	BEACHSIDE LIGHTING	E4__3W-FL__FR8__FIN-DB	BRASS W/ DARK BRONZE FINISH	3 WATT, 156 LUMENS, 3000K
A3	RECESSED LIGHT (ARCHITECTURE)	BEACHSIDE LIGHTING	L-016-F__FR__5W-FL-27__FIN-DB	BRASS W/ DARK BRONZE FINISH	5 WATT, 320 LUMENS, 3000K
A4	WALL LIGHT (ARCHITECTURE)	BEACHSIDE LIGHTING	E9-RCL-FIN-DB__3W-FL	BRASS W/ DARK BRONZE FINISH	3 WATT, 50 LUMENS, 3000K
T	TRANSFORMER (LANDSCAPE)	SPJ	SPJ MAGNETIC DIMMABLE TRANSFORMER - 150 or 300		

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LICENSED LANDSCAPE ARCHITECT
S. GRETCHEN WHITTIER No. 5740
Signature
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CARMEL RESIDENCE

SCENIC RD 3 SE OF 12TH
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12.05.2025	DESIGN REVIEW
1 03.06.2026	PLANNING DELTA 1

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

LIGHTING PLAN

10G

L-016-F

The L-016-F recessed fixture combines the flexibility of a standard MR16 lamp with the corrosion resistance expected of a Beachside fixture. The gasket on the brass trim securely seals up against the bottom of the recessed, stainless steel can and the frame is powder-coated steel. An internal brass bracket allows 360° rotation and angling up to 28° without an optical accessory (no beam cutoff with 40° flood lamp) or 10° with. The L-016-F is intended for new construction applications and features an integral **magnetic transformer** (120V primary, 12V secondary). The "-F" designation denotes the flat trim versus the raised trim of the L-016.

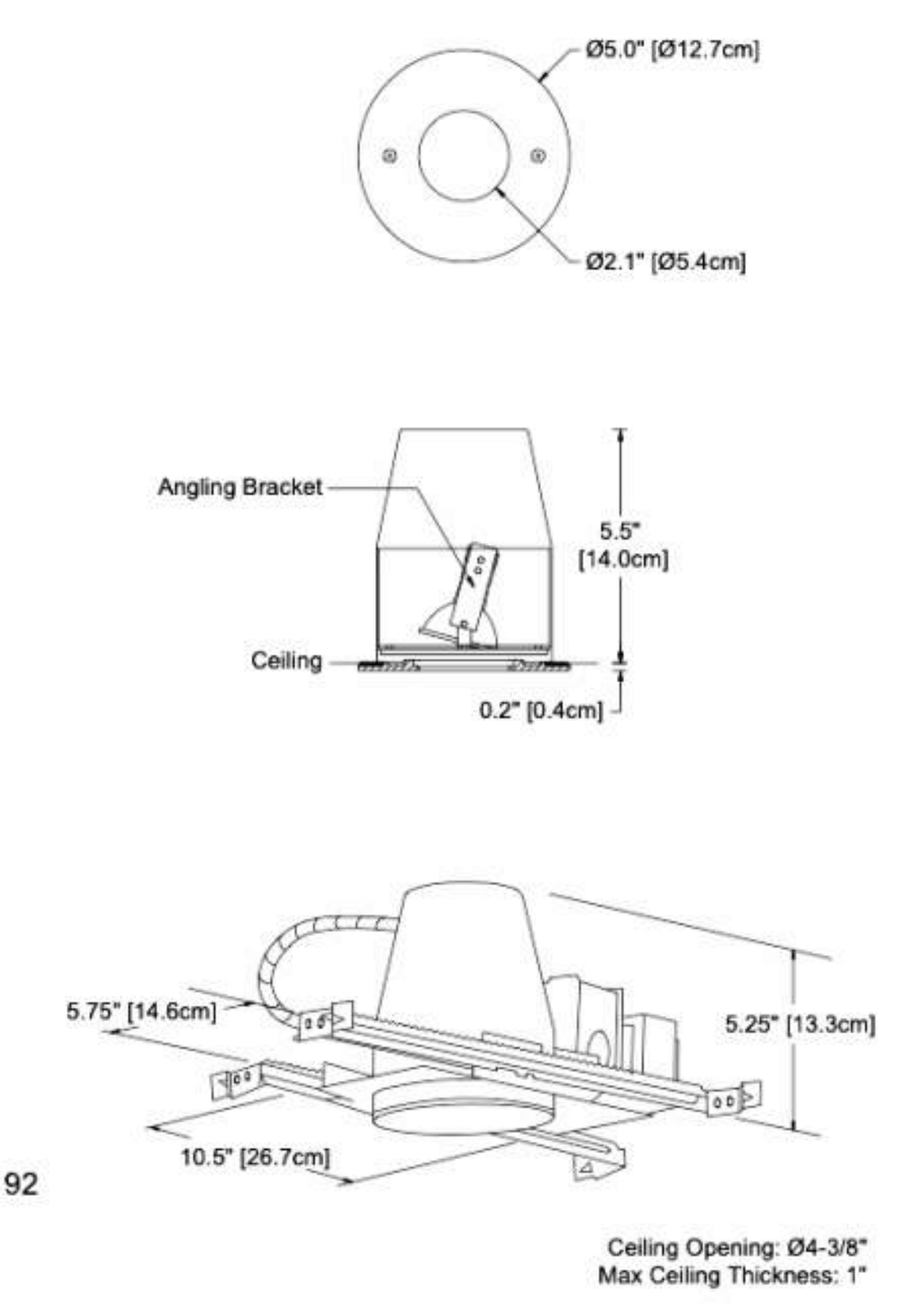


Housing Recessed ceiling fixture for new construction.

Mounting Lamp housing is removable through ceiling aperture for access to junction box. Housing can be lowered and adjusted to ceiling thickness. Dual extension hanger bars span from 15" (38.1 cm) to 25-1/4" (64.1 cm) with reversible placement feature. Bars attach to sides along length or width of mounting frame. Hanger bars may be extended to rest on T-bar grid. For insulated ceilings, maintain a minimum 3" clearance around fixture.

Electrical Magnetic, Class H transformer with Molex disconnect in j-box is fully dimmable with magnetic low voltage dimmers. Transformer has internal thermal protection. J-box has (4) 1/2" K.O.'s and (2) concentric 1/2" x 3/4" K.O.'s with spring latch access plates. Suitable for Wet Location Use.

Lenses Tempered soda lime glass.
__ **CL** Clear __ **FR** Frosted



Lamps GU5.3 MR16 LED

	2700K	3000K		
5 Watt Cree chip	__ **5W-A-NFL**	**AMBER** (1500K)	25° narrow flood	83 lm
	__ **5W-SP-27**	__ **5W-SP-30**	15° spot	320 lm
	__ **5W-NFL-27**	__ **5W-NFL-30**	25° narrow flood	320 lm
Cree chip 5 Watts	__ **5W-FL-27**	__ **5W-FL-30**	40° flood	320 lm
	__ **5W-FL/60-27**	__ **5W-FL/60-30**	60° flood	320 lm
	__ **5W-WFL-27**	__ **5W-WFL-30**	100° wide flood	320 lm
Lumiled chip 7 Watts	__ **7W-FL/60-27**	__ **7W-FL/60-30**	60° flood	483 lm
Soraa chip 8 Watts	__ **8W-SP-27**	__ **8W-SP-30**	10° spot	500 lm
	__ **8W-NFL-27**	__ **8W-NFL-30**	25° narrow flood	525 lm
	__ **8W-FL-27**	__ **8W-FL-30**	36° flood	525 lm

Cree XPG3 triple-LED light engines

AMBER (1500K) *TURTLE FRIENDLY*	__ **7W-A-FL**	7 Watt	66° Bm/109° Fld	61 lm	48 cd	
	__ **7W-A-NFL**	7 Watt	28° Bm/49° Fld	98 lm	346 cd	
RED-ORANGE (1000K) *TURTLE FRIENDLY*	__ **10W-RO-NFL**	10 Watt	27° Bm/43° Fld	212 lm	884 cd	
	__ **10W-RO-FL**	10 Watt	51° Bm/78° Fld	192 lm	254 cd	
Warm White (2700K)	__ **11W-927-NFL**	11 Watt				
	__ **11W-927-FL**	11 Watt				
Warm White (3000K)	__ **11W-930-NFL**	11 Watt	30° Bm/52° Fld	678 lm	2197 cd	CRI: 92
	__ **11W-930-FL**	11 Watt	46° Bm/79° Fld	585 lm	864 cd	

Accessories (only one available)

Lamp-attached	For light engines	
__ **FR-MR16**	__ **FR-LBTZ**	Frosted lens
__ **HL-MR16**	__ **HL-LBTZ**	Honeycomb louver, 1/8" [3mm] thick
__ **PR-MR16**	__ **PR-LBTZ**	Prismatic spread lens
__ **RT-MR16**	__ **RT-LBTZ**	Rectilinear spread lens
__ **SL-MR16**	__ **SL-LBTZ**	Solite (soft focus) lens

Finish __ **FIN-BK** Black Acid __ **FIN-NA** Nickel Acid
__ **FIN-DB** Dark Bronze Acid __ **FIN-WH** White Powder Coating

Unfinished is standard—no specification required. Fixture will weather to a natural patina. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 7 lbs [3.2 kg]
IP 66
CSA Listed, file #190030
10 year fixture warranty
3 year LED module warranty
3 year warranty of MR16 LED lamps

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C US SUITABLE FOR INDOOR USE UP TO 12W LED

Project	By	Date

For ordering purposes, please specify (example: **L-016-F—CL—5W-FL-27—HL-MR16—FIN-BK**)

Fixture	Lens	Lamp	Accessory	Finish (if any)
L-016-F	FR	5W-FL-27		FIN-DB

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6 / 10H L6:

E1

The E1 is an unobtrusive, low-voltage, step/downlight. Its minimalist design brings attention to the lamp's effect, not to the fixture itself.



Construction All brass components. 1/8" [3mm] thick brass housing.

Lens Tempered soda lime glass

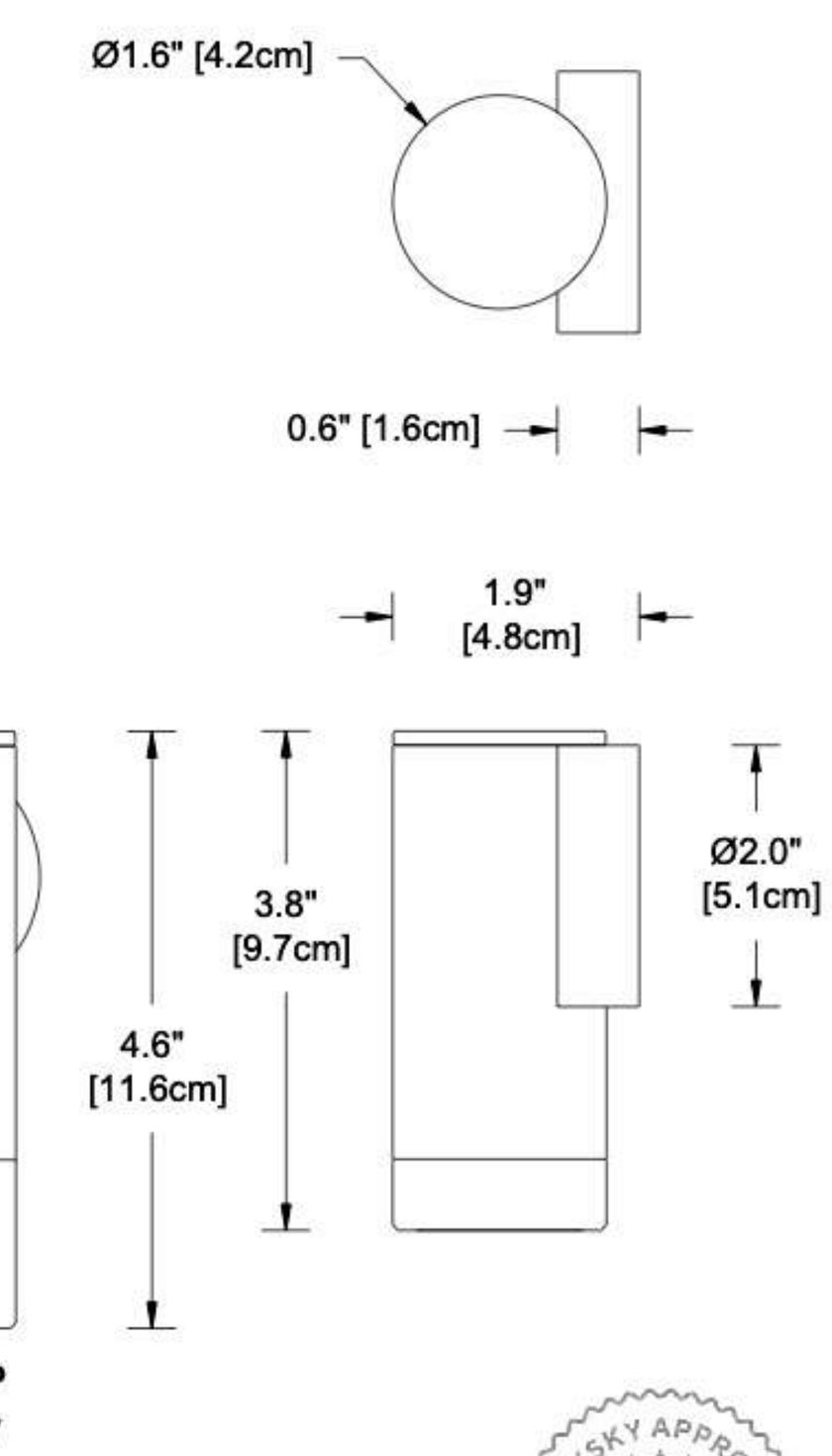
Voltage 12 Volts AC/DC with integral driver (9-15V input, dimmable below 9V). Remote transformer required.

Mounting Two (2) hidden stainless steel sheet metal screws secure back plate to the mounting surface. Fixture housing is secured to the back plate by stainless steel set screws.
Custom size canopies available using 0.125" thick brass plate. Consult factory regarding custom canopy size, shape, and thru hole positioning needed to mate with recessed j-box (by others).

Lamps Triac dimmable: MLV >6% typ., ELV >16% typ.

		Beam/Field	Candela	Lumens	Efficacy	
Cree XPE2 LED 2 Watt **AMBER** (1500K) *TURTLE FRIENDLY*	__ **2W-A-SP**	10° / 20°	1366	65	29	
	__ **2W-A-NFL**	14° / 31°	587	64	29	
	__ **2W-A-FL**	28° / 60°	108	40	16	
	__ **2W-A-NO**	46° / 114°	15	14	6	
Cree XPE2 LED 2 Watt **RED-ORANGE** (1000K) *TURTLE FRIENDLY*	__ **2W-RO-SP**	10° / 18°	2841	123	54	
	__ **2W-RO-NFL**	13° / 28°	1483	119	52	
	__ **2W-RO-FL**	32° / 56°	229	81	35	
	__ **2W-RO-NO**	49° / 114°	32	32	14	
Cree XPG2 LED 3 Watt Warm White (3000K)*	__ **3W-SP**	13° / 24°	2689	202	69	
	__ **3W-NFL**	17° / 37°	1214	177	61	
	__ **3W-FL**	30° / 62°	391	143	49	CRI 81
	__ **3W-NO**	47° / 86°	42	37	13	
Cree XPG2 LED 4 Watt Warm White (3000K)*	__ **4W-SP**	13° / 24°	3399	249	64	
	__ **4W-NFL**	17° / 38°	1514	230	59	CRI 81
	__ **4W-FL**	30° / 62°	492	194	50	
	__ **4W-NO**	71° / 121°	55	81	21	

* Also available in 2700K. Add color suffix to lamp specification, e.g. *"3W-NFL-2700K"*



E1 with KP accessory

Optical Accessories Fixture can accommodate up to two 1/8" thick optical accessories, or one accessory when used in conjunction with the 4W-NO lamp optic option.

__ **CTO-1/4-1.36**	Color Temperature Orange filter 1/4
__ **CTO-1/2-1.36**	Color Temperature Orange filter 1/2
__ **CTO-3/4-1.36**	Color Temperature Orange filter 3/4
__ **FR8**	Frosted lens, 1/8" [3mm] thick
__ **HL8**	Honeycomb louver, 1/8" [3mm] thick
__ **KP**	Extended snoot
__ **PR8**	Prismatic spread lens, 1/8" [3mm] thick
__ **RT8**	Rectilinear spread lens, 1/8" [3mm] thick
__ **SL8**	Solite (Soft Focus) lens, 1/8" [3mm] thick

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 1.3 lbs [0.6 kg]

IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year Cree LED module warranty

C US SUITABLE FOR INDOOR AND OUTDOOR USE, AND AS UP- OR DOWNLIGHT

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Project	By	Date

For ordering purposes, please specify (example: **E1—2W-A-FL—FR8**)

Fixture	Lamp	Accessory(ies)
E1-FIN-DB	3W-FL	FR8

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4 / 10H A: SCONCE

X1

The X1 is an unobtrusive, low-voltage, aimable mini bollard. More compact than a shaded path light, its minimalist design allows attention to focus on the lamp's extra-wide flood effect, not the fixture itself.



Construction All brass components. 1/8" [3mm] thick brass housing. 1-1/4" schedule 40 brass stem.

Lens Tempered soda lime glass

Voltage 12 Volts AC/DC with integral driver (9-15V input, dimmable below 9V). Remote transformer required.

Fixture Height Custom stem heights are available upon request. Standard overall height is 20".
__ **20** 20" [51 cm]
__ Custom height (in inches)

Lamps Triac dimmable: MLV >6% typ.

		Beam/Field	Candela	Lumens	Efficacy	
Cree XPE2 LED 2 Watt **AMBER** (1700) *TURTLE FRIENDLY*	__ **2W-A-NFL**	14° / 31°	587	64	29	
	__ **2W-A-FL**	29° / 61°	140	53	24	
	__ **2W-A-NO**	46° / 114°	18	31	14	
Cree XPE2 LED 2 Watt **RED-ORANGE** (1000K) *TURTLE FRIENDLY*	__ **2W-RO-NFL**	13° / 28°	1483	119	52	
	__ **2W-RO-FL**	32° / 56°	229	81	35	
	__ **2W-RO-NO**	49° / 114°	32	32	14	
Cree XPG2 LED 3 Watt Warm White (3000K)*	__ **3W-NFL**	17° / 37°	1214	177	61	
	__ **3W-FL**	30° / 62°	395	156	54	CRI 81
	__ **3W-NO**	47° / 86°	49	76	27	

* Also available in 2700K. Add color suffix to lamp specification, e.g. *"3W-NO-2700K"*

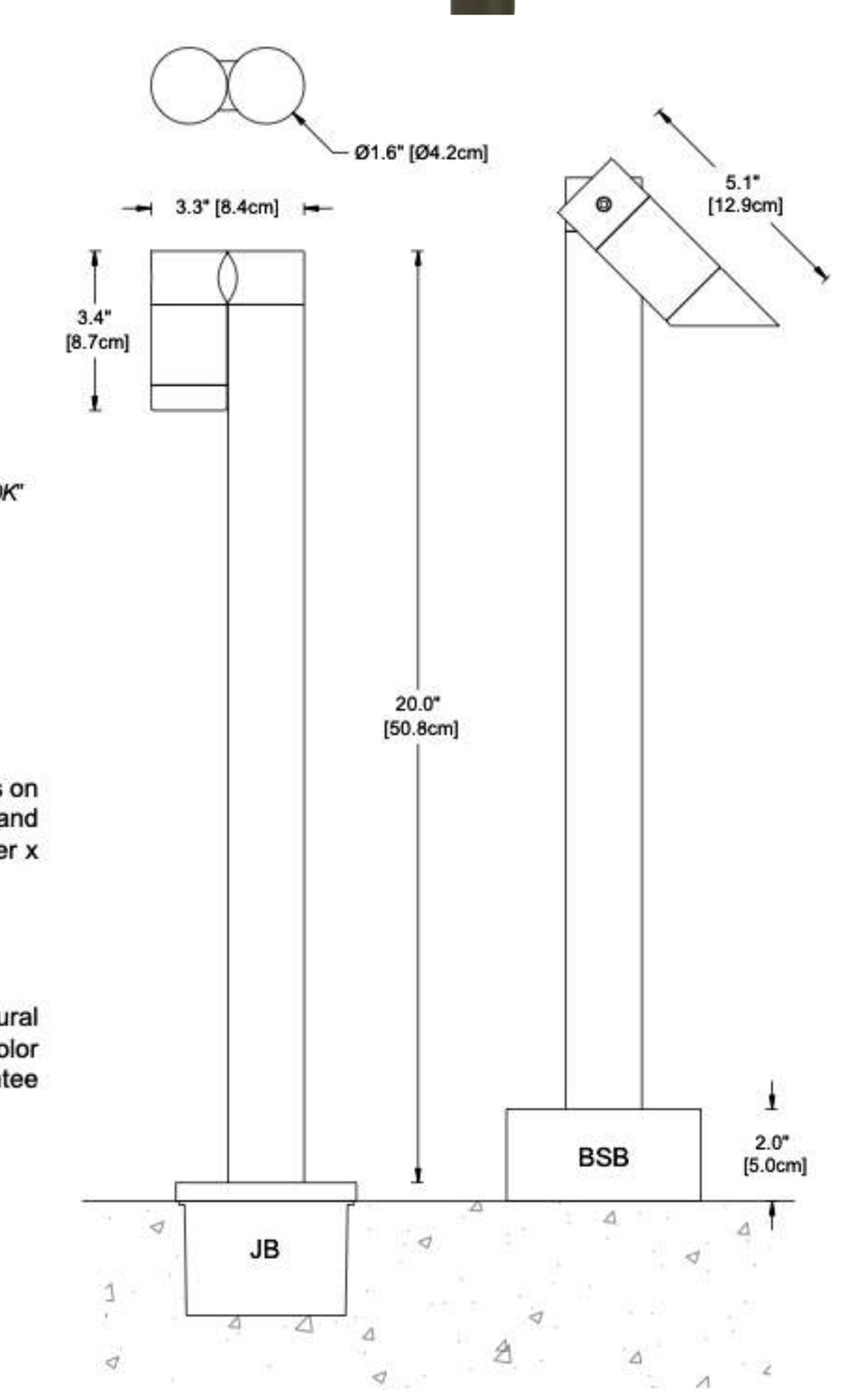
Optical Accessories

__ **BGS8**	Brass glare shield, 45° cutoff
__ **BGS8F**	Brass glare shield, full cutoff
__ **CTO-1/4-1.36**	Color Temperature Orange filter 1/4
__ **CTO-1/2-1.36**	Color Temperature Orange filter 1/2
__ **CTO-3/4-1.36**	Color Temperature Orange filter 3/4

Mounting Accessories 1/2" male threads. Mounts into any standard j-box or:

__ **BSB**	Brass Surface Box for surface-mount applications on concrete or wood. Includes internal brass collar and stainless steel lag screws. 4.25" (11cm) diameter x 2.0" (5cm) high.
__ **GS2BC**	Heavy-duty ground spike with cast brass cap
__ **JB**	Cast brass junction box

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.



X1-20 on JB X1-20 on BSB with BGS8

IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year Cree LED module warranty

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Project	By	Date

For ordering purposes, please specify (example: **X1—20—2W-A-NO—BGS8—CTO-1/2-1.36—BSB**)

Fixture	Fixture Height	Lamp / Optic	Accessory(ies)
X1-FIN-DB	20	3W-FL	BGS8

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2 / 10H L2: PATH LIGHT

E4

The E4 is an unobtrusive, low-voltage, directional fixture. Its minimalist design brings attention to the lamp's effect, not to the fixture itself. The E4 takes advantage of LED modules that can produce 10°-120° beam spreads with just a simple change of our line of field-serviceable optics.



Construction All brass components. 1/8" [3mm] thick brass housing.

Lens Tempered soda lime glass, stepped to prevent pooling of water on lens.

Voltage 12 Volts AC/DC with integral driver (9-15V input, dimmable below 9V). Remote transformer required.

Mounting Two #8 x 2" long brass wood screws (included) secure canopy to the mounting surface.
Sleeve between U-bracket and canopy allows clockwise / counterclockwise aiming of fixture and locks position via a set screw.
Fixture canopy accepts wiring from the back. Two semicircular cutouts, one at the top and one at the bottom of the canopy, accept surface run wiring. Silicone-filled wire nuts (included) allow splicing within the canopy.

Lamps Triac dimmable: MLV >6% typ., ELV >16% typ.

		Beam/Field	Candela	Lumens	Efficacy	
Cree XPE2 LED 2 Watt **AMBER** (1500K)	__ **2W-A-SP**	10° / 20°	1366	65	29	
	__ **2W-A-NFL**	14° / 31°	587	64	29	
	__ **2W-A-FL**	29° / 61°	140	53	24	
	__ **2W-A-NO**	46° / 114°	15	14	6	
Cree XPE2 LED 2 Watt **RED-ORANGE** (1000K)	__ **2W-RO-SP**	10° / 18°	2841	123	54	
	__ **2W-RO-NFL**	13° / 28°	1483	119	52	
	__ **2W-RO-FL**	32° / 56°	229	81	35	
	__ **2W-RO-NO**	49° / 114°	32	32	14	

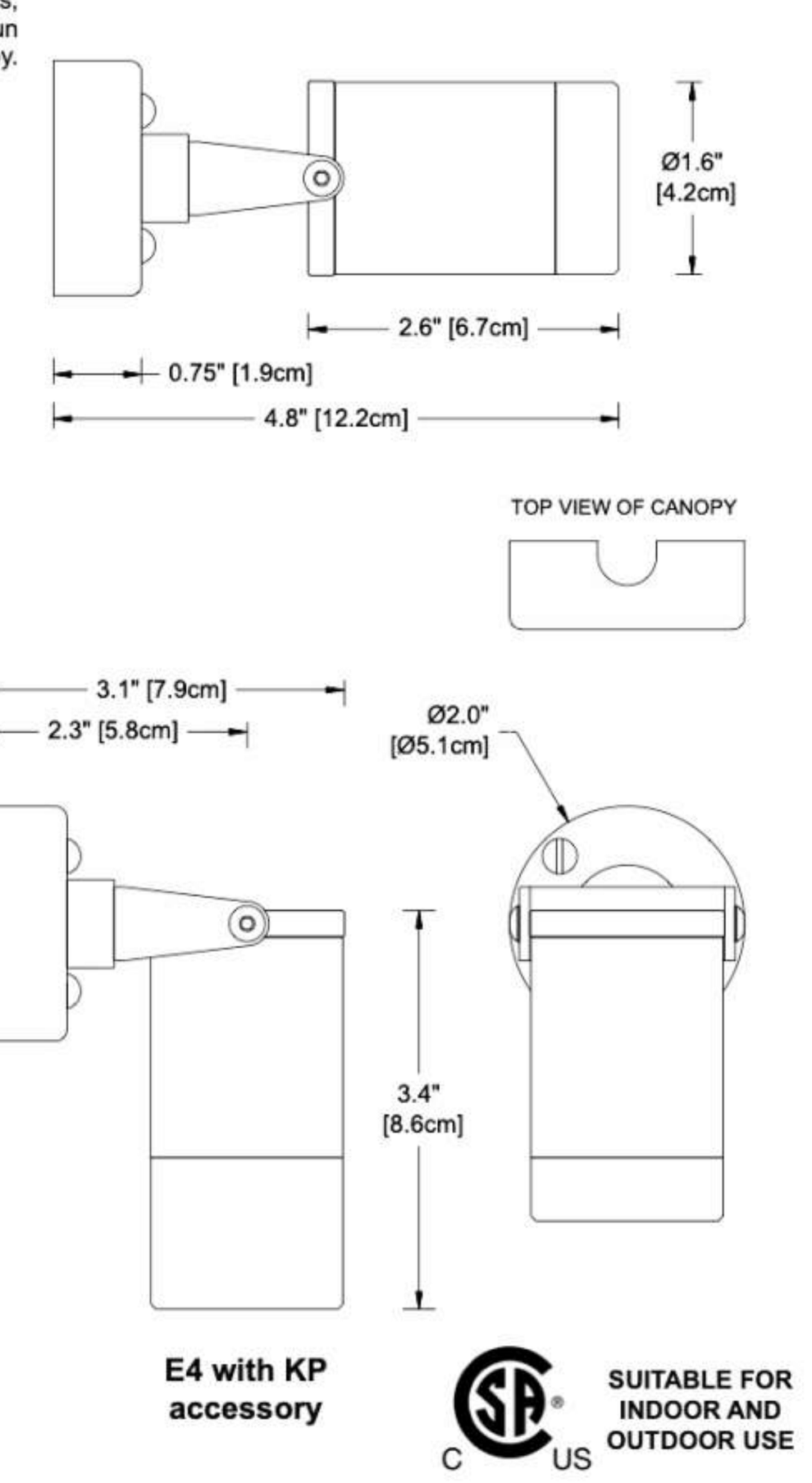
(AMBER and RED-ORANGE directionals not FFWCC certified)

Cree XPG2 LED 3 Watt Warm White (3000K)*	__ **3W-SP**	13° / 24°	2689	202	69	
	__ **3W-NFL**	17° / 37°	1214	177	61	CRI 83
	__ **3W-FL**	30° / 62°	395	156	54	
	__ **3W-NO**	47° / 86°	42	37	13	

* Also available in 2700K. Add color suffix to lamp specification, e.g. *"3W-NFL-2700K"*

Optical Accessories Fixture can accommodate up to two 1/8"-thick optical accessories or one accessory + CTO filter if used in conjunction with the 'NO' optic.

__ **CTO-1/4-1.36**	Color Temperature Orange filter 1/4
__ **CTO-1/2-1.36**	Color Temperature Orange filter 1/2
__ **CTO-3/4-1.36**	Color Temperature Orange filter 3/4
__ **FR8**	Frosted lens
__ **HL8**	Honeycomb louver, 1/8" [3mm] thick
__ **KP**	Extended snoot (no weep hole) for DOWNLIGHTING only
__ **PR8**	Prismatic spread lens
__ **RT8**	Rectilinear spread lens



E4 with KP accessory

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 1.6 lbs [0.7 kg]

IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year Cree LED module warranty

C US SUITABLE FOR INDOOR AND OUTDOOR USE

Project	By	Date

For ordering purposes, please specify (example: **E4—2W-A-SP—FR8—HL8**)

Fixture	Lamp	Accessory(ies)
E4	3W-FL	FR8

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5 / 10H L5:



WARM WHITE 6W 150' CORD

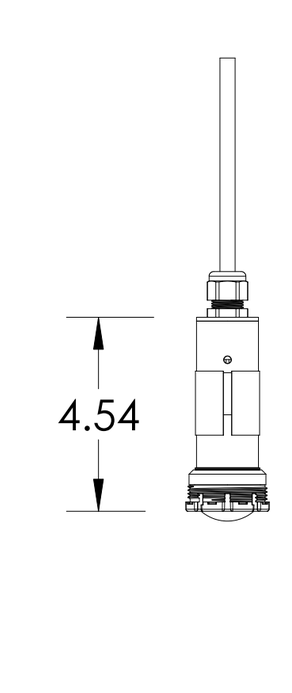
ENGINEERED WITH HYDROCOOL™ TECHNOLOGY TO PROVIDE LONG-LASTING PERFORMANCE.

SKU #JLUWW6W150

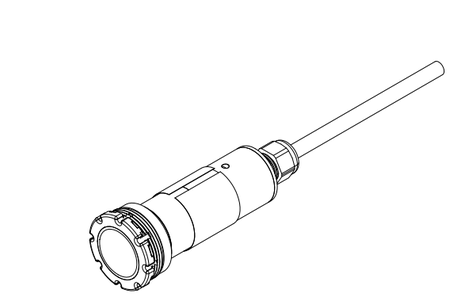
TRADE SERIES EXCLUSIVE

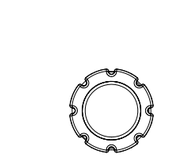
The Jandy WaterColors Nicheless LED lights with HydroCool™ technology use an innovative, energy-efficient design that harnesses the cooling power of...
Read more

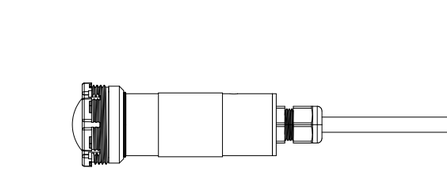
Color: White Only - Warm White
Wattage: 6W
Cord Length: 150 ft.



TOP VIEW


ISOMETRIC VIEW


FRONT VIEW


RIGHT VIEW

3 / 10H L3: SPA LIGHT

E9-RCL

The E9-RCL is a rectangular, brass, recessed fixture with a louvered faceplate for mounting in floors, walls, or ceilings.



E9-RCL: Surface-mounted trim. 2.5"-diameter mounting hole required.
E9-RCL-CR: Adds CONCRETE RING and PVC HOUSING for flush-mounted, recessed trim.

Construction Solid brass faceplate, trim ring, and lamp compartment. Outer PVC Housing for "CR" versions features four 1/2" NPT taps for conduit: two in the side and two in the back/bottom. Secured with two #6-32 black stainless steel screws.

Lens Tempered frosted soda lime glass

Voltage 12 Volts AC / DC. Remote transformer required.

Lamps Integrated LED light engine
Triac dimmable: MLV >6% typ, ELV >16% typ

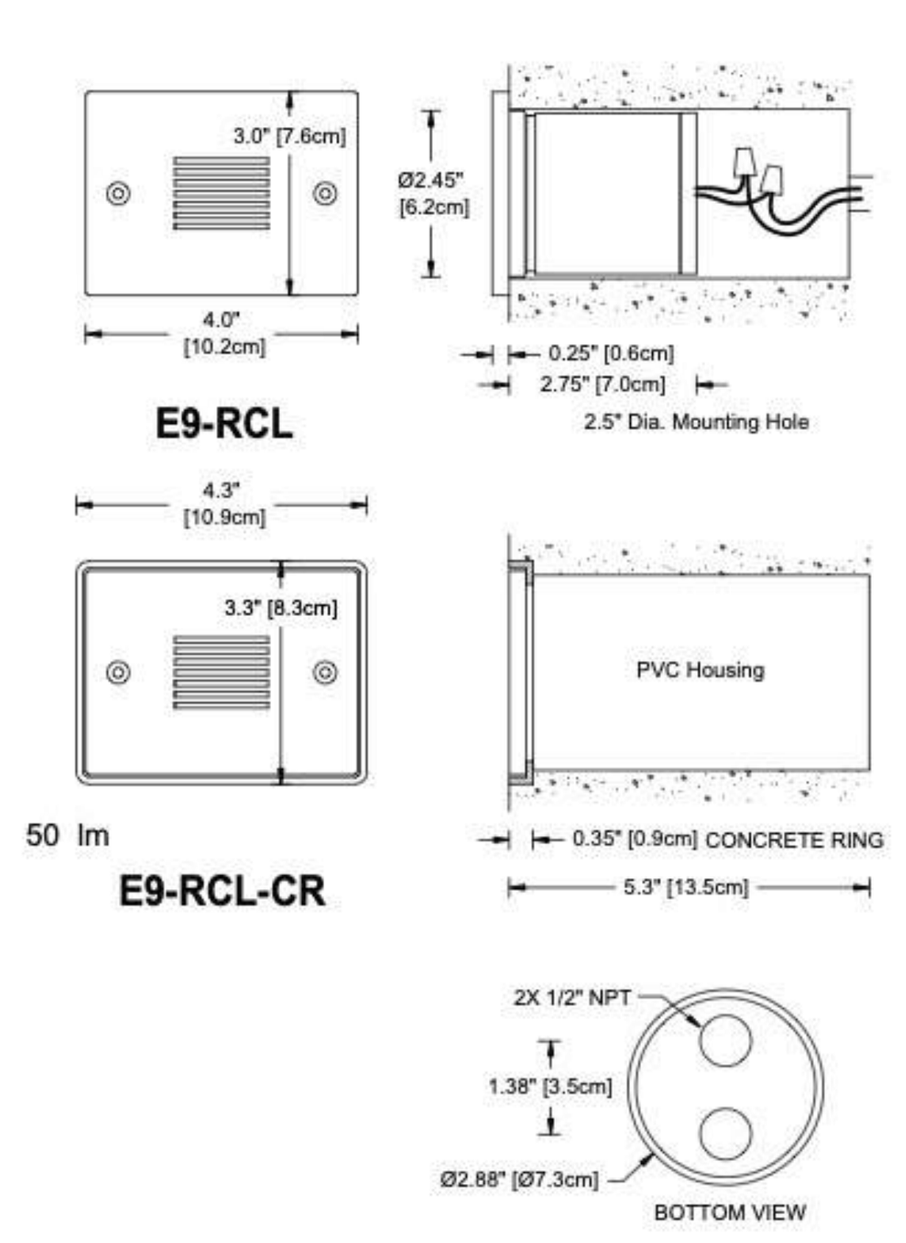
Cree XPE2 LED 2 Watt **AMBER** (1500K) *TURTLE FRIENDLY*	__ **2W-A-SP**	spot
	__ **2W-A-NFL**	narrow flood
	__ **2W-A-FL**	flood
	__ **2W-A-NO**	no optic (wide flood)
Cree XPE2 LED 2 Watt **RED-ORANGE** (1000K) *TURTLE FRIENDLY*	__ **2W-RO-SP**	spot
	__ **2W-RO-NFL**	narrow flood
	__ **2W-RO-FL**	flood
	__ **2W-RO-NO**	no optic (wide flood)
Cree XPG2 LED 3 Watt Warm White (3000K)*	__ **3W-SP**	spot
	__ **3W-NFL**	narrow flood
	__ **3W-FL**	flood
	__ **3W-NO**	no optic (wide flood)

* Also available in 2700K. Add color suffix to lamp specification, e.g. *"3W-NFL-2700K"*

MR16 LED • GU5.3 • Amber, Warm White (2700K/3000K)

	2700K	3000K		
5 Watt Cree chipset *TURTLE FRIENDLY*	__ **5W-A-NFL**	**AMBER** (1300K)	25° narrow flood	23 lm
Cree chipset 5 Watts	__ **5W-SP-27**	__ **5W-SP-30**	15° spot	85+ CRI
	__ **5W-NFL-27**	__ **5W-NFL-30**	25° narrow flood	85+ CRI
	__ **5W-FL-27**	__ **5W-FL-30**	40° flood	85+ CRI
	__ **5W-FL/60-27**	__ **5W-FL/60-30**	60° flood	85+ CRI
	__ **5W-WFL-27**	__ **5W-WFL-30**	100° wide flood	85+ CRI
Lumiled chipset 7 Watts	__ **7W-FL/60-27**	__ **7W-FL/60-30**	60° flood	90+ CRI
Soraa chipset 8 Watts	__ **8W-SP-27**	__ **8W-SP-30**	10° spot	90 CRI
	__ **8W-NFL-27**	__ **8W-NFL-30**	25° narrow flood	90 CRI
	__ **8W-FL-27**	__ **8W-FL-30**	36° flood	90 CRI

50 lm



Optical Accessories**

__ **HL1**	Honeycomb louver, 1/8" [3mm] thick
__ **PR**	Prismatic spread lens
__ **RT**	Rectilinear spread lens

**Maximum (2) accessories. HL2 cannot be used with any other accessory.

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 4.4 lbs [2.0 kg]

IP 67
CSA Listed, file #190030
10 year fixture warranty
3 year warranty on MR16 LED lamps
Drive-over static load rating: 10,500 lbs (CR version only)

C US SUITABLE FOR INDOOR (with LED module) & OUTDOOR USE

DARKSKY APPROVED · Reduces light pollution · Certified by DarkSky.org


PVC Housing and Concrete Ring shown on E9-R-CR

Project	By	Date

For ordering purposes, please specify (example: **E9-RCL-CR—5W-NFL-27—RT**)

Fixture	Lamp	Accessory(ies)
E9-RCL-FIN-DB	3W-FL	

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1 / 10H L1: WALL LIGHT

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CARMEL RESIDENCE
SCENIC RD 3 SE OF 12TH
CARMEL-BY-THE-SEA, CALIFORNIA
APN: 010-292-011-000

DATE:	ISSUE:
12.05.2025	DESIGN REVIEW
1 03.06.2026	PLANNING DELTA 1

SCALE: N/A

LIGHTING CUT SHEETS

10H

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of



EXTERIOR RENDERING - VIEW FROM SCENIC ROAD LOOKING SOUTH TOWARD PROPERTY



EXISTING VIEW - VIEW FROM SCENIC ROAD LOOKING SOUTH TOWARD PROPERTY



EXTERIOR RENDERING - VIEW FROM SOUTHWEST CORNER OF SITE



EXTERIOR RENDERING - VIEW FROM NORTHWEST CORNER OF SITE

EXTERIOR MATERIAL PALETTE



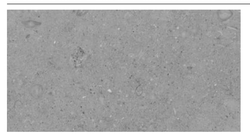
ROOF - SLATE



EXTERIOR WALLS - SHINGLES



ACCENT WALLS - STONE



WALKWAYS - STONE PAVER



SPACED DECKING - WOOD



ROOF EAVES, GUTTER, GUARDAIL, DOOR/WINDOW SYSTEMS - DARK ANODIZED BRONZE

SUTRO ARCHITECTS
415.956.3445
sutroarchitects.com
1055 Post Street, San Francisco, CA 94109

SCENIC 3

SCENIC 3, SE. 12TH CARMEL BY-THE SEA, CA

LICENSED ARCHITECT
STEPHEN SUTRO
C-50702
2025.02.28
RENEWAL DATE
STATE OF CALIFORNIA

PLANNING SUBMITTAL 12/5/2025

RENDERINGS & EXTERIOR MATERIAL PALETTE

11

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

June 10, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Evan Kort, Senior Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building
SUBJECT: **DS 25229 (White): Consideration of a Final Details** Design Study and Coastal Development Permit (DS 25229, White) to allow for the demolition of an existing single-family residence and construction of a new 2454 square foot single family dwelling, inclusive of a 265 square foot attached garage located at Viscaino 9 SE Mountain View Ave in the Single-Family District (R-1), APN: 010-052-014-000. The project additionally includes an additional 793 square foot attached Accessory Dwelling Unit.

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15303 (New Construction) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case

Application: DS 25299 (White)
Block & Lot: 103; 18 & 20
Location: Viscaino 9 se of Mountain View
Applicant: Alan Lehman, Designer

APN: 010052014000

Owner: WHITE SUZANNE R & WHITE ELAINE B

Recommendation:

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

1. Finding the project categorically exempt pursuant to CEQA Guidelines Section 15303 (New Construction) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; and
2. Approving a Design Study and Coastal Development Permit (DS 25229, White) to allow for the demolition of an existing single-family residence and construction

of a new 2454 square foot single family dwelling, inclusive of a 265 square foot attached garage located at Viscaino 9 SE Mountain View Ave in the Single-Family District (R-1), APN: 010-052-014-000. The project additionally includes an additional 793 square foot attached Accessory Dwelling Unit.

Summary, Background, and Project Description:

Executive Summary:
The applicant is requesting approval of a Final Design Study and Coastal Development Permit to demolish an existing single-family residence and construct a new two-story single-family residence, with an attached garage and accessory dwelling unit.

Background:
The project site is a 6,000 square foot lot that contains an existing 1,837 square-foot residence. The applicant is proposing to demolish the residence and construct a 2,454-square-foot, two-story single-family residence inclusive of a 265-square-foot attached garage. The project also includes an additional 793 square foot two story attached Accessory Dwelling Unit (ADU).

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

The Concept Design Study was accepted on March 9, 2026 with Conditions for Concept Acceptance (Resolution 2026-09-PC). The applicant has responded to the Conditions for Concept Acceptance, discussed in brief below, and as found in Attachment 1.

Staff Analysis:

Previous Hearing
The planning commission accepted the Concept Design Study on March 11, 2026 (Resolution No. 2026-09-PC). The applicant has successfully addressed the Planning Commission's Conditions for Concept Acceptance:

- **Tree Protection & Setbacks:** The rear decks have been revised to sit wholly outside of the 6-foot tree protection zones. Additionally, grading and drainage plans clearly show all grading will occur outside of the root protection zones.

- **Floor Area and Volume:** The project successfully passed the required volumetric study on May 7, 2026. The proposed volume is 23,111 cubic feet, well below the

maximum allowable volume of 26,923.5 cubic feet for the single-family dwelling. Floor area diagrams and calculations have been clarified on the plans.

- **Garage Dimensions:** The plans have been revised to confirm the garage meets the required 10-by-20-foot parking dimension standard.

- **Neighbor Outreach:** The applicant has made changes in an effort to address the view concerns raised by the neighbor to the north. The entire building was shifted forward to the front yard setback line (it was previously set 2 feet back), which opens up the view corridor from the northern neighbor's window and simultaneously helped pull the rear decks out of the tree protection zones. Staff notes that this shift forward may, could result in more visual mass as viewed from the street, which staff recommends the commission consider in their consideration. The applicant has noted the story poles have been modified to address this change.

Final Details Review Analysis

The finish materials include a wood siding (Accoya, Barnwood, Light Ivory) with a standing steam metal roof, with a tar and gravel roof proposed for the flat roof elements. Aluminum windows are proposed throughout. The applicant has used the materials throughout the project and the residence does not rely on too many different materials or excessive details which create a busy appearance, which would be discouraged by Residential Design Guideline 9.2 -the materials are simple and visually restrained, consistent with the finding(s) for finish materials.

The project includes two deviations from the Residential Design Guidelines:

1. Flat Roof Element: While Guideline 8.3 discourages flat roofs on two-story elements, the flat roof section here acts as a minor "cricket" or transition zone between two distinct gabled volumes. By utilizing this small flat section, the designer avoided making the gables more massive, which successfully keeps the overall scale of the building down to a human scale.

2. Metal Roof: While Guideline 9.8 states metal roofs are inappropriate, the proposed standing seam metal roof is an authentic component of the architectural style of the residence and supports the City's objective of encouraging diverse and innovative design.

Findings for deviations from the Design Guideline are included in the Resolution (Attachment 1).

Additional Components for Consistency Findings for Final Details Approval (CMC section 17.64.080.B):

- A grouping of four skylights is proposed to light an interior stairwell. To meet Guidelines 9.13 and 9.14 (minimizing visual impacts and glare), staff has included Condition of Approval #34 requiring the applicant to eliminate two of the four skylights, achieving the same lighting outcome with less visual clutter.

- The plans currently specify a painted wood garage door. Because standard overhead doors with contrasting colors are discouraged (Guideline 9.16), Condition of Approval #35 requires the garage door be revised to blend with the background of the building.

- Condition of Approval #33 has been included limiting exterior lighting to no more than one shielded fixture per building entry to minimize exterior lighting, consistent with Residential Design Guideline 11.8.

- Conditions of Approval #36 & 37 require the applicant to replace or supplement planting material on landscaping plan with species from the City's "List of Compatible Plants," and to plant a minimum of two layers of ground covers in the right-of-way to ensure a continuous, filtered forest view from the street, consistent with the zoning code requirements for landscaping and Residential Design Guidelines 10.1-10.4.

- Condition of Approval #38 clarifies that the front walkway must utilize the same sand-set concrete pavers as the driveway, rather than poured concrete consistent with Residential Design Guidelines 10.5-10.7.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3). Class 3 consists of construction and location of limited numbers of new, small facilities or structures. The project is for the demolition and construction of a single-family dwelling which qualifies under this exemption. Supporting Evidence for finding the project categorically exempt from CEQA are included in the Resolution (Attachment 1).

ATTACHMENTS:

Attachment 1 – Resolution

Attachment 2 – Conditions of Approval (Exhibit A)
Attachment 3 – Project Plans (Exhibit B)

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-CC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACTION ON THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15303, NEW CONSTRUCTION/CONVERSION OF SMALL STRUCTURES, AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE; AND APPROVING A DESIGN STUDY AND COASTAL DEVELOPMENT PERMIT (DS 25229, WHITE) TO ALLOW FOR THE DEMOLITION OF AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCTION OF A NEW 2454 SQUARE FOOT SINGLE FAMILY DWELLING, INCLUSIVE OF A 265 SQUARE FOOT ATTACHED GARAGE LOCATED AT VISCAINO 9 SE MOUNTAIN VIEW AVE IN THE SINGLE-FAMILY DISTRICT (R-1), APN: 010-052-014-000. THE PROJECT ADDITIONALLY INCLUDES AN ADDITIONAL 793 SQUARE FOOT ATTACHED ACCESSORY DWELLING UNIT.

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

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

WHEREAS, the applicant has proposed to demolish the existing residence and construct a new 2454 square foot single-family residence inclusive of a 265 square foot attached garage. The project additionally includes an additional 793 square foot attached Accessory Dwelling Unit; and

WHEREAS, the demolition of an existing single-family residence and construction of a new single-family residence requires approval of Track 2 Design Study and Coastal Development Permit by the Planning Commission (Carmel-by-the-Sea Municipal Code [CMC] Section 17.58.040.B.2; and

WHEREAS, on May 29, 2026, a notice of public hearing was published in the Carmel Pine Cone for the June 10, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 31, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before June 7, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on June 10, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

Community Planning and Building Department; and

WHEREAS, the 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.

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:

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

2. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.58.040.B.

    a. Preliminary Site Assessment. A preliminary site assessment was completed on February 27, 2025 pursuant to the requirements of CMC section 17.58.040.B.1.

    b. Concept Design Study. On March 11, 2026 the Planning Commission accepted the Design Concept (Resolution No. 2026-09-PC), with Conditions for Concept Acceptance, requiring:

        1. Prior to scheduling for final details review, the applicant shall submit a revised plan for review by the Planning Division and City Forester that locates and maintains the footprints of the decks at the rear of the residence wholly outside of the 6-foot tree protections zone(s) for all significant trees.

        2. Prior to scheduling for final details review, the applicant shall submit a revised landscape plan for review by the Planning Division and City Forester that meets the submittal requirements of the Track 2 submittal checklist, and additionally includes the following:
            a. At least two (2) new lower canopy trees located within the front setback.
                i. One (1) of the two lower canopy trees may be located in the right-of-way immediately adjacent to the subject building site.
            b. All new trees proposed to be planted on site to meet the recommended tree density shall be located/spaced at least 8-feet from all existing and proposed trees.

        3. Prior to scheduling for final details review, the applicant shall submit a revised grading and drainage plan for review by the Planning Division and City Forester that clearly shows and identifies that all grading will be outside of root protection zones of all significant trees.

        4. Prior to scheduling for final details review, the applicant shall submit a revised landscape plan for review by the Planning Division and City Forester that meets the submittal requirements of the Track 2 submittal checklist, and additionally includes the following:
            a. Right-of-way landscaping on the landscape plan submitted prior to final details review in a manner consistent with the requirements of both CMC section 17.10.030.A.1 and Chapter 17.34 for review and approval by the Planning Commission.

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

6. Prior to scheduling for final details review, the applicant shall provide clarification regarding the total square footage for the project. The applicant shall also revise the plans to include a floor area diagram that clearly illustrates total floor area proposed and the associated calculations (CMC section 17.06.020.B.1).

7. Prior to scheduling for final details review, the applicant shall revise the plans such that the garage meets the dimensional standards described in CMC section 17.10.030.F and CMC section 17.10.030.D.2.d.i, as appropriate

8. Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department.

9. Prior to scheduling for final details review, the applicant shall work with the neighbor to the north to regarding the view concerns raised at the concept hearing.

3. The Planning Commission has considered the Design Study and Coastal Development permit application (DS 25299, White), including the project plans (**Exhibit B**) at a public hearing. Based on the facts of this particular case, and determines that the required findings (see Sections 1-5 below) can be made and therefore approves the Design Study and Coastal Development Permit.

4. Conditions of approval have been incorporated (**Exhibit A**) to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

5. Approval of the Design Study and Coastal Development Permit by the Planning Commission is appealable to the City Council pursuant to CMC Section 17.54.

Section 1: <u>FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMIT (CMC Section 17.64.010.B).</u>

1. <u>Finding – Local Coastal Program Consistency</u>: 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 (LCP).

    a. <u>Evidence</u>: Objective O1-8 of the Land Use and Community Character Element of the General Plan/Coastal Land Use Plan is to *"Preserve the traditional characteristics of scale, good site design and sensitivity to neighboring sites in the single-family residential district through the design approval of new homes, additions and exterior remodeling. Encourage the construction of residences that are diverse and innovative in design yet compatible with the forest setting, site design and materials established by other structures within the neighborhood and adopted Residential Design Guidelines. (LUP)"*

b. Evidence: Policies P1-37 through P1-54 of the Land Use and Community Character Element of the General Plan/Coastal Land Use Plan implement the objective described in Section 1, Finding 1, Evidence "a", described above.

These policies include, but are not limited to, the requirement to:

- *"apply the City's Residential Design Guidelines that explain the qualities that are characteristic of the community to assist in the preparation and approval of plans for residential development through the design review process[, including] provisions for scale, mass, bulk, height, setbacks, open space, landscaping, exterior materials, lighting and community character"* (P1-47);

c. Evidence: As referenced in Section 1, Finding 1, Evidence "b", the city maintains Residential Design Guidelines and conducts Design Review.

CMC section 17.10.060 requires that, *"The City Council shall maintain design guidelines to implement the design objectives outlined in CMC § 17.10.010, Purpose and Design Objectives. The Planning Commission and the Department of Community Planning and Building shall use these Guidelines to review proposed construction. Designs that conflict with municipal code standards or which fail to achieve reasonable compliance with the adopted R-1 design objectives shall not be approved."*

CMC section 17.10.070 requires that, *"All proposed site development, exterior alterations, rebuilding, rehabilitation and new construction shall require design review. The dimensional standards established in this chapter (e.g., height, setbacks, coverage, floor area) represent maximum or minimum limits and will not be achievable on every site. Design review involves discretion and judgment regarding the appropriateness of each design within the context of site constraints and neighborhood character. See Chapter 17.58 CMC, Design Review."*

d. Evidence: Coastal Resource Management Policy P5-195 requires development to limit impervious surfaces to allow for efficient storm water management. The applicant has proposed the removal of all non-conforming site coverage and proposes to install new site coverage in conformance with CMC Chapter 17.10. In addition, the project has been conditioned requiring the applicant submit a drainage plan, for review and approval, that demonstrates compliance with CMC Chapter 17.42 and the City's drainage guidance, SOG 17.07. Coastal Resource Management Policy P5-69 requires ample and appropriate landscaping and tree plantings on all sites, and a determination of the appropriate tree planting for each site by consulting the recommended tree density as appropriate to each neighborhood. A landscaping plan is proposed for the site. Final approval of the landscaping plan is required prior to building permit issuance as described in Condition of Approval #21 as allowed pursuant to CMC section 17.34.040.D.2.

e. Evidence: Circulation Element policies are not applicable to the project, except that the site will the necessary on-site parking in accordance with the requirements of the zoning code/implementation plan. The project will not have any effect on parking, circulation, or roadway safety in Carmel-by-the-Sea.

f. Evidence: The project is not located between the first public road and the sea. The project will not have any effect on vertical or lateral access to the beach in Carmel-by- the-Sea. The project will not have any effects on tourism or visitor accommodation.

g. Evidence: Through implementation of the city's Residential Design Guidelines, as demonstrated in Section 2, Finding 3, and Implementation Plan (Title 17 – Zoning Code) through the city's design review process, the project, as conditioned, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program (LCP).

2. Finding – Public Access & Recreation: The project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

    a. Evidence: The subject property is located Viscaino 9 southeast of Mountain View (APN 010-052-014) which is not between the first public road and the sea. Therefore, this finding does not apply in this case.

Section 2: FINDINGS REQUIRED FOR DESIGN REVIEW (CMC Section 17.58.060).

1. Finding – General Plan and Local Coastal Program Consistency: The project conforms to the applicable policies of the General Plan and the Local Coastal Program.

    a. Evidence: As demonstrated Section 1, Finding 1 and supporting evidence, the project conforms to the Carmel-by-the-Sea General Plan.

2. Finding – CMC Compliance: The project complies with all applicable provisions of this code.

    a. Evidence: CMC section 17.58.040.B requires acceptance of a Concept Design Study prior to scheduling for Final Details Review. On March 11, 2026 the Planning Commission accepted the Design Concept (Resolution No. 2026-09-PC), with Conditions for Concept Acceptance, requiring:

        1. Prior to scheduling for final details review, the applicant shall submit a revised plan for review by the Planning Division and City Forester that locates and maintains the footprints of the decks at the rear of the residence wholly outside of the 6-foot tree protections zone(s) for all significant trees.

            Response: As demonstrated throughout Exhibit B, the rear decks have been revised to be wholly located outside of the 6-foot tree protection zones.

        2. Prior to scheduling for final details review, the applicant shall submit a revised landscape plan for review by the Planning Division and City Forester that meets the submittal requirements of the Track 2 submittal checklist, and additionally includes the following:

            a. At least two (2) new lower canopy trees located within the front setback.
            b. One (1) of the two lower canopy trees may be located in the right-of-way immediately adjacent to the subject building site.

All new trees proposed to be planted on site to meet the recommended tree density shall be located/spaced at least 8-feet from all existing and proposed trees.

Response: A landscaping plan has been included that shows the size, species, and location of all proposed plant material for the site. Two new oak trees are proposed to be located in the front of the residence, one of which is located just outside the front property line within the right-of-way. All trees are proposed to be spaced at least 8 feet apart.

The resulting tree density at conclusion of the project is proposed to be: 3 exiting lower canopy + 2 new lower canopy trees + 2 new upper canopy trees = 5 lower / 2 upper. Given the aggregate total equals the same density (7 trees total), this is an acceptable density in accordance with CMC section 17.48.080.A.2 which finds that the recommended density shall be based on the size of the lot, as listed in Table 17.48-A, the characteristics of the surrounding neighborhood and protection of significant public views, scenic routes and corridors. In some areas fewer trees or only lower canopy trees may be most appropriate.

3. Prior to scheduling for final details review, the applicant shall submit a revised grading and drainage plan for review by the Planning Division and City Forester that clearly shows and identifies that all grading will be outside of root protection zones of all significant trees.

   Response: The grading and drainage plan has been revised to clearly show all grading will be outside of the root protection zones (refer to Exhibit B, sheets A3, A10, DP-01, A11).

4. Prior to scheduling for final details review, the applicant shall submit a revised landscape plan for review by the Planning Division and City Forester that meets the submittal requirements of the Track 2 submittal checklist, and additionally includes the following:

   i. Right-of-way landscaping on the landscape plan submitted prior to final details review in a manner consistent with the requirements of both CMC section 17.10.030.A.1 and Chapter 17.34 for review and approval by the Planning Commission.

      Response: As demonstrated in Section 2, Finding 2, Evidence “a”, subsection “1”, a landscaping plan has been submitted. The landscaping plan includes landscaping and a new oak tree within the right-of-way. A analysis regarding the consistency of the landscaping is provided in Section 3, Finding 4.

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

   Response: The city’s contracted volumetric consultant completed a volumetric analysis

of the project on May 7, 2026 and determined the project was within the total allowable volume. The total allowable volume based on the design of the project was 26,923.5 cubic feet and the proposed volume was 23,111 cubic feet. The volumetric analysis only evaluated the single-family dwelling and did not evaluate the accessory dwelling unit.

6. Prior to scheduling for final details review, the applicant shall provide clarification regarding the total square footage for the project. The applicant shall also revise the plans to include a floor area diagram that clearly illustrates total floor area proposed and the associated calculations (CMC section 17.06.020.B.1).

   Response: Floor area diagrams were provided on sheets A3, and A12. Dimensioned floor plans were provided on sheets A4 and A5.

7. Prior to scheduling for final details review, the applicant shall revise the plans such that the garage meets the dimensional standards described in CMC section 17.10.030.F and CMC section 17.10.030.D.2.d.i, as appropriate.

   Response: As demonstrated on sheet A4, the garage meets the required parking dimension.

8. Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department.

   Response: Staff has the required information to proceed to a Final Details review. The project has been conditioned accordingly to address any outstanding items.

9. Prior to scheduling for final details review, the applicant shall work with the neighbor to the north to regarding the view concerns raised at the concept hearing.

   Response: The applicant delegated responsibility for outreach to the contractor. According to the contractor (via email), *"After [the applicant] modified the plans to improve the view for the neighbor, I reached out to [the neighbor] and we had a phone conversation on [March 19, 2026]. I explained the proposed modification and indicated the flagging would be moved to reflect the proposed change. [The neighbor] asked me to keep him informed of the timing so that he could arrange for someone to view the modified flagging. The modification to the flagging was scheduled for the first week of April, which I shared with [the neighbor]. The adjustment to the flagging was completed on [April 8, 2026]. I spoke with [the neighbor] at that time to inform him that the work had been completed. He said the timing was good because there was family in the house that could take pictures and review the modification with him. I did not hear back from [the neighbor] after that communication."*

   According to the applicant, "We moved the entire building to the front yard setback line. It was previously 2' back from the line. This opens more view from the neighbor to the norths window that was under question."

   Shifting the building forward also helped to move the deck(s) out of the root protection

zone, as described in subsection 1 of this evidence section “a”, above.

b. Evidence: As demonstrated in Exhibit B, the project complies with the maximum floor area, maximum site coverage limitation, ridge and plate heights, setbacks (composite and minimum).

c. Evidence: As demonstrated in Section 2, Finding 2, Evidence “a”, the project complies with parking, volumetric, and landscaping requirements.

d. Evidence: CMC section 17.10.060 states, “The City Council shall maintain design guidelines to implement the design objectives outlined in CMC section **17.10.010**, Purpose and Design Objectives. The Planning Commission and the Department of Community Planning and Building shall use these Guidelines to review proposed construction. Designs that conflict with municipal code standards or which fail to achieve reasonable compliance with the adopted R-1 design objectives shall not be approved.”

CMC section 17.58.060.D further states, “In addition to any other findings required by this code, before approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted design guidelines, the Director, Historic Preservation Board, or the Planning Commission shall adopt specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC § 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines.”

While CMC section 17.10.060 states, Designs that conflict with municipal code standards or which fail to achieve reasonable compliance with the adopted R-1 design objectives shall not be approved, CMC section 17.58.060.D permits deviations from the Design Guidelines specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC § 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines.

While deviations from the Design Guidelines are proposed, these are minor and the project is still generally found to be in reasonable compliance with the adopted R-1 design objectives, as found in Section 4.

3. Finding – Design Guidelines Consistency: The project is consistent with applicable adopted design review guidelines.

a. Evidence: As found in Resolution No. 2026-09-PC, the project was determined to meet the findings described in CMC section 17.64.080.A, provided the Conditions for Concept Acceptance were addressed.

As demonstrated in Section 1, Finding 1, the Concept Residential Design Guidelines are the standard of review for consistency with the Design Objectives described throughout CMC section 17.64.080.A, and the applicant has appropriately responded to the direction of the Conditions for Concept Acceptance, as demonstrated in Section 2, Finding 2.

b. Evidence: Pursuant to CMC section 17.58.040.B.(Step Three: Final Details Review).a, *“The*

Commission shall take final action on the application after the applicant submits the final design plans for review consistent with the City's "Residential Design Guidelines: Final Details Review and the findings required in CMC section 17.64.080, Design Study Approval."

As demonstrated in Findings and supporting Evidence in Section 3 of this resolution the project is consistent with the applicable Residential Design Guidelines.

c. Evidence: Residential Design Guideline 8.3 states, flat roofs should be limited to smaller, one-story structures and not be used on large buildings or two-story elements. The proposed residence contains a flat roofed second story element and a large flat roof one story element.

Residential Design Guideline 9.8 states, metal roofs are inappropriate in all neighborhoods.

As prescribed in CMC section 17.58.060.D, *"In addition to any other findings required by this code, before approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted design guidelines, …the Planning Commission shall adopt specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC § 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines."*

The findings for the applicable deviations from the Residential Design Guidelines are made in Section 4.

4. Finding – Zoning Standards and Permits: 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.

    a. Evidence: As demonstrated in Section 2, Finding 2, and supporting Evidence the project conforms with all zoning standards applicable to the site.

5. Finding – Neighborhood Character: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with neighborhood character.

    b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for neighborhood character can be made.

6. Finding – Natural Features and Built Environment: The project is compatible with, and sensitive to, the natural features and built 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the

standard of review for consistency with natural features and the built environment.

b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for Natural Features and the Built Environment can be made.

7. Finding – Modesty and Simplicity: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with modesty and simplicity.

    b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for modesty and simplicity can be made.

8. Finding – Mass and Bulk: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with mass and bulk.

    b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for mass and bulk can be made.

9. Finding – Detail and Material: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with detail and materials.

    b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for detail and materials can be made.

10. Finding – Forest and Open Space: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with Forest and Open Space.

    b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with

the Residential Design Guidelines and therefore the finding for Forest and Open Space can be made.

11. Finding – Simple and Modest Roof Forms: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with Forest and Open Space.

    b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for Forest and Open Space can be made.

12. Finding – Context: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with context.

    b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore relates to the context of other homes that are in conformance with the City's design guidelines related to mass and scale. Because the project, as conditioned, is consistent with the Residential Design Guidelines relating to mass and scale, this finding can be made.

13. Finding – Size and Scale: The development is similar in size, scale and form to buildings on the immediate block and neighborhood

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with size and scale.

    b. Evidence: As demonstrated in Section 2, Finding 3, the project, as conditioned, is consistent with the Residential Design Guidelines and therefore the finding for size and scale can be made.

14. Finding – Significant Trees: 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 a minimum of six feet from significant trees.

    a. Evidence: No trees are proposed to be removed. As demonstrated in the proposed plans (refer to Exhibit B), all buildings and structures will be setback a minimum of six feet from significant trees. Because the project does not include any tree removal and proposed development is outside of the required significant tree setbacks, this finding can be made.

Section 3: FINDINGS REQUIRED FOR FINAL DETAILS PHASE APPROVAL (CMC Section 17.64.080.B).

1. Finding – Character: 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 design on nearby sites.

a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with Character.

b. Evidence: The architectural style of the residence is a more contemporary finish which will add diversity to the neighborhood, as encouraged by Residential Design Guideline 9.1. The finish materials include a wood siding (Accoya, Barnwood, Light Ivory) with a standing seam metal roof, with a tar and gravel roof proposed for the flat roof elements. Aluminum windows are proposed throughout. The applicant has used the materials throughout the project and the residence does not rely on too many difference materials or excessive details which create a busy appearance, which would be discouraged by Residential Design Guideline 9.2. The materials are simple and visually restrained, consistent with this standard.

   Based on consistency with the Residential Design Guidelines, the project meets the finding pertaining to character.

2. Finding – Materials and Design: 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.

   a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with Materials and Design.

   b. Evidence: The finish materials include a wood siding (Accoya, Barnwood, Light Ivory) with a standing seam metal roof, with a tar and gravel roof proposed for the flat roof elements. According to the manufacturer, "Accoya is sustainably grown Radiata Pine modified through acetylation, which enables it to resist rot, remain dimensionally stable, and last for decades." Residential Design Guideline 9.6 states to avoid the use of synthetic materials, however, also identified that, "some new materials may be considered only if they convey a scale and texture similar to that of traditional materials." While not a traditional milled finish encouraged by the design guidelines, such as wood pained clapboard, board and batten, or shingle, the proposed siding is a natural wood, and maintains a scale and texture similar to that of traditional materials.

   c. Evidence: Residential Design Guideline 9.11 states, *"Materials other than authentic, unclad wood are appropriate only when it can be demonstrated that the proposed material is more appropriate to the architecture."* The use of aluminum windows are appropriate for a more contemporary design, as demonstrated in Section 3, Finding 1. Windows are proposed to have divisions, or will be broken with an addition transom window, throughout as encouraged by the Residential Design Guidelines.

   d. Evidence: Stonework is not proposed as part of the project.

   e. Evidence: The findings for the applicable deviations from the Residential Design Guidelines are made in Section 4.

3. Finding – Design Elements: 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.

a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with Design Elements.

b. Evidence: As demonstrated in Section 3, Finding 2, the project is consistent with the applicable Design Guidelines pertaining to windows and doors.

c. Evidence: Residential Design Guideline 9.12 states, "Locate and size windows and doors to achieve a human scale while avoiding mass and privacy impacts; Avoid positioning a large window (greater than 12 sq. ft.) along a side wall that would impact the privacy of an adjacent neighbor." Windows throughout exceed 12 sq. ft. As demonstrated in Section 3 Finding 2 and supporting Evidence, the adoption of the Concept Design Study found there were no adverse privacy impacts as a result of the proposed project.

d. Evidence: No stonework is proposed.

e. Evidence: No chimney is proposed.

f. Evidence: A total of five (5) skylights are proposed; a grouping of four (4) and one (1) on a separate portion on the structure. The Residential Design Guidelines (9.13) state, "When a skylight is to be used, it should blend with the overall building design and its visual impacts should be minimized. Skylights may be appropriate when: interior spaces have no access to exterior windows or 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."

   The grouping of four skylights is intended to provide light to an interior stairwell and hallway, as demonstrated on sheet A5 of the proposed project plans (refer to Exhibit B). Based on the evaluation of the design guidelines, the same outcome could be achieved with fewer skylights, such as one skylight over the stairway, and one skylight over the stairwell, for example.

   Residential Design Guideline 9.14 states, *"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,"* and *"Skylights that will produce glare or light pollution visible to neighbors or the public should be mitigated."* Reducting the total number of skylights improves the desired design objective consistent with the Residential Design Guideline. Condition of Approval #34 requires the elimination of two (2) of the four (4) skylights while maintaining the sizes of the proposed skylights equal.

g. Evidence: The garage door is a wood painted garage door, painted to match the trim elements of the residence (refer to Exhibit B, sheets A6 and A9). The specific door or material is not identified in the plans other than, "wood garage door panels (paint)."

   The Residential Design Guideline describe "A garage should be detailed such that it will appear as a subordinate element on the site." Residential Design Guideline 9.16 specially states, *"A garage door should be designed either to provide visual interest or to blend with the background materials*

of the building; Design the garage door to blend with the building wall or orient the door so as not to face the street; A standard overhead garage door, with contrasting color and materials, should be avoided." Illustrative examples within the Residential Design Guidelines show garage doors matching the door with the building's siding.

As the garage door contrasts with the exterior building walls, Condition of Approval #35 has been included which requires the garage door be revised to blend with the background materials of the building.

4. Finding – Visual Continuity: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, the Residential Design Guidelines are the standard of review for consistency with Visual Continuity.

    b. Evidence: Residential Design Guideline 10.1 states, "Provide for upper and lower canopy trees when designing the landscape." As demonstrated in Section 2, Finding 2 and supporting Evidence, the site will maintain an appropriate mix of upper and lower canopy trees.

    c. Evidence: Residential Design Guideline 10.2 through 10.4 state, "Use plants that are similar in character to those established along the block and adjoining properties in order to reinforce a sense of visual continuity along the street, but avoid "copying" nearby landscape plans; Plants in the public right-of-way should be predominantly green foliage plants, in keeping with the design traditions of Carmel; Planting in areas visible from the street or other public places should continue the forest character; Naturalized landscaping consistent with the City's forest character may be added to the right-of-way and be designed to blend into landscaping on site to enhance the sense of open space; If (the right-of-way) is planted, the use of native trees, ground covers and low shrubs is preferred."

    The landscaping plan includes minimal landscaping within the right-of-way, only a single row of 1-5 gallon plans located just on the outside of the front property line. Within the bounds of the property, the proposed landscaping is only a few rows of plantings deep creating an isolated planter area as opposed to landscaping consistent with the character of the street which includes areas of planting between the street edge to the front of the structure.

    The landscaping plan also consists of boxwood hedge, thyme ground cover, lavender, iris flowers, fescue grass, and coral bells plants. With the exception of the proposed iris and coral bells, none of the proposed plant specifics are listed on the city's "List of Compatible Plants Under and Around Native Trees" (Forest Management Plan Appendix H) which can be relied on to support the approval of a landscaping plan (Forest Management Plan Objective O9-49; Policy P9266). Though the proposed plants are visually similar plants, using plants on the recommended list could achieve the same outcome, visually, while further supporting the use of drought tolerant plants and shrubs that are consistent with the established forest character. For example, the boxwood hedge (*buxus sempervirens*) could be replaced with an african boxwood (myrsine africanum), or the fescue grass plant (festuca mairei) could be replaced with california fescue (festuca californica).

To achieve consistency with the Residential Design Guidelines, Condition of Approval #36-#37 requires landscaping be modified to plants selected from the recommended plant list or additional landscaping added to the landscaping plan from the recommended plant list, and additional ground cover from the recommended plant list be planted within the right-of-way. Per Condition of Approval #21, the new landscape plan shall be reviewed and approved prior to building permit issuance.

d. Evidence: Residential Design Guideline 10.5 discourages the use of concrete. Sheet A9 identifies pavers are proposed to be used for the driveway and identifies and concrete walkway; that is the material callout are different. Sheet A10, however, identifies that the driveway is proposed to be a concrete paver driveway and a concrete paver pathway; that is the material callout are the same in this instance.

   Condition of Approval #38 requires the front walkway be the same material as the proposed driveway, as indicated on sheet A9. Concrete pavers shall be individual pavers set in sand and not poured concrete consistent with Residential Design Guideline 10.5.

e. Evidence: Residential Design Guideline 11.1 states, "Designing without a fence or wall along the street frontage(s) should be considered first." A fence is not proposed, however, a small, approximately 6" tall, stone garden wall, is proposed to be located along the front property line.

e. Evidence: The residential Design Guidelines pertaining to exterior lighting describe that, *"The use of exterior lights is a special area of concern throughout the community. A key feature of the "forest" concept was to minimize the amount of outdoor lighting, such that the nighttime sky could be glimpsed through the trees. From the outset, public street lighting was avoided on residential streets. Within an individual property, site lighting typically was limited to a light at a building entry, and perhaps at a yard gate or over a garage door. Occasionally, a patio was lit as well, but this would be limited to a small, shielded lamp. This is a neighborhood wide concern and the tradition of minimizing lighting should be continued."*

   Residential Design Guideline 11.8 specifically states:

   Preserve the low nighttime lighting character of the residential neighborhood.
   - *Use lights only where needed for safety and at outdoor activity areas.*
   - *Appropriate locations may include building entries, gates, terraces, walkways and patios.*
   - *Lights should not be used to accent buildings or vegetation.*

   CMC Section 15.36.070.B further requires:

   1. All exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and not exceed 25 watts (incandescent equivalent) in power per fixture.
   2. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used for tree, wall, fence or accent lighting of any type. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property.

3. No exterior lighting is permitted on City property and may not be directed toward City property.
4. Flood-type lighting is prohibited at all times.

Standard Condition of Approval #11 implements the requirements of CMC Section 15.36.070. To further implement consistency with the Residential Design Guidelines, Special Condition of Approval #33 has been included which requires that no more than a single light fixture (one; 1) shall be used at any building entry.

Section 4: FINDINGS REQUIRED FOR DEVIATIONS FROM THE DESIGN GUIDELINES (CMC Section 17.58.060.D)

1. **Finding:** The proposed project includes a flat roof element on the second story, which deviates from Guideline 8.3 stating that flat roofs should be limited to smaller, one-story structures and not be used on two-story elements. However, based on information in the record, this deviation achieves the applicable design objectives of CMC § 17.58.010 as well as, or better than, would be achieved by adherence to the adopted design guidelines.

    a. Evidence: Strict adherence to the prohibition of a second-story flat roof would could result in a potentially bulkier roof pitch to connect the gabled volumes. The applicant testified at the concept hearing that flat roof section acts as a "cricket" or transition zone to manage water runoff between two distinct gable forms. By utilizing this small flat section, the designer was able to avoid making the gables more massive, effectively keeping the overall scale of the building down. Therefore, this deviation better achieves the objective of maintaining a more intimate, human scale form than would be achieved by strict adherence to the guideline(s), allowing this finding to be made.

2. **Finding:** The proposed project includes a standing seam metal roof, which deviates from Guideline 9.8 stating that metal roofs are inappropriate in all neighborhoods. However, based on information in the record, this deviation achieves the applicable design objectives of CMC section 17.58.010 as well as, or better than, would be achieved by adherence to the adopted design guidelines because the material is consistent with the architectural style of the residence.

    a. Evidence: The architectural style of the residence utilizes a contemporary "Scandinavian aesthetic," as described by the applicant, characterized by simple roof forms, and clean lines. The standing seam metal roof is an integral and authentic component of this specific contemporary style, pairing well with the natural wood siding (Accoya) proposed for the exterior. The applicant has used these materials consistently throughout the project without relying on excessive details, resulting in a simple and visually restrained appearance. The use of a metal roof in this specific instance supports the objective of encouraging diverse and innovative design while remaining visually restrained, achieving the city's broader design goals better than strict adherence to the prohibition on metal roofs.

Section 5: CEQA FINDING – EXEMPT

1. Finding – Categorical Exemption: Approval of the Project is Categorical Exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified.

a. Evidence: CEQA Guidelines Section 15303 – New Construction/Conversion of Small Structures categorically exempts the construction of a new single-family residence. The project is for the construction of a new single-family residence, which qualifies under this exemption.

b. Evidence: The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case as explained below;

i. Location. The project is for the demolition of a single-family residence and construction of a new single-family residence. The existing and proposed use as a single-family home is a permitted use for the site's designated residential zoning district.

ii. Cumulative Impact. No successive projects on the project site are known or expected to occur over time that would result in cumulatively considerable impacts.

iii. Significant Effect. The proposed project would not result in any significant impacts due to unusual circumstances. The proposed project does not request a variance and remains in context and consistent with the existing conditions of the R-1 zoning district and associated overlay districts.

iv. Scenic Highways. The project is not located on a state designated scenic highway.

v. Hazardous Waste. The subject is not a site listed pursuant to Section 65962.5 of the Government Code.

vi. Historic Resource. The subject site was determined to be ineligible for the Carmel Historic Inventory on February 14, 2025. The proposed project will not have any negative effects on a historic resource.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** that the action on the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15303 and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case, and **APPROVE** the Design Study and Coastal Development Permit (DS 25229, White) to allow for the demolition of an existing single-family residence and construction of a new 2454 square foot single family dwelling, inclusive of a 265 square foot attached garage located at Viscaino 9 SE Mountain View Ave in the Single-Family District (R-1), APN: 010-052-014-000. The project additionally includes an additional 793 square foot attached Accessory Dwelling Unit.

All of which are in conformance with the attached plans (**Exhibit B**) and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study, and Coastal Development Permit the Design Study and Coastal Development Permit (DS 25229, White) to allow for the demolition of an existing single-family residence and construction of a new 2454 square foot single family dwelling, inclusive of a 265 square foot attached garage located at Viscaino 9 SE Mountain View Ave in the Single-Family District (R-1); The project additionally includes an additional 793 square foot attached Accessory Dwelling Unit (APN: 010-052-014-000.); as depicted in the plans prepared by Lehman Design Study as approved by City of Carmel-by-the-Sea Planning Commission on June 10, 2026 included as Exhibit B to Resolution 2026-xx-PC 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 submitting a complete building permit application for the full scope of work described in Condition of Approval #1, and Resolution 2026-xx-PC. 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 (new and/or replaced) and skylight shades, described below. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Automatic shades that are permanently affixed to, or attached to, the skylight shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
13.	**Aluminum-Clad Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved aluminum-clad wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
14.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal 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.
15.	**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.
16.	**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.
17.	**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.
18.	**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.
19.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
20.	**Conditions of Approval.** 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
21.	**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.
22.	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. trees shall be a minimum 24-inch box size except for Monterey pines, which shall be a minimum 15-gallon size. 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.
23.	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.
24.	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.
25.	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
26.	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.
27.	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.
28.	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.
29.	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
30.	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.
31.	Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the applicant clarify the material of the proposed gutters and downspouts. Copper shall not be utilized.
32.	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.
33.	**Lighting Locations.** For lighting attached to the main building, lighting shall be limited to building entries. No more than one (1) light fixture shall be located at any single building entry. Prior to building permit issuance, the plans shall be revised to show the proposed lighting plan revised such that the exterior lighting is minimized in accordance with the Residential Design Guidelines. All lighting that is not attached to the building or an accessory building shall be considered landscape lighting. Also see Condition of Approval #11.
34.	Skylight Reduction. The grouping of the four (4) skylights on the southern portion of the roof near the stairwell and 2nd floor hallway shall be reduced to a total of no more than a total of two (2) skylights. The resulting two (2) skylights shall maintain the size and dimensions as proposed, and be located in the same general location. Prior to building permit issuance, the applicant shall revise the plans to remove two (2) of the four (4) skylights. The remaining skylights shall adhere to the additional requirements of Condition of Approval #12.
35.	Garage Door Modification. Prior to building permit issuance, the applicant shall revise the garage door to blend with the background materials and color of the building consistent with the requirements of the Residential Design Guidelines.
36.	Landscaping Modification. Prior to building permit issuance, the applicant shall revise the landscaping plan to replace the planting material with landscaping material consistent with a plants selected from the "List of Compatible Plants Under and Around Native Trees" (Forest Management Plan Appendix H), or add additional landscaping to the landscaping plan from the recommended plant list.
37.	Right-of-way Enhancement. Prior to building permit issuance, the applicant shall revise the landscaping plan to include additional "ground cover" selected from the "List of Compatible Plants Under and Around Native Trees" to be planted within the right-of-way. Landscaping within the right-of-way shall have a minimum of two layers of plant materials between the subject property and the street edge, spaced appropriately based on mature spread and standard horticultural standards.
38.	Paver Materials. Prior to building permit issuance, the applicant shall revise the plans to clearly indicate that that the concrete walkway and paver materials be the same as the proposed driveway, as indicated on sheet A9 of the Planning Commission approved plans. Concrete pavers shall be individual pavers set in sand, throughout, and not a poured concrete, consistent with Residential Design Guideline 10.5.

Acknowledgment and acceptance of conditions of approval:

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

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

GENERAL NOTES

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

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

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

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

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

CAL GREEN NOTES

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

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

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

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

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

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

CODE COMPLIANCE NOTES

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

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

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

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

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

REVISION NOTES

SET BACKS	CODE (R-1)	PROPOSED
FRONT YARD SET BACK	15'	SFR - 15'/ ADU 28'-11"
REAR YARD 1ST STORY	3'	SFR 31'-5"/ ADU 35'-10"
REAR YARD 2ND STORY	15'	SFR -46'/ ADU 45'-5"
SIDE YARD MIN.	3'	SFR- 5'-2
SIDE YARD COMPOSITE	25%= 15'	15'-9" MIN.
SIDE/REAR YARD ADU	4'	5'-2" / 33'-10"
PLATE HEIGHT 1ST STORY	12'	SFR 10'-6"/ ADU 10'-4"
PLATE HEIGHT 2ND STORY	18'	17'-9' MAX.
RIDGE HEIGHT 1ST STORY	18'	11'-6" SFR 11'-4" ADU
RIDGE HEIGHT 2ND STORY	24'	21-9"



PROJECT INFORMATION

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

LOT SIZE	6000 S.F.
EXIST. LIVING AREA	1693S.F.
EXIST. GARAGE	198 S.F.
TOTAL EXIST. BUILDING (TO BE DEMOLISHED)	**1837 S.F.**
PROPOSED MAIN HOUSE 1st FLR.	1159 S.F.
PROPOSED MAIN HOUSE 2nd FLR.	1030 S.F.
PROPOSED ATTACHED GARAGE	264.5 S.F.
PROPOSED SFR	**2453.5 S.F.**
ATTACHED ADU	793 S.F.

S.F.R. MAX ALLOWABLE 2460 S.F.

SITE AREA CALCS		
#	SITE FEATURE	AREA
S01	DRIVEWAY - PERMEABLE	134.89
S02	REAR DECK ADU- PERMEABLE	150.75
S03	REAR DECK MAIN- PERMEABLE	221.63
S04	ENTRY PATH	95.59
S05	ADU SIDE YARD PATH	89.17
S06	HEAT PUMP COMPRESSOR PAD	21.33
S07	REFUSE CAN PAD	11.41
S08	ENTRY ROOF GREATER THAN 18"	13.88
S09	ENTRY ROOF GREATER THAN 18"	5.53
TOTALS:		744.18

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



VICINITY MAP

NO SCALE

SCOPE OF WORK

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

DRAWING INDEX

SHEET #	CONTENTS
P-1	Project Overview
SV1	SURVEY
P-2	PSA INFORMATION
A1	EXISTING SITE PLAN, EXISTING STREET ELEVATION
A2	EXISTING PLANS AND ELEVATIONS
A3	SITE PLAN, STREET ELEVATION
A4	FLOOR PLAN, SCHEDULES
A5	SECOND FLOOR PLAN
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS
A8	ROOF PLAN
A9	MATERIALS AND COLORS
A10	HARDSCAPE DIMENSIONED PLAN
DP-01	GRADING AND DRAINAGE PLAN
PR-01	PROPOSED DRAINAGE PROFILE
PR-02	PROPOSED DRAINAGE PROFILE AND PVC PIPE DETAIL
A11	LANDSCAPE AND EXTERIOR LIGHTING
A12	VOLUME CALCULATION

CONTACT INFORMATION

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

REVISIONS

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26453 mission fields road
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info @ lehmandesignstudio.com
LEHMAN DESIGN STUDIO
DRAWN BY
ALAN LEHMAN

Project Overview

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

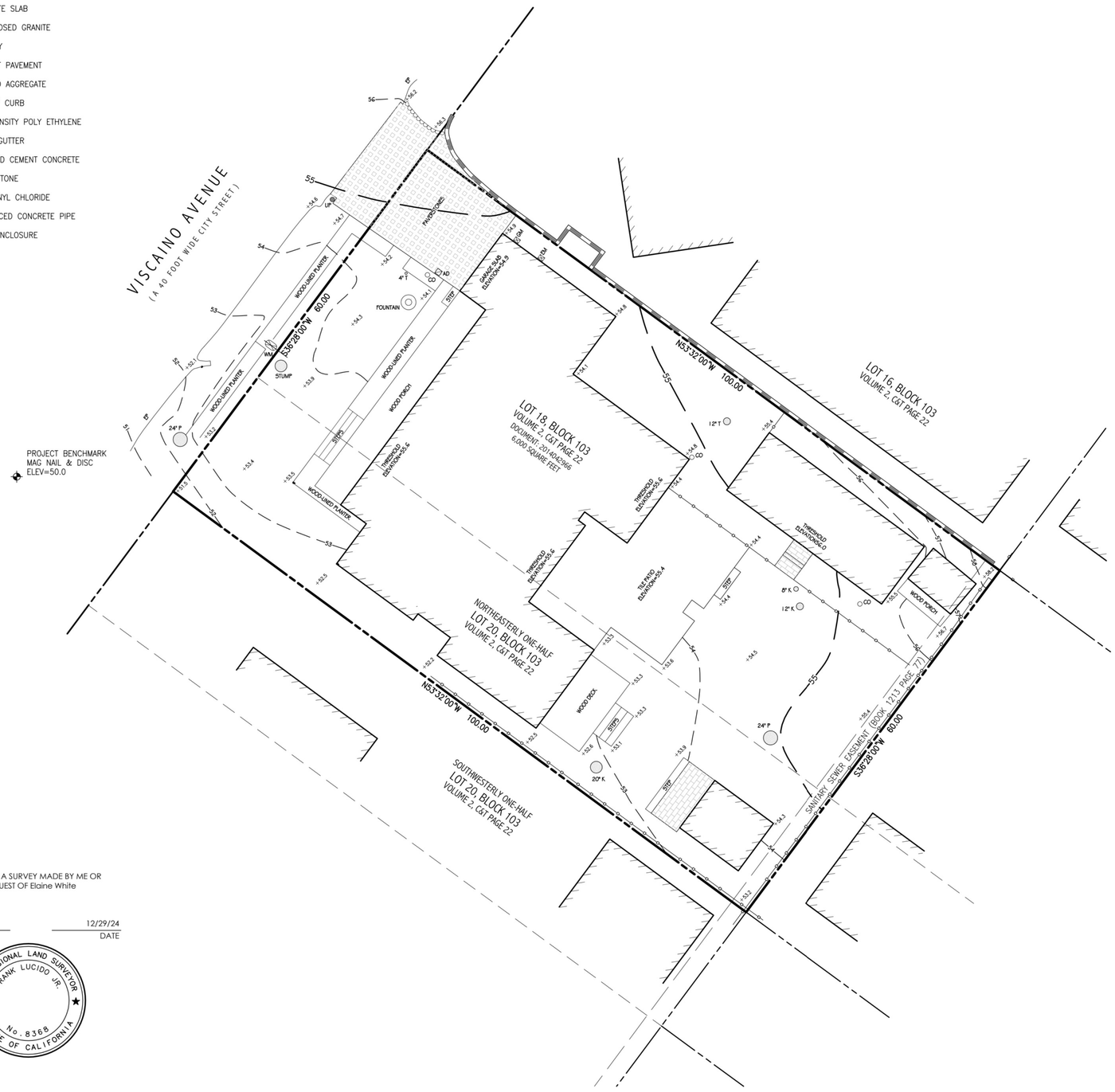
PLANNING FINALS SET- NOT FOR CONST.

4/17/2026

SHEET
P-1

LEGEND:

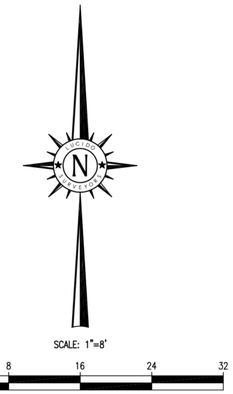
RECORD BOUNDARY		AC	ASPHALT CONCRETE
RECORD RIGHT OF WAY		BOC	BACK OF CURB
RECORD LOT LINE		BSW	BACK OF SIDEWALK
RECORD CENTERLINE		CS	CARMEL STONE
SANITARY SEWER EASEMENT (BOOK 1213 PAGE 77)		CMP	CORRUGATED METAL PIPE
RECORD SETBACK		CONC	CONCRETE SLAB
OLD RECORD LINE		DG	DECOMPOSED GRANITE
PROJECT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



PROJECT BENCHMARK
MAG NAIL & DISC
ELEV=50.0

NOTES REGARDING TITLE REPORT EXCEPTIONS & EXCLUSIONS:

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



BENCHMARK:

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

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8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN DECEMBER OF 2024.

SURVEYOR'S STATEMENT

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

12/29/24
DATE

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

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

TOPOGRAPHIC SITE SURVEY

OF

APN 010-052-014-000

PER

DOCUMENT: 2014042966

Records of Monterey County

PREPARED FOR

Elaine White

BY

LUCIDO SURVEYORS

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

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

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(831) 620-5032

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

ONE SHEET ONLY

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Significant Tree Evaluation Worksheet

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

Part One: Initial Screening:

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

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

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

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

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

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

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

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

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

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

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

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

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

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

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

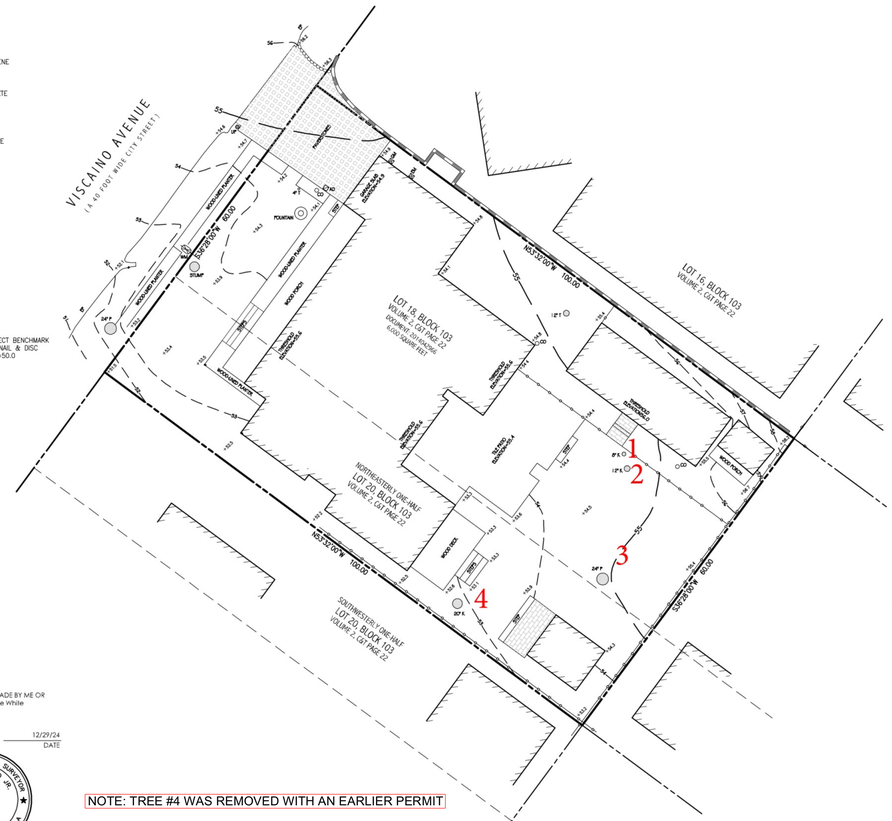
· Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester.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

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

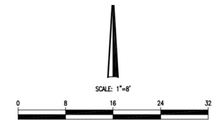
· If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.

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

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



NOTE: TREE #4 WAS REMOVED WITH AN EARLIER PERMIT



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PLS 8368
EXPIRES 12/31/25

12/29/24
DATE

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

TOPOGRAPHIC SITE SURVEY
OF
APN 010-052-014-000
PER
DOCUMENT: 2014042966
Records of Monterey County
PREPARED FOR
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BY
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SCALE: 1"=8' | PROJECT No. 3630 | DECEMBER 2024
CITY OF CARMEL | COUNTY OF MONTEREY | STATE OF CALIFORNIA

PSA 25003 (White) TOPOGRAPHIC SURVEY

ONE SHEET ONLY

REVISIONS

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26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

DRAWN BY
ALAN LEHMAN

PSA INFORMATION

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

4/17/2026

SHEET
P-2

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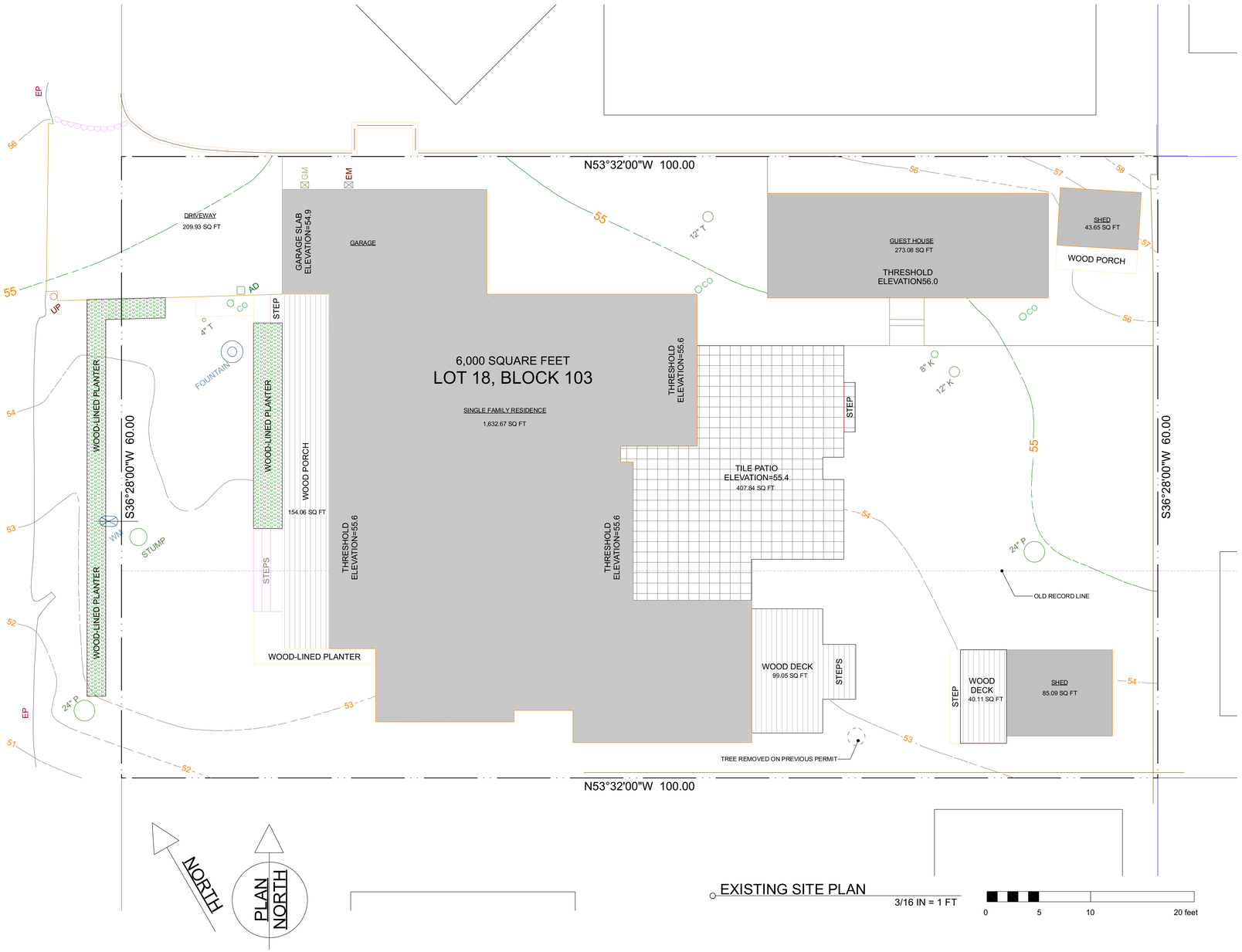
STREET ELEVATION1

1/8 IN = 1 FT

VISCAINO AVENUE

(A 40 FOOT WIDE CITY STREET)



NORTH

PLAN NORTH

EXISTING SITE PLAN

3/16 IN = 1 FT

0 5 10 20 feet

REVISIONS

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carmel CA 93923
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lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

EXISTING SITE PLAN, EXISTING STREET ELEVATION

PLANNING FINALS SET- NOT FOR CONST.

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4/17/2026

SHEET
A1

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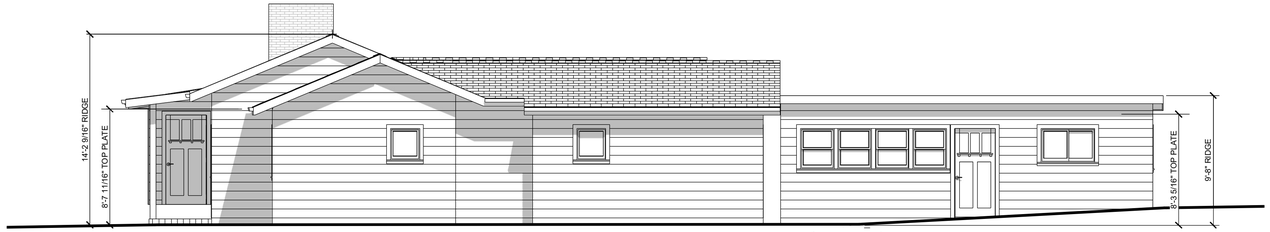
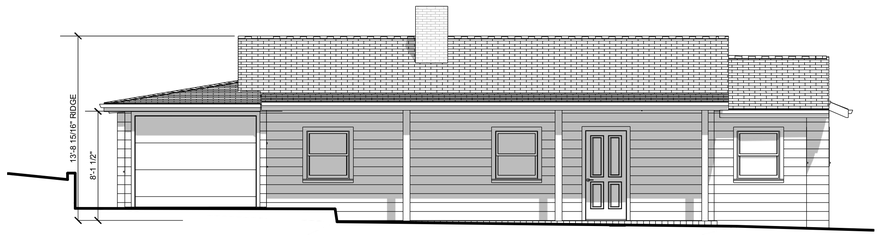
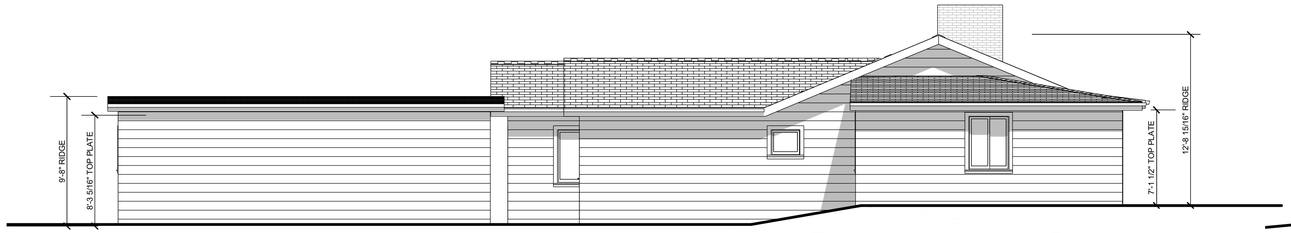


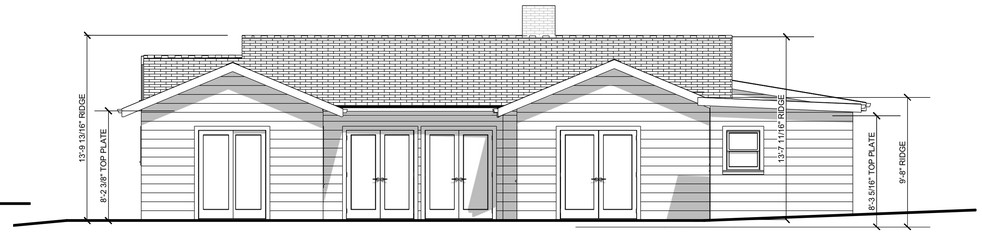
SOUTH ELEVATION
3/16 IN = 1 FT



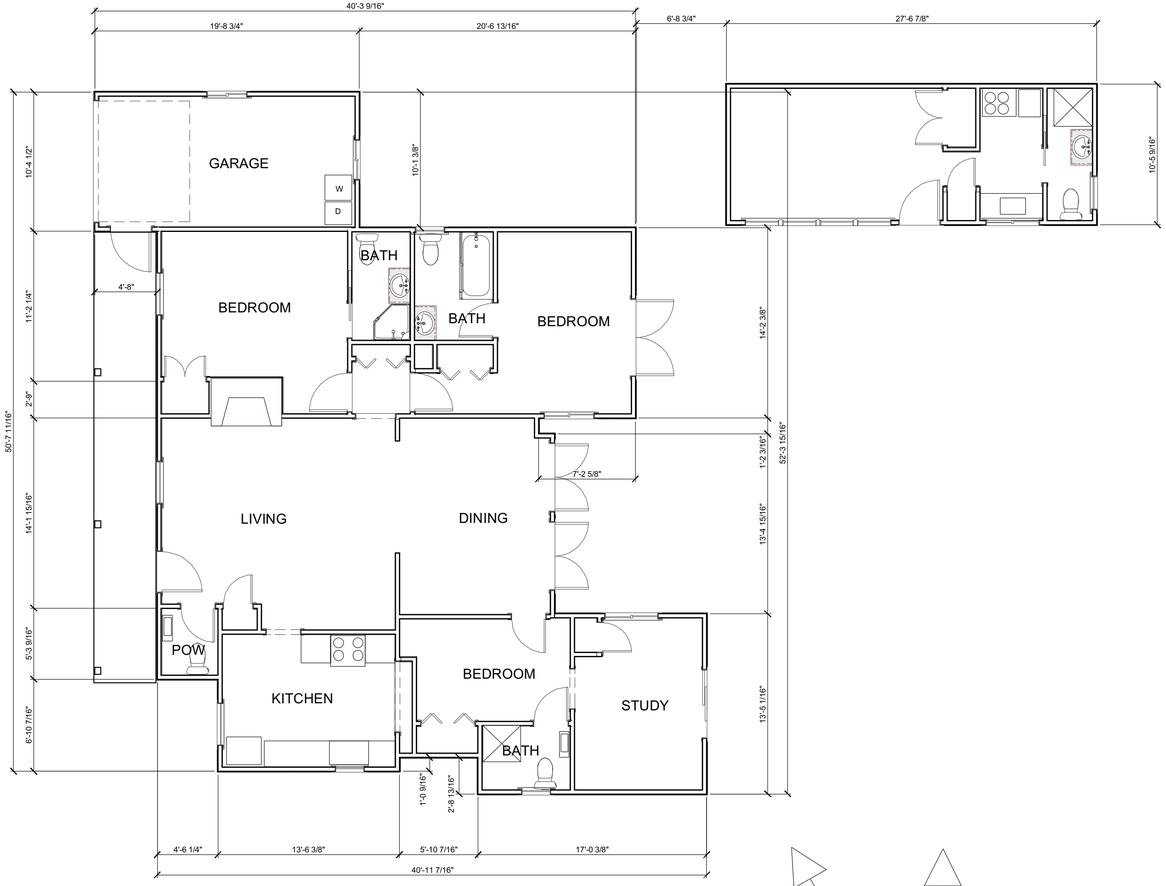
WEST ELEVATION
3/16 IN = 1 FT



NORTH ELEVATION
3/16 IN = 1 FT



EAST ELEVATION
3/16 IN = 1 FT

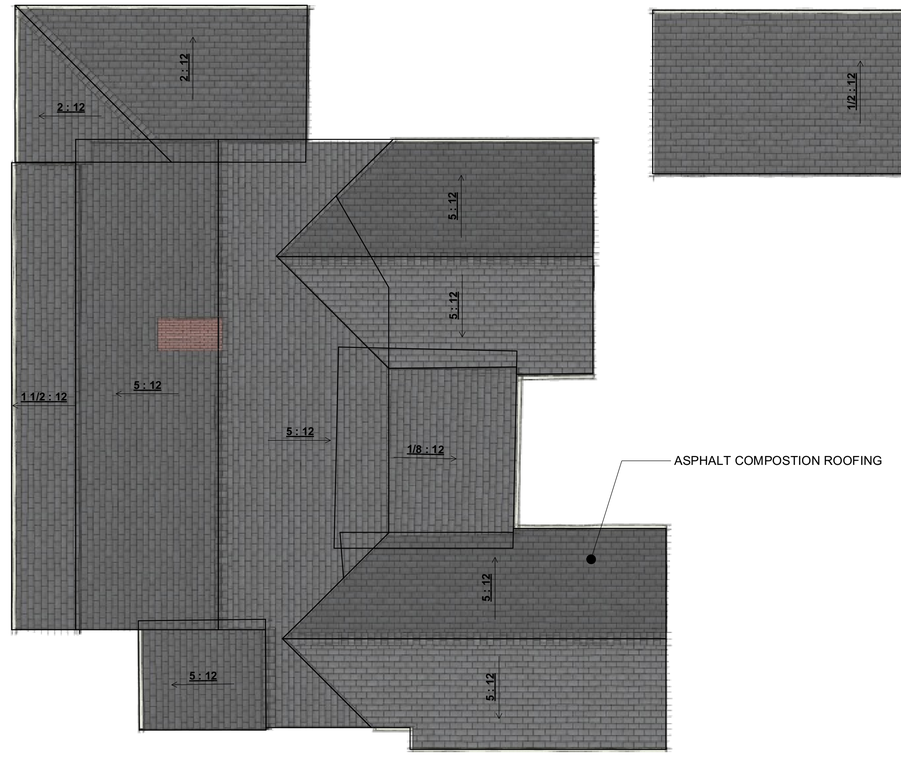


EXISTING FLOOR PLAN
3/16 IN = 1 FT

0 5 10 20 feet

NORTH

PLAN NORTH



EXISTING ROOF PLAN
3/16 IN = 1 FT

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A2

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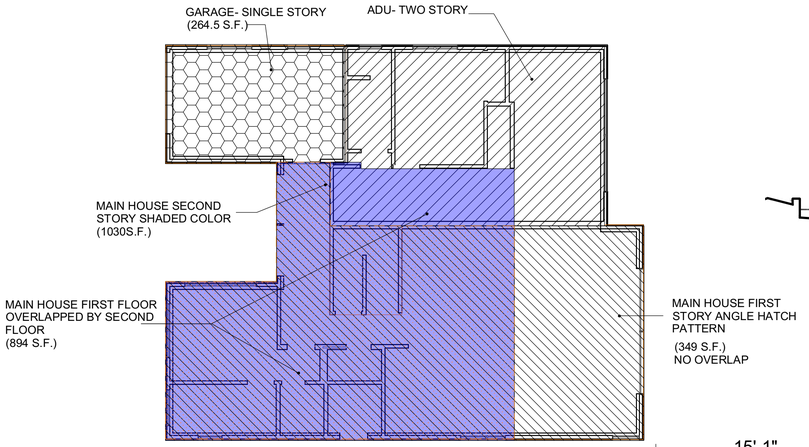
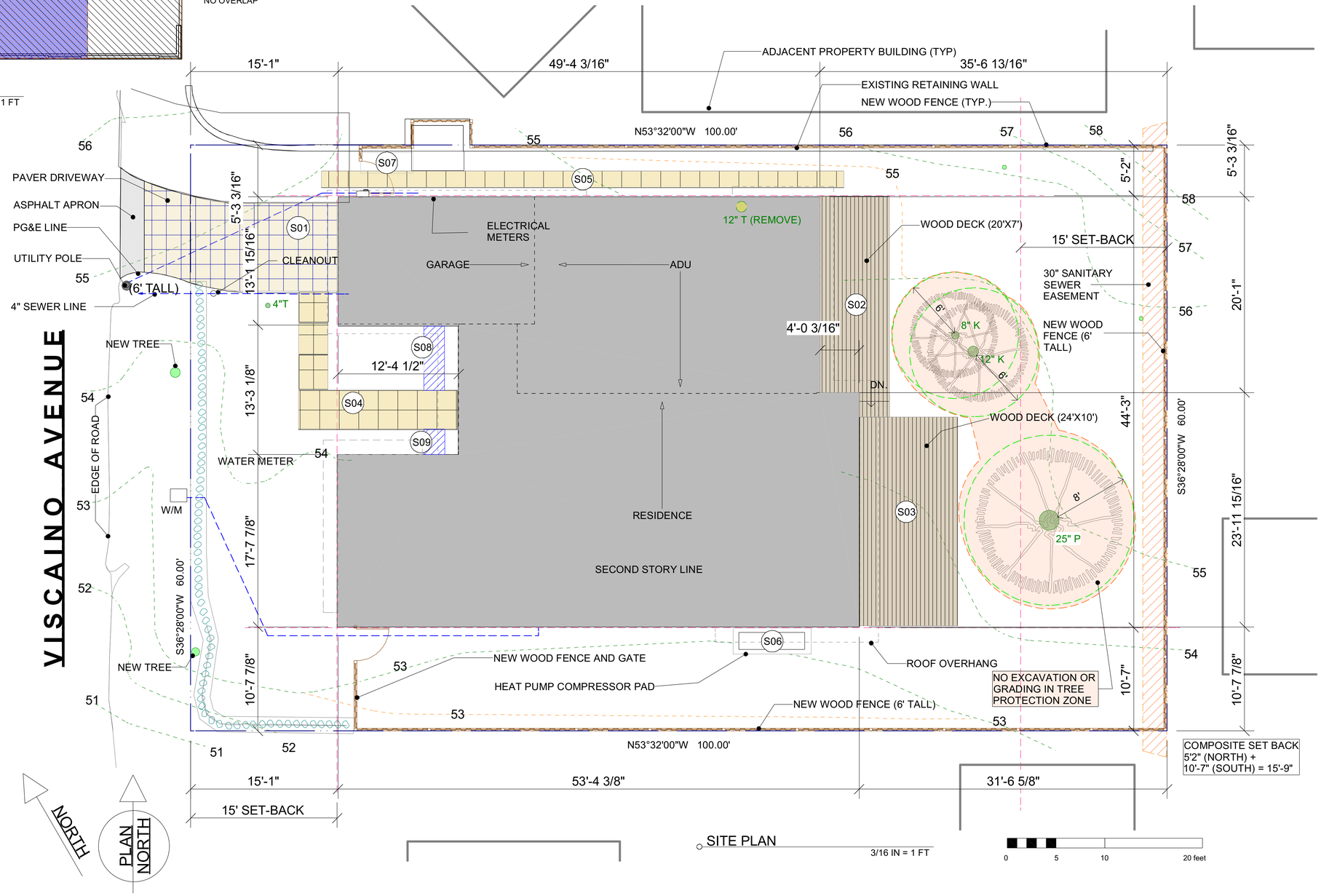


FLOOR OVERLAY PLAN
1/8 IN = 1 FT



STREET ELEVATION
1/8 IN = 1 FT



SITE PLAN
3/16 IN = 1 FT

0 5 10 20 feet

	TREE TO REMOVE (1)
	TREE TO REMAIN- (3) ON SITE, (1) R.O.W.)
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SET BACK LINE

SITE AREA CALCS

#	SITE FEATURE	AREA
S01	DRIVEWAY - PERMEABLE	134.89
S02	REAR DECK ADU- PERMEABLE	150.75
S03	REAR DECK MAIN- PERMEABLE	221.63
S04	ENTRY PATH	95.59
S05	ADU SIDE YARD PATH	89.17
S06	HEAT PUMP COMPRESSOR PAD	21.33
S07	REFUSE CAN PAD	11.41
S08	ENTRY ROOF GREATER THAN 18"	13.88
S09	ENTRY ROOF GREATER THAN 18"	5.53
TOTALS:		744.18

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

NOTE: ALL HARDSCAPE PROPOSED IS NEW

REVISIONS

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lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

SITE PLAN, STREET ELEVATION

PLANNING FINALS SET- NOT FOR CONST.

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

4/17/2026

SHEET
A3

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DOOR SCHEDULE

NUMBER	LABEL	QTY	WIDTH	HEIGHT	AREA	THICKNESS	FIRE	DESCRIPTION	COMMENTS
D01	5680	1	65 15/16"	96"	43.97	1 3/4"		EXT. FIXED-GLASS PANEL	
D02	3458	2	40 1/4"	68"	19	1 3/8"		HINGED-7322 BUNGALOW	
D03	21068	4	34"	80"	18.89	1 3/8"		HINGED-7322 BUNGALOW	
D04	2668	1	30"	80"	16.67	1 3/8"		HINGED-7322 BUNGALOW	
D05	2868	1	32"	80"	17.78	1 3/8"		POCKET-7322 BUNGALOW	
D06	3068	1	36"	80"	20	1 3/4"		EXT. HINGED-DOOR S02	
D07	6868	1	80"	80"	44.44	1 3/8"		SLIDER-DOOR P04	
D08	5068	1	60"	80"	33.33	1 3/8"		SLIDER-DOOR P04	
D09	6070	1	72"	84"	42	1 3/4"		EXT. SLIDER-GLASS PANEL	
D10	2868	2	32"	80"	17.78	1 3/8"		HINGED-7322 BUNGALOW	
D11	14076	1	168"	90"	105	1 3/4"		EXT. QUAD SLIDER-GLASS PANEL	
D12	9070	1	108"	84"	63	1 3/4"		GARAGE-FLUSH SOLID 7'	
D13	7068	1	84"	80"	46.67	1 3/8"		SLIDER-DOOR P04	
D14	3068	2	36"	80"	20	1 3/4"		EXT. FIXED-GLASS PANEL	
D16	3068	1	36"	80"	20	1 3/4"	YES	EXT. HINGED-SLAB	
D17	2868	2	32"	80"	17.78	1 3/8"		DOUBLE HINGED-7322 BUNGALOW	
D18	5815MU	1	68 1/16"	16 3/4"	7.93			MULLED UNIT	
D19	5868MU	1	68 1/8"	80"	37.84			MULLED UNIT	
D20	6068	1	72"	80"	40	1 3/8"		SLIDER-DOOR P04	
D21	6068	1	72"	80"	40	1 3/4"		EXT. DOUBLE HINGED-GLASS PANEL	
D22	21068	3	34"	80"	18.89	1 3/8"		HINGED-7322 BUNGALOW	MIN CLEAR OPENING OF 32" WHEN OPEN AT 90°
D24	3068	2	36"	80"	20	1 3/8"		HINGED-7322 BUNGALOW	MIN CLEAR OPENING OF 32" WHEN OPEN AT 90°
TOTALS:			1642 5/8"	2506 3/4"	899.98	44 5/8"			

WINDOW SCHEDULE

NUMBER	LABEL	FLR.	QTY	WIDTH	HEIGHT	AREA	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	6129FX	3	1	73 1/4"	32 7/8"	8.97			FIXED GLASS	
W02	6021OFX	3	1	72"	34"	9.51			FIXED GLASS	
W03	5026FX	1	1	60"	30"	12.5			FIXED GLASS	
W05	6066DC	2	1	72"	77 13/16"	38.91	YES		DOUBLE CASEMENT-LHL/RHR	
W06	60610DC	1	1	72"	82 5/16"	41.15	YES		DOUBLE CASEMENT-LHL/RHR	
W07	5050DC	1	1	60"	60"	25			DOUBLE CASEMENT-LHL/RHR	
W08	8020FX	1	1	96"	24"	16			FIXED GLASS	
W09	2626SC	1	1	30"	30"	6.25			SINGLE CASEMENT-HL	
W10	6323FX	1	2	75 7/16"	27 5/16"	14.3			FIXED GLASS	
W11	5030DC	1	1	60"	36"	15			DOUBLE CASEMENT-RHR	
W12	2626SC	2	1	30"	30"	6.25			SINGLE CASEMENT-HR	
W13	7024FX	1	2	84"	28"	16.33			FIXED GLASS	
W14	2830SC	1	1	32"	36"	8		YES	SINGLE CASEMENT-HL	
W15	5626AW	2	1	66"	30"	13.75			SINGLE AWNING	
W16	4020FX	1	1	48"	24"	8		YES	FIXED GLASS	
W17	8050DC	2	1	96"	60"	40			DOUBLE CASEMENT-RHR	
W18	3048SC	1	1	36"	56 3/8"	14.1			SINGLE CASEMENT-HL	
W19	3024FX	1	1	36"	28"	7			FIXED GLASS	
W20	3025FX	2	1	36"	29 1/2"	5.49			FIXED GLASS	
W21	4623FX	2	1	54"	27 1/16"	5.94			FIXED GLASS	
W22	4658FX	2	1	54"	67 3/4"	25.4		YES	FIXED GLASS	
W23	3040SC	2	1	36"	48"	12			SINGLE CASEMENT-HL	
W25	5050DC	2	2	60"	60"	25	YES		DOUBLE CASEMENT-LHL/RHR	
W26	2626SC	1	1	30"	30"	6.25		YES	SINGLE CASEMENT-HL	
W27	2626SC	2	1	30"	30"	6.25		YES	SINGLE CASEMENT-HL	
W28	5050DC	2	2	60"	60"	25			DOUBLE CASEMENT-LHL/RHR	
W29	8020FX	2	1	96"	24"	16			FIXED GLASS	
TOTALS:				1834 1/8"	1278 5/16"	508.98				

NEW WINDOWS BY SIERRA PACIFIC "H3" SERIES

EGRESS WINDOW NOTES
A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. EXCEPTION: 5 SQ. FT. FOR GRADE-FLOOR OPENINGS (R310.2.1).
B. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.2.1).
C. MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.2.1).
D. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR (R310.2.2).

NOTE:
1. WINDOWS NOTED AS "TEMPERED" ARE TEMPERED BOTH PANES OF GLASS. OTHER WINDOWS SHALL BE TEMPERED OUTSIDE PANE FOR WUI COMPLIANCE
2. NEW WINDOWS IF DIVIDED SHALL BE "SIMULATED DIVIDED LITE", NO REMOVABLE MUNTINS.





FIRST FLOOR PLAN
1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

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LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

FLOOR PLAN, SCHEDULES

PLANNING FINALS SET- NOT FOR CONST.

WHITE RESIDENCE
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CA 93921
APN 010-052-014

4/17/2026

SHEET
A4

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DOOR SCHEDULE

NUMBER	LABEL	QTY	WIDTH	HEIGHT	AREA	THICKNESS	FIRE	DESCRIPTION	COMMENTS
D01	5680	1	65 15/16"	96"	43.97	1 3/4"		EXT. FIXED-GLASS PANEL	
D02	3458	2	40 1/4"	68"	19	1 3/8"		HINGED-7322 BUNGALOW	
D03	21068	4	34"	80"	18.89	1 3/8"		HINGED-7322 BUNGALOW	
D04	2668	1	30"	80"	16.67	1 3/8"		HINGED-7322 BUNGALOW	
D05	2868	1	32"	80"	17.78	1 3/8"		POCKET-7322 BUNGALOW	
D06	3068	1	36"	80"	20	1 3/4"		EXT. HINGED-DOOR S02	
D07	6868	1	80"	80"	44.44	1 3/8"		SLIDER-DOOR P04	
D08	5068	1	60"	80"	33.33	1 3/8"		SLIDER-DOOR P04	
D09	6070	1	72"	84"	42	1 3/4"		EXT. SLIDER-GLASS PANEL	
D10	2868	2	32"	80"	17.78	1 3/8"		HINGED-7322 BUNGALOW	
D11	14076	1	168"	90"	105	1 3/4"		EXT. QUAD SLIDER-GLASS PANEL	
D12	9070	1	108"	84"	63	1 3/4"		GARAGE-FLUSH SOLID 7'	
D13	7068	1	84"	80"	46.67	1 3/8"		SLIDER-DOOR P04	
D14	3068	2	36"	80"	20	1 3/4"		EXT. FIXED-GLASS PANEL	
D16	3068	1	36"	80"	20	1 3/4"	YES	EXT. HINGED-SLAB	
D17	2868	2	32"	80"	17.78	1 3/8"		DOUBLE HINGED-7322 BUNGALOW	
D18	5815MU	1	68 1/16"	16 3/4"	7.93			MULLED UNIT	
D19	5868MU	1	68 1/8"	80"	37.84			MULLED UNIT	
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D21	6068	1	72"	80"	40	1 3/4"		EXT. DOUBLE HINGED-GLASS PANEL	
D22	21068	3	34"	80"	18.89	1 3/8"		HINGED-7322 BUNGALOW	MIN CLEAR OPENING OF 32" WHEN OPEN AT 90°
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TOTALS:			1642 5/8"	2506 3/4"	899.98	44 5/8"			

WINDOW SCHEDULE

NUMBER	LABEL	FLR.	QTY	WIDTH	HEIGHT	AREA	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	6129FX	3	1	73 1/4"	32 7/8"	8.97			FIXED GLASS	
W02	6021OFX	3	1	72"	34"	9.51			FIXED GLASS	
W03	5026FX	1	1	60"	30"	12.5			FIXED GLASS	
W05	6066DC	2	1	72"	77 13/16"	38.91	YES		DOUBLE CASEMENT-LHL/RHR	
W06	60610DC	1	1	72"	82 5/16"	41.15	YES		DOUBLE CASEMENT-LHL/RHR	
W07	5050DC	1	1	60"	60"	25			DOUBLE CASEMENT-LHL/RHR	
W08	8020FX	1	1	96"	24"	16			FIXED GLASS	
W09	2626SC	1	1	30"	30"	6.25			SINGLE CASEMENT-HL	
W10	6323FX	1	2	75 7/16"	27 5/16"	14.3			FIXED GLASS	
W11	5030DC	1	1	60"	36"	15			DOUBLE CASEMENT-RHR	
W12	2626SC	2	1	30"	30"	6.25			SINGLE CASEMENT-HR	
W13	7024FX	1	2	84"	28"	16.33			FIXED GLASS	
W14	2830SC	1	1	32"	36"	8		YES	SINGLE CASEMENT-HL	
W15	5626AW	2	1	66"	30"	13.75			SINGLE AWNING	
W16	4020FX	1	1	48"	24"	8		YES	FIXED GLASS	
W17	8050DC	2	1	96"	60"	40			DOUBLE CASEMENT-RHR	
W18	3048SC	1	1	36"	56 3/8"	14.1			SINGLE CASEMENT-HL	
W19	3024FX	1	1	36"	28"	7			FIXED GLASS	
W20	3025FX	2	1	36"	29 1/2"	5.49			FIXED GLASS	
W21	4623FX	2	1	54"	27 1/16"	5.94			FIXED GLASS	
W22	4658FX	2	1	54"	67 3/4"	25.4		YES	FIXED GLASS	
W23	3040SC	2	1	36"	48"	12			SINGLE CASEMENT-HL	
W25	5050DC	2	2	60"	60"	25	YES		DOUBLE CASEMENT-LHL/RHR	
W26	2626SC	1	1	30"	30"	6.25		YES	SINGLE CASEMENT-HL	
W27	2626SC	2	1	30"	30"	6.25		YES	SINGLE CASEMENT-HL	
W28	5050DC	2	2	60"	60"	25			DOUBLE CASEMENT-LHL/RHR	
W29	8020FX	2	1	96"	24"	16			FIXED GLASS	
TOTALS:				1834 1/8"	1278 5/16"	508.98				

NEW WINDOWS BY SIERRA PACIFIC "H3" SERIES

EGRESS WINDOW NOTES
A. AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. EXCEPTION: 5 SQ. FT. FOR GRADE-FLOOR OPENINGS (R310.2.1).
B. MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT (R310.2.1).
C. MINIMUM NET CLEAR OPENABLE DIMENSION 20 INCHES IN WIDTH (R310.2.1).
D. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURE FROM THE FLOOR (R310.2.2).

NOTE:
1. WINDOWS NOTED AS "TEMPERED" ARE TEMPERED BOTH PANES OF GLASS. OTHER WINDOWS SHALL BE TEMPERED OUTSIDE PANE FOR WUI COMPLIANCE
2. NEW WINDOWS IF DIVIDED SHALL BE "SIMULATED DIVIDED LITE", NO REMOVABLE MUNTINS.

SKYLIGHTS SHALL BE LOW-PROFILE AND USE NON-REFLECTIVE GLASS TO MINIMIZE THE AMOUNT OF LIGHT AND GLARE VISIBLE FROM ADJOINING PROPERTIES. SKYLIGHT FLASHING SHALL MATCH THE ROOF COLOR. MANUAL OR AUTOMATIC SHADES SHALL BE INSTALLED IN EACH SKYLIGHT TO REDUCE VISIBLE LIGHT TRANSMISSION DURING THE HOURS OF DARKNESS.



SECOND FLOOR PLAN
1/4 IN = 1 FT

0 5 10 20 feet

REVISIONS

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DRAWN BY
ALAN LEHMAN

SECOND FLOOR PLAN

PLANNING FINALS SET- NOT FOR CONST.

WHITE RESIDENCE
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CA 93921
APN 010-052-014

4/17/2026

SHEET
A5

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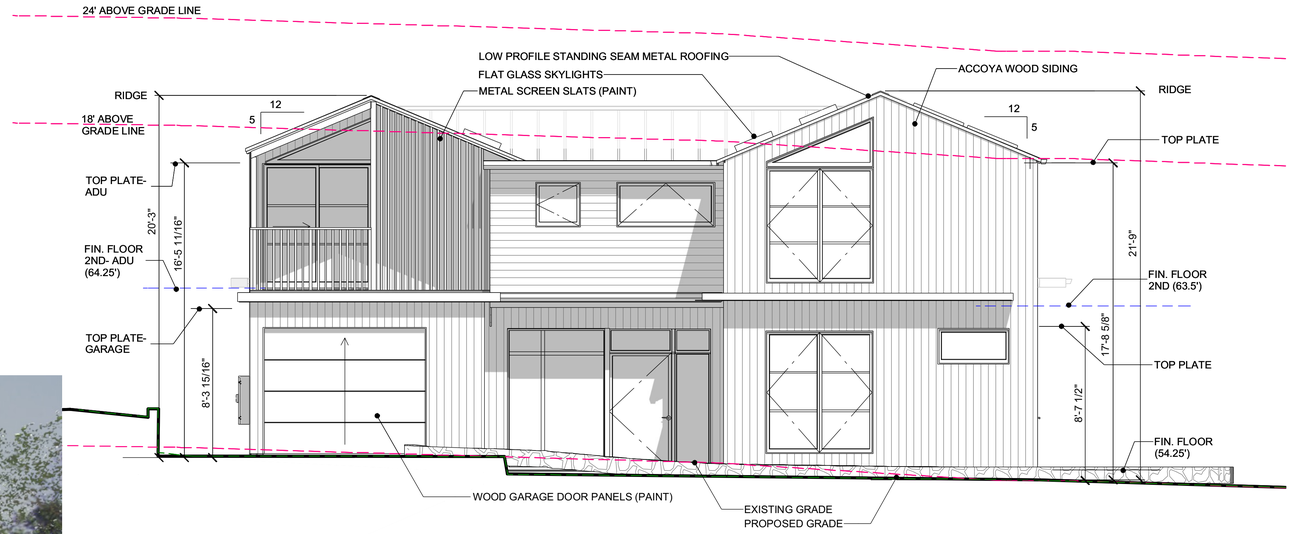
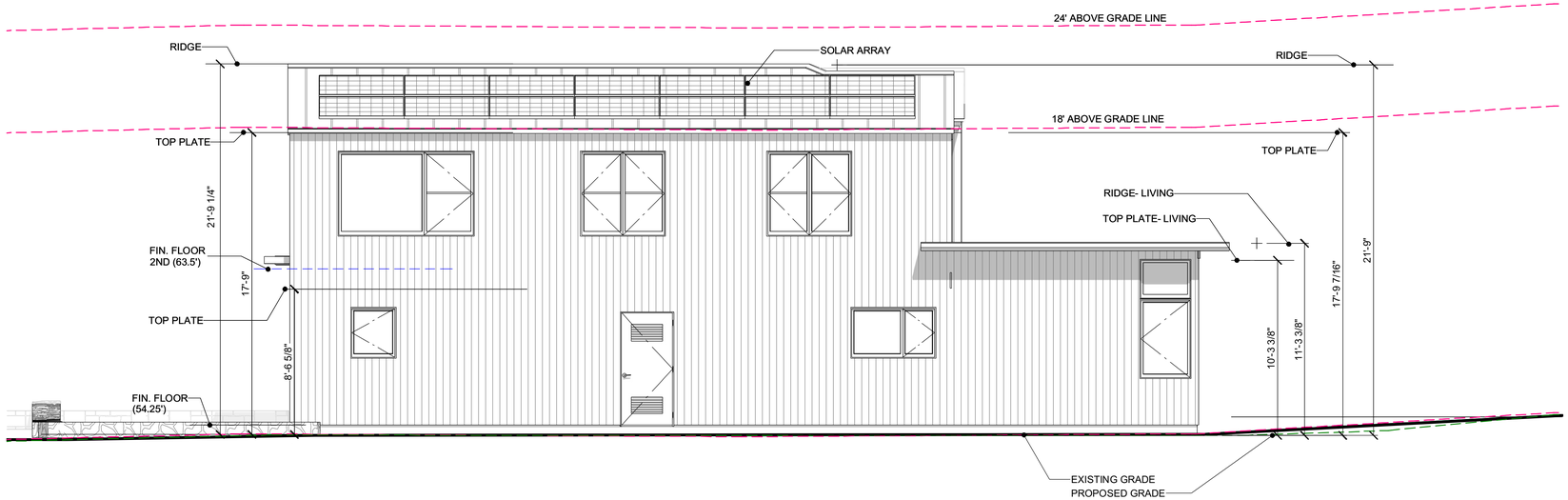


WEST ELEVATION

1/4 IN = 1 FT



SOUTH ELEVATION

1/4 IN = 1 FT

0 5 10 20 feet

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LEHMAN DESIGN STUDIO

DRAWN BY
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EXTERIOR ELEVATIONS

PLANNING FINALS SET- NOT FOR CONST.

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4/17/2026

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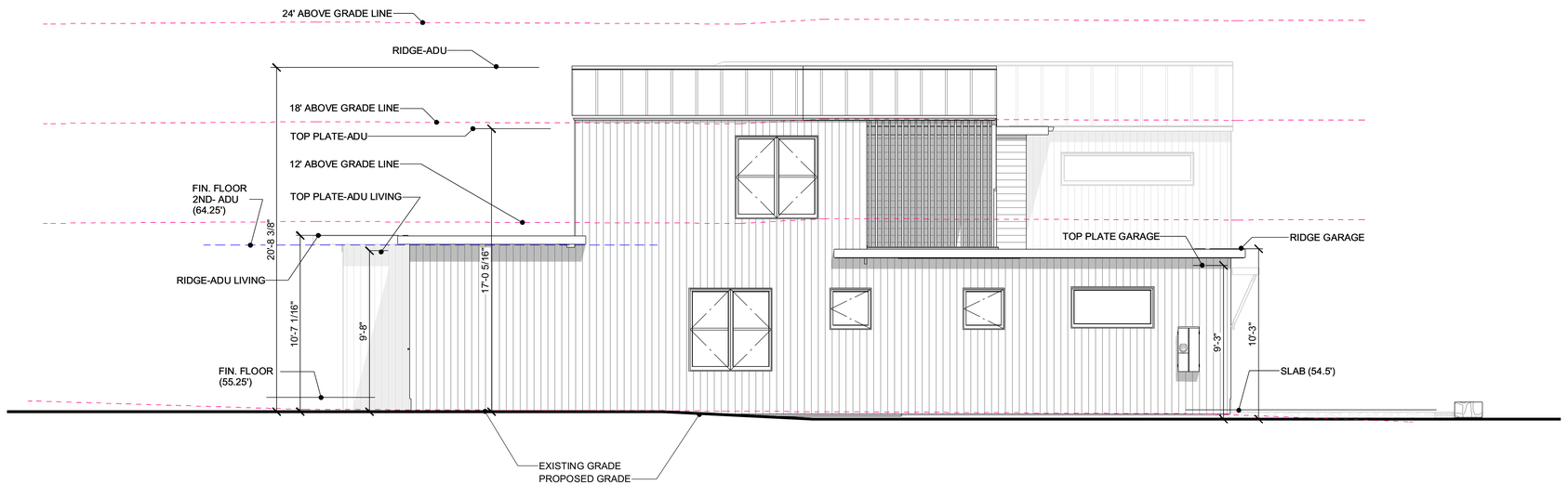
EAST ELEVATION

1/4 IN = 1 FT



NORTH ELEVATION

1/4 IN = 1 FT

0 5 10 20 feet

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EXTERIOR ELEVATIONS

PLANNING FINALS SET- NOT FOR CONST.

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BIRDS EYE VIEW



Burnt Wood®

Color Name	Coil Width	Flat Stock	Gauge	Substrate	Paint Finish	Cool Ratings		
						Reflect	Emiss	SRI
Aged Wood	Inquire	48"	24	■	●	30.0%	0.86	30
Black Wood	Inquire	48"	24	■	●	6.0%	0.92	2
Burnt Wood®	Inquire	48"	24	■	▲	4.9%	0.90	20
Distressed Wood	Inquire	48"	24	■	●	25.0%	0.89	25
Gray Wood	Inquire	48"	24	■	●	40.0%	0.87	44
Maple Wood	Inquire	48"	24	■	●	57.0%	0.89	68
Rosewood	Inquire	48"	24	■	●	25.0%	0.91	26
Walnut Wood	Inquire	48"	24	■	●	17.0%	0.90	15
White Wood	Inquire	48"	24	■	●	65.0%	0.86	78

METAL ROOFING COLOR



TAR AND GRAVEL ROOFING COLOR TONES



ROOF PLAN

1/4 IN = 1 FT

0 5 10 20 feet

VELUX®

FS

Fixed Deck-Mounted Skylight

Eligible for a Federal Solar Tax Credit off product and installation

Perfect for visually expanding areas in the home, VELUX Fixed Deck-Mounted Skylights are an energy-efficient option that make any dark room come to life with daylight and sky views. As a fixed option, this skylight is an economical choice for enhancing the brightness and beauty of your home.

Ideal Applications:
Out of reach entry ways, living rooms and bedrooms that can benefit from daylight.



FEATURES & BENEFITS

- Clean exterior profile provides natural light without obstructing roofline
- Versatile sizing allows for greater flexibility in positioning options
- Seamlessly pairs with any VELUX shades for optimal light control — select shades can be pre-installed for free
- Flashing kit required for No Leak Warranty
- Eligible for Federal Solar Tax Credit* with the addition of Solar Shades

ACCESSORIES

- Factory pre-installed Room-Darkening or Light Filtering shades







PRODUCT DETAILS

- **Laminated LoÉ3 Glass:** double-paned argon-gas-filled LoÉ3 glass that provides excellent energy performance for year round comfort. Plus, it includes the added safety of laminated glass, which building codes require for out-of-reach applications.
- No Leak Warranty - 10-year installation warranty, plus 20 years on glass, 10 years on product, and 5 years on shades and controls.
- Pre-finished white painted frames
- 10 year hail with Clean, Quiet & Safe glass

OPTIONAL SKYLIGHT UPGRADES

- Impact Glass
- Snowload Glass
- Copper Cladding
- Stain Grade Wood Interior

veluxusa.com
*For more information visit veluxusa.com/taxcredit.

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		A06	C01	C04	C06	C08	C12	D26	D06	M02	M04	M06	M08	S01	S06
Rough Opening Width	(W-in.)	14 1/4	21	21	21	21	21	22 1/2	22 1/2	30 1/16	30 1/16	30 1/16	30 1/16	44 1/4	44 1/4
Rough Opening Height	(H-in.)	45 1/4	26 1/16	37 1/16	45 1/4	54 1/16	70 1/4	22 11/16	45 1/4	30	37 1/16	45 1/4	54 1/16	26 1/16	45 1/4
Daylight Area	(Sq. Feet)	3.56	3.04	4.43	5.43	6.52	8.52	2.78	5.94	5.15	6.64	8.13	9.77	6.92	12.36

Model FS sizes D26 and D06 fit perfectly between roof trusses.

FLAT GLASS SKYLIGHTS

REVISIONS

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DRAWN BY
ALAN LEHMAN

ROOF PLAN

WHITE RESIDENCE
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CA 93921
APN 010-052-014

PLANNING FINALS SET- NOT FOR CONST.

4/17/2026

SHEET
A8

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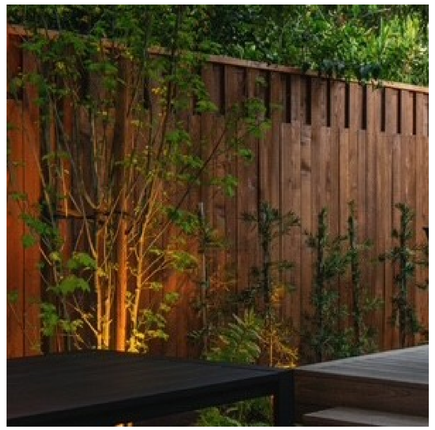


fence example



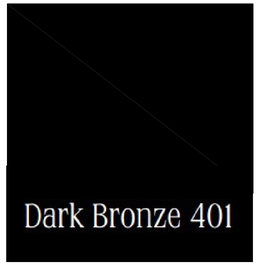
gate fence slats

FENCE MATERIAL, ROUGH SAWN CEDAR BOARDS WITH CEDAR POSTS AND RAILS. FENCE GATE MATERIALS: METAL SMOOTH FINISH 2X3 WITH SMOOTH FINISH SUPPORTING FRAME, PAINT TO MATCH WOOD TONES. METAL GATES ELIMINATE EXTERIOR WOOD CONNECTION TO HOUSE FOR FIRE HARDENING

FENCE HEIGHT MAXIMUM 72" ABOVE GRADE. NO FENCE IN THE FRONT YARD SETBACK.



TRIM DETAIL COLOR AND SCREEN SLATS

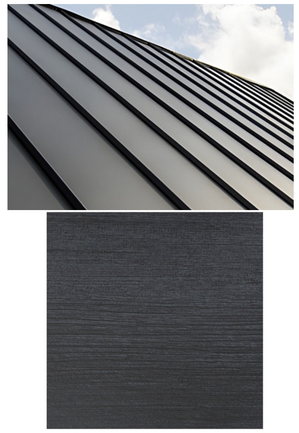


CLAD WINDOW AND DOOR COLOR



Accoya | Barnwood | Light Ivory

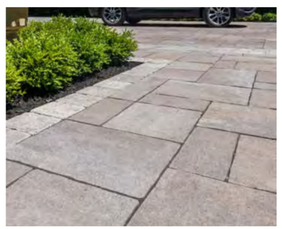
WOOD SIDING



Burnt Wood®

STANDING SEAM METAL ROOFING AND METAL TRIM COLOR





DRIVEWAY PAVERS



GRANITE BLEND



GARAGE DOOR COLOR



CONCRETE WALKWAY

REVISIONS

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

DRAWN BY
ALAN LEHMAN

MATERIALS AND COLORS

PLANNING FINALS SET- NOT FOR CONST.

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

4/17/2026

SHEET
A9

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CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
FIRE ENGINEERING & INVESTIGATIONS DIVISION
BUILDING MATERIALS LISTING PROGRAM

LISTING SERVICE

LISTING No.:	8110-2042:0001
CATEGORY:	8110 - DECKING FOR WILDLAND URBAN INTERFACE (W.U.I)
LISTEE:	AZEK BUILDING PRODUCTS 894 Prairie Ave, Wilmington, OH, 45177 Contact: Fiume, Michael 3306188514 Email: michael.fiume@azekco.com
DESIGN:	"AZEK Vintage Deck" composite deck board, all colors, 1" thick x 5.5" width. Refer to the manufacturer's installation instructions and product data sheets.
RATING:	Class "A Flame Spread.
INSTALLATION:	In accordance with listee's printed installation instructions, applicable codes and ordinances and in a manner acceptable to the authority having jurisdiction.
MARKING:	Listee name. Model number, rating and SFM label.
APPROVAL:	Listed as decking materials for use in the Wildland Urban Interface areas.
NOTES:	Test Protocol SFM 12-7A-4A

*Revision 05-02-2017 dcc

This listing is based upon technical data submitted by the applicant. OSFM Fire Engineering staff has reviewed the test results and/or other data but does not make an independent verification of any claims. This listing is not an endorsement or recommendation of the item listed. This listing should not be used to verify correct operational requirements or installation criteria. Refer to listee's data sheet, installation instructions and/or other suitable information sources.

Date Issued: 05/28/2025 **Listing Expires: 06/30/2026**

Authorized By: **Michael Huang**, Program Coordinator
Fire Engineering & Investigations Division

TimberTech



TIMBERTECH ADVANCED PVC

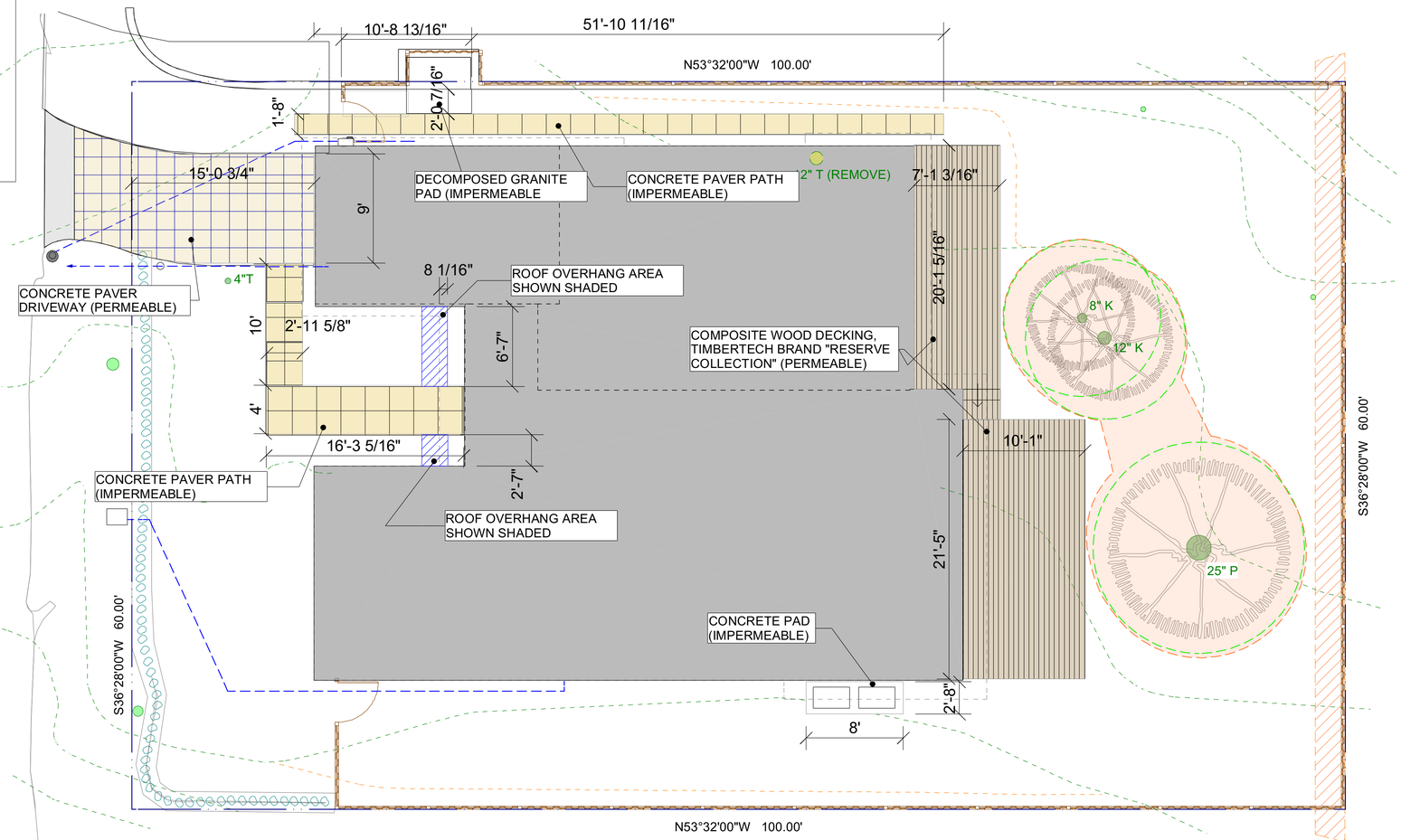
Vintage Collection®

Exotic Hardwoods

Get the sought-after look of premium hardwoods such as ipe, mahogany, and teak, without the rigorous maintenance of wood. Our capped polymer decking features proprietary materials technology that delivers sophisticated, real wood aesthetics you'll never have to sand, stain, or seal.

COLOR Coastline

FADE & STAIN LIMITED 50 YEAR WARRANTY · PRODUCT LIMITED LIFETIME WARRANTY · BEST CHOICE FOR FIRE ZONES · BAREFOOT-FRIENDLY COOL TOUCH STAYS UP TO 30 COOLER · RECYCLED MATERIAL MADE IN THE USA



SITE AREA CALCS		
#	SITE FEATURE	AREA
S01	DRIVEWAY - PERMEABLE	134.89
S02	REAR DECK ADU- PERMEABLE	150.75
S03	REAR DECK MAIN- PERMEABLE	221.63
S04	ENTRY PATH	95.59
S05	ADU SIDE YARD PATH	89.17
S06	HEAT PUMP COMPRESSOR PAD	21.33
S07	REFUSE CAN PAD	11.41
S08	ENTRY ROOF GREATER THAN 18"	13.88
S09	ENTRY ROOF GREATER THAN 18"	5.53
TOTALS:		744.18

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

NOTE: ALL HARDSCAPE PROPOSED IS NEW

HARDSCAPE DIMENSIONED PLAN
3/16 IN = 1 FT

0 5 10 20 feet

REVISIONS

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26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

HARDSCAPE DIMENSIONED PLAN

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

PLANNING FINALS SET- NOT FOR CONST.

4/17/2026

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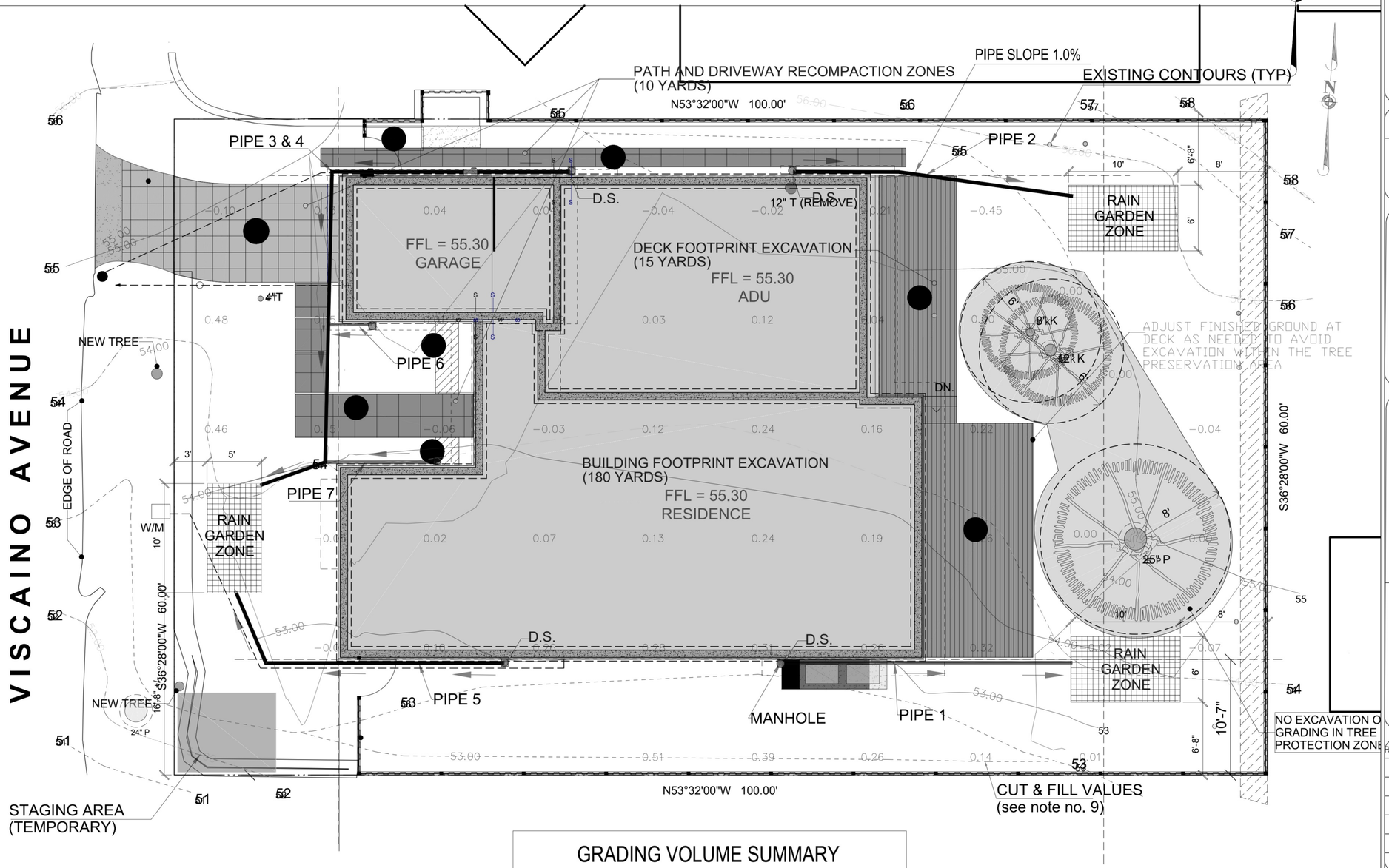

GRADING VOLUME SUMMARY

SER #.	DESCRIPTION	Volume (CY)
1	TOTAL CUT	197.16
2	TOTAL FILL	779.03
3	NET IMPORT SOIL	581.87

NOTE: DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION.

LEGENDS:

MANHOLE: -
EXISTING CONTOURS: -
PROPOSED CONTOURS: -
PVC PIPE: -

InnoDez

Address: WHITE RESIDENCE
WHITE PLN V1, Vizcaino 9 SE of Mountain View, Carmel CA 93921, APN 010-052-014
Phone: (424) 831.747.4718
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LICENSED PROFESSIONAL ENGINEER — TAA VIS T. AIROLA — C 88832 — CIVIL — STATE OF CALIFORNIA

REV. NO	DESCRIPTION	DATE	BY

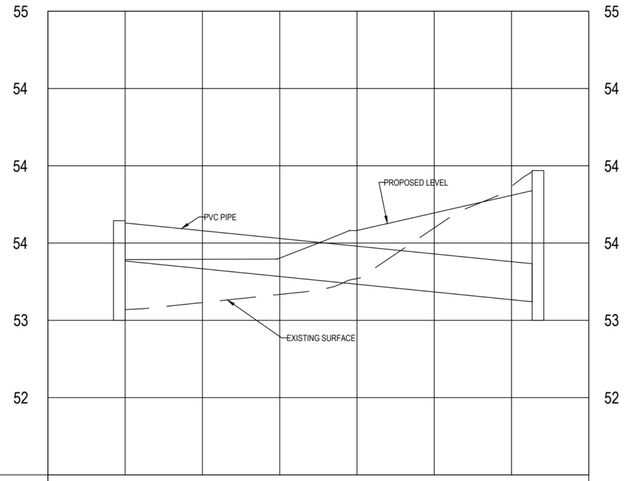
PROJECT:

TITLE: **PROPOSED LAYOUT PLAN**

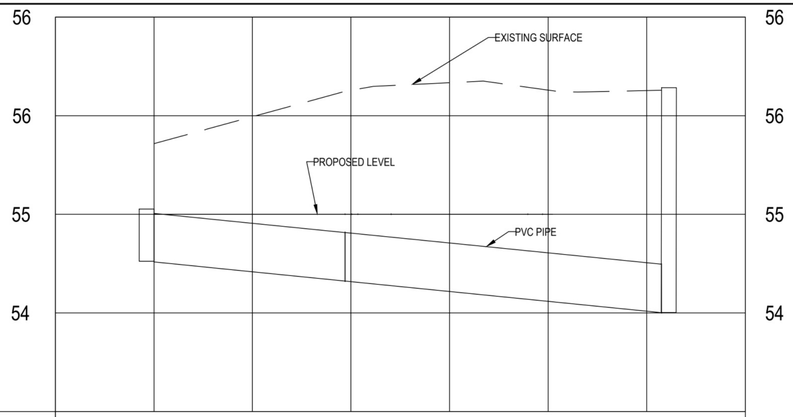
PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36:
		NTS

DRAWING NO. **DP-01**

REV.

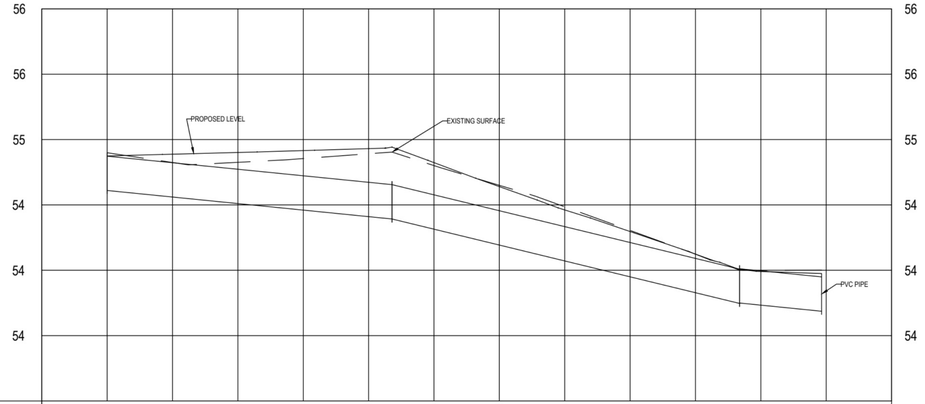


STATION	0+005	0+000	0+005	0+010	0+015	0+020	0+025	0+030
GROUND LEVEL (m)		53.069	53.115	53.167	53.270	53.598	53.867	
INVERT LEVEL (m)			53.334	53.284	53.234	53.184	53.134	
PIPE DEPTH (m)			-0.218	-0.116	0.037	0.415	0.734	



STATION	0+005	0+000	0+005	0+010	0+015	0+020	0+025	0+030
GROUND LEVEL (m)		53.069	53.115	53.167	53.270	53.598	53.867	
INVERT LEVEL (m)			54.708	54.659	54.609	54.559	54.509	
PIPE DEPTH (m)			0.786	0.970	1.059	1.071	1.119	

PIPE 3 & 4 PROFILE



STATION	0+005	0+000	0+005	0+010	0+015	0+020	0+025	0+030	0+035	0+040	0+045	0+050	0+055	0+060
GROUND LEVEL (m)		54.899	54.825	54.826	54.854	54.891	54.801	54.650	54.486	54.305	54.124	53.999		
INVERT LEVEL (m)			54.560	54.510	54.460	54.410	54.314	54.193	54.071	53.950	53.828	53.731		
PIPE DEPTH (m)			0.264	0.316	0.394	0.481	0.487	0.457	0.414	0.355	0.295	0.268		

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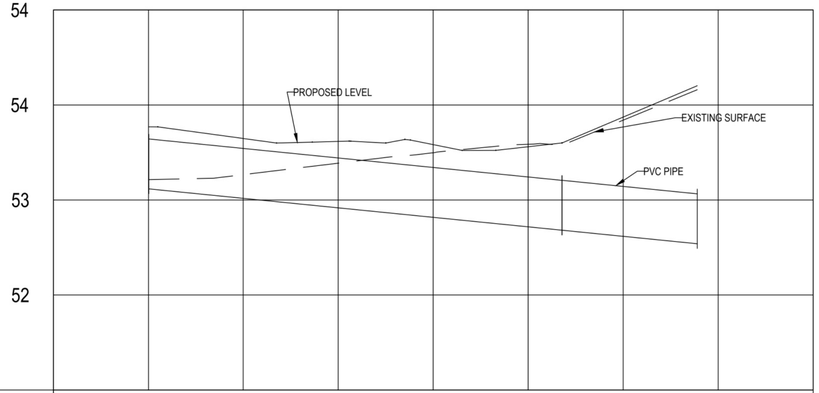

STATION	0+005	0+000	0+005	0+010	0+015	0+020	0+025	0+030	0+035
GROUND LEVEL (m)		53.107	53.133	53.193	53.249	53.293	53.420		
INVERT LEVEL (m)			53.009	52.959	52.909	52.859	52.809		
PIPE DEPTH (m)			0.125	0.235	0.340	0.434	0.611		

InnoDez

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Web site:
Email: info@lehmandesignstudio.com

CLIENT:

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LICENSED PROFESSIONAL ENGINEER
TRAVIS T. AIROLA
C 88832
CIVIL
STATE OF CALIFORNIA

REV. NO	DESCRIPTION	DATE	BY

PROJECT:

TITLE:

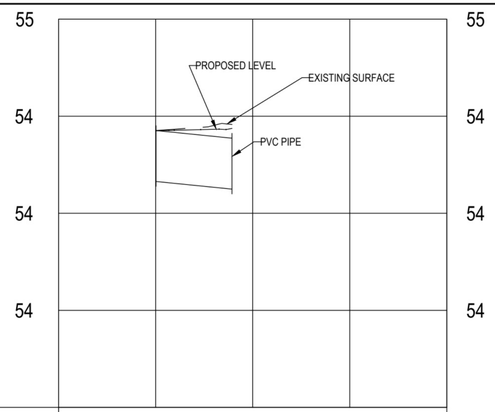
PROPOSED DRAINAGE PROFILE

PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36:
		NTS

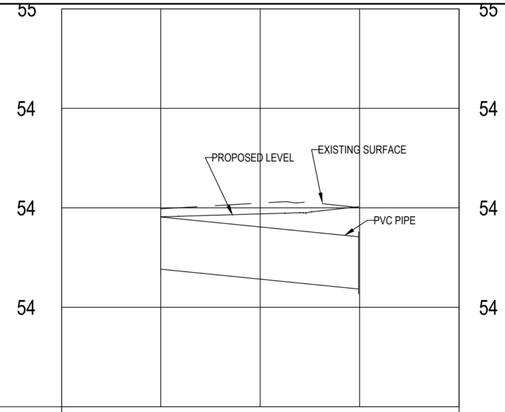
DRAWING NO.

PR-01

REV.



STATION	0+005	0+000	0+005	0+010	0+015
GROUND LEVEL (m)		54.426	54.458		
INVERT LEVEL (m)		54.164	54.125		
PIPE DEPTH (m)		0.262	0.333		



STATION	0+000	0+005
GROUND LEVEL (m)	54.000	54.000
INVERT LEVEL (m)	53.690	53.590
PIPE DEPTH (m)	0.310	0.410

NOTE: DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION.

InnoDez

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LICENSED PROFESSIONAL ENGINEER
TRAVIS T. AIROLA
C 88832
CIVIL
STATE OF CALIFORNIA

REV. NO	DESCRIPTION	DATE	BY

PROJECT:

TITLE:

PROPOSED DRAINAGE PROFILE

PROJ. NO.	PROJ. ENGR.	SCALE @ 24X36:
		NTS

DRAWING NO.

PR-02

REV.

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ATLANTIS

15014BZ-LL

ATLANTIS SMALL LED PATH LIGHT

Hinkley Path Lights add impeccable style and safety to walkways and outdoor living environments to create sophisticated curb appeal.

DETAILS	
FINISH:	Bronze
MATERIAL:	Aluminum
GLASS:	Etched Lens

DIMENSIONS	
WIDTH:	6.5"
HEIGHT:	15.8"
DEPTH:	1.8"
WEIGHT:	2 lbs.
TOP TO OUTLET:	0"

LIGHT SOURCE	
LIGHT SOURCE:	LED Lamp
LED NAME:	EA-LMW-1.5W
WATTAGE:	1-1.50w Mini Wedge LED *Included
VOLTAGE:	12v
COLOR TEMP:	2700
LUMENS:	150
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 25w
DIMMABLE:	Yes - MLV On Transformer Primary
TRANSFORMER REQUIRED:	Yes

MOUNTING	
LEAD WIRE:	1 X 36"

SHIPPING	
CARTON LENGTH:	17.5"
CARTON WIDTH:	8"
CARTON HEIGHT:	4"
CARTON WEIGHT:	2.5 lbs.

PRODUCT DETAILS:

- A wiring kit and ground spike is supplied.
- Suitable for use in wet (outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- LED Lamps carry a 3-year limited warranty
- Bold lines and a clean, minimalist style complement contemporary architecture
- Warm rich light bronze tone
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

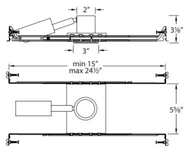
hinkley.com

HR-LED251E

1" LEDme® Downlight

WAC LIGHTING
Responsible Lighting®





Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Square recessed trim with interior open reflector. IC-Rated housing included with trim, can be used as new construction or remodel.

FEATURES

- 1" aperture
- Cutout: 2½"
- Less than ¾" thick, super low profile die-cast aluminum trim
- Sold as new construction, may be re-configured in the field for remodel
- Narrow flood beam spread
- 25° visual cut-off angle
- 80,000 hour rated life
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Die-cast aluminum trim and aluminum heat sink. Housing and junction box are 20 gauge steel painted black. Frame and hanger bars are heavy gauge galvanized steel.

J-Box: Seven knockouts and four Romex® style wiring connectors provided for ease of installation. Rated for branch wiring.

Driver: Electronic driver, 120VAC/60Hz input, 4W max output. Power factor >0.9. Dimming with thermal protection.

Light Source: Includes one 3W ANSI compliant Warm/Neutral LED for the finest color consistency possible. Replacement modules available.

Dimming: May be dimmed to 10% with electronic low voltage (ELV) dimmer.

Mounting: Supplied with hanger bars, adjustable from 15"-24½" to accommodate various joist constructions and grid sizes. Hanger bars include a captive mounting "screw-nail" for ease of installation. For remodel installation, three heavy gauge inner retention clips push out onto ceiling or other mounting surface to firmly hold housing in place. Accommodates surface up to 1" thick. Minimum plenum height of 4" required. 2½" cutout hole.

Finish: Available in White (WT) powder coat paint and electroplated Brushed Nickel (BN) and Gun Metal (GM).

Rating: IC-Rated: Suitable for direct contact with insulation.

Standards: ETL & cETL Damp Location Listed

FIXTURE PERFORMANCE

Model #	Color Temp	Watt	Lumens	CBCP	Beam	CRI
HR-LED251E-27	2700K	3.5W*	245	530	35°	85
HR-LED251E-30	3000K	3.5W*	250	540	35°	85
HR-LED251E-35	3500K	3.5W*	270	573	35°	85
HR-LED251E-40	4000K	3.5W*	285	608	35°	85

**Power consumption may vary depending on efficiency of the system being used.*

ORDER NUMBER

Model #	Color Temp	Finish
HR-LED251E	**27** *2700K*	**BN** *Brushed Nickel*
	30 *3000K*	**GM** *Gun Metal*
	35 *3500K*	**WT** *White*
	40 *4000K*	

FINISHES



REPLACEMENT MODULES

Model #	Color Temp
RM1X3-27-1-DL	*2700K*
RM1X3-30-1-DL	*3000K*
RM1X3-35-1-DL	*3500K*
RM1X3-40-1-DL	*4000K*

HR-LED251E – [ ] – [ ]

Example: **HR-LED251E-40-GM**

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JAN 2018

EXTERIOR LIGHTING SPEC SHEETS

PLANTING LEGEND

		QTY	SIZE	WUCOLS
	BUXUS SEMPERVIRENS / BOXWOOD HEDGE	13	5 GAL.	LOW
	THYMUS SERPYLLUM / THYME GROUND COVER	14	1 GAL	LOW
	LAVANDULA HETEROPHYLLA / LAVENDER	18	1 GAL	LOW
	IRIS DOUGLASIANA / IRIS FLOWERS	16	1 GAL	LOW
	FESTUCA MAIREI / FESCUE GRASS PLANT	14	5 GAL	LOW
	HEUCHERA SANGUINEA / CORAL BELLS PLANT	16	5 GAL	MODERATE

LIGHTING LEGEND

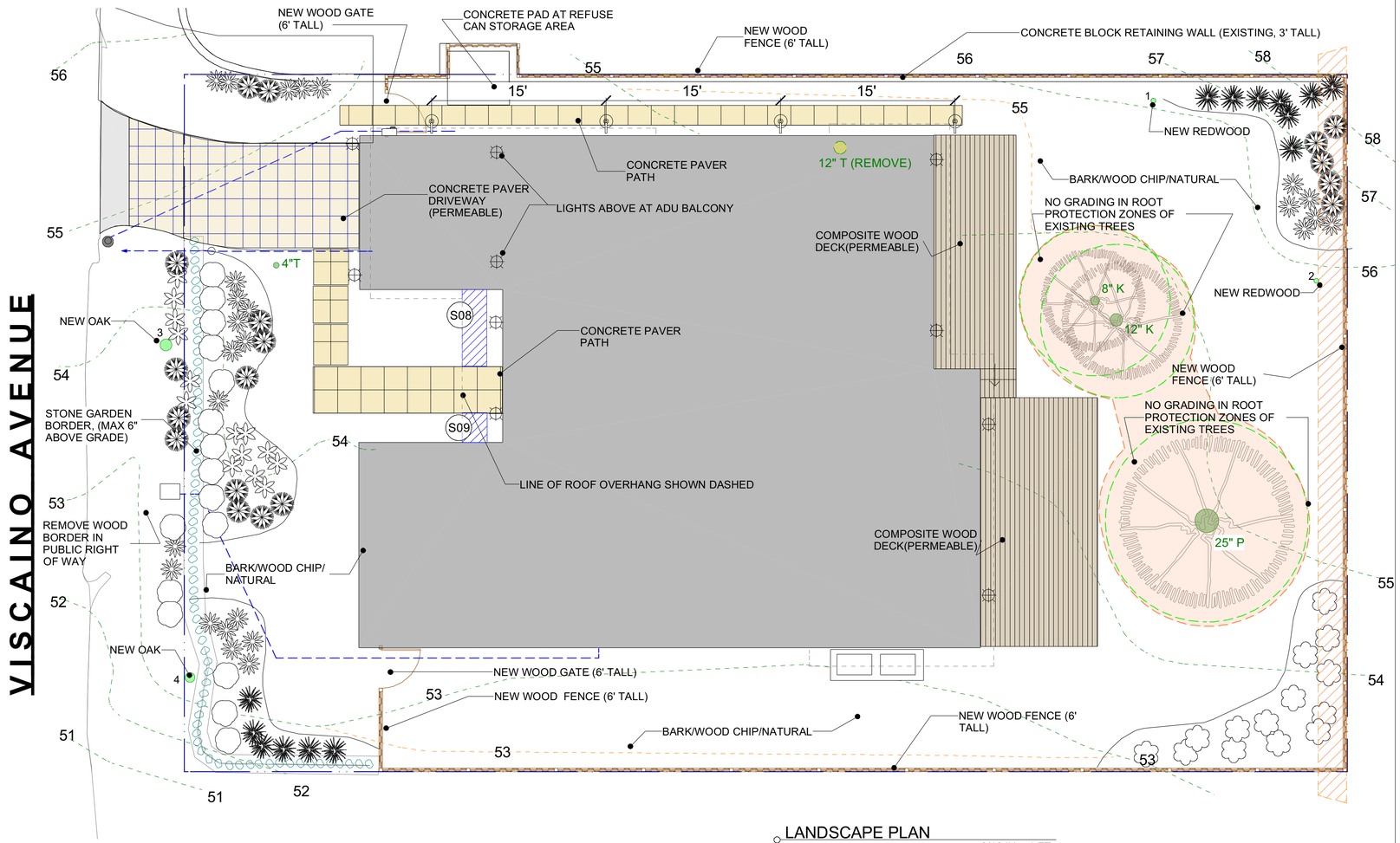
	PATH LIGHT (4)
	RECESSED SOFFIT LIGHT (8)

LIGHTING NOTES

1. ALL EXTERIOR LIGHTING SHALL BE ON PHOTO AND MOTION DETECTORS.
2. MAX LUMENS 375- SCONCES(LESS THAN 10' ABOVE GRADE), 225- PATH LIGHTS (LESS THAN 18" ABOVE GRADE)
3. EXTERIOR LIGHTING SHALL BE DARK SKY COMPLIANT

LANDSCAPE NOTES

1. REMOVE ALL IVY FROM SITE
2. ONLY DRIVEWAY AND APRON IN THE PUBLIC RIGHT OF WAY
3. TYPICAL GROUND COVER SHALL BE WOOD CHIP TYPE BARK, NATURAL COLOR EXCEPT ADJACENT TO HOUSE FOR FIRST 24"



LANDSCAPE PLAN

3/16 IN = 1 FT

REVISIONS

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26453 mission fields road
carmel CA 93923
info @ lehmandesignstudio.com

LEHMAN DESIGN STUDIO

DRAWN BY
ALAN LEHMAN

LANDSCAPE AND EXTERIOR LIGHTING

WHITE RESIDENCE
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4/17/2026

SHEET
A11

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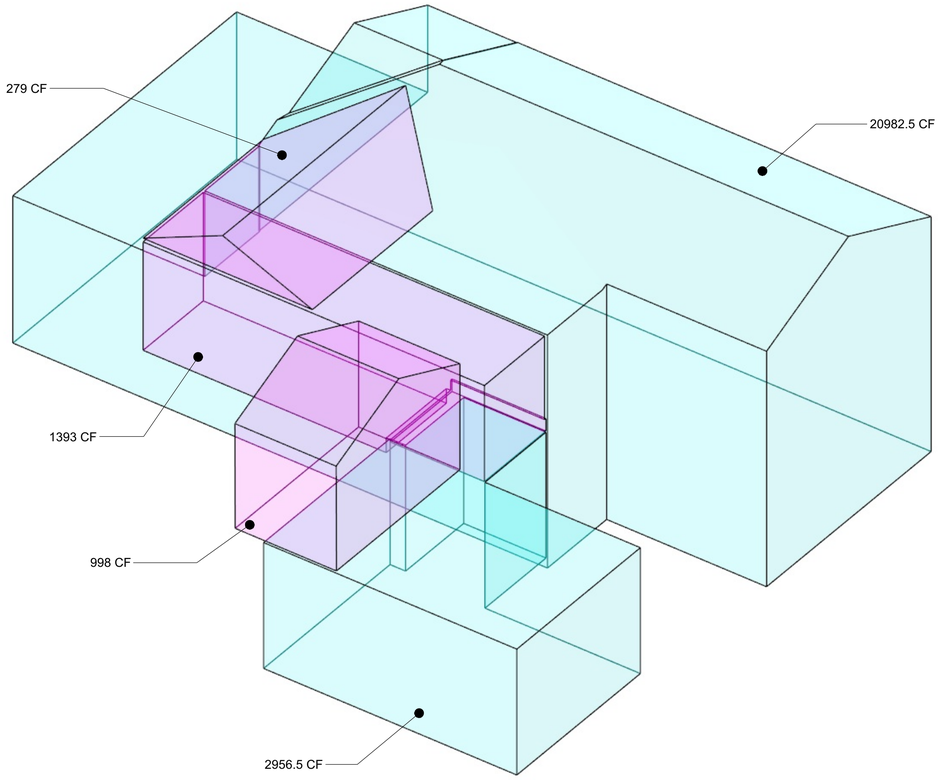
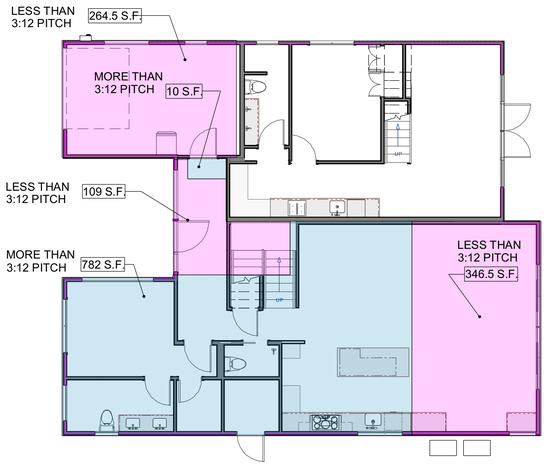
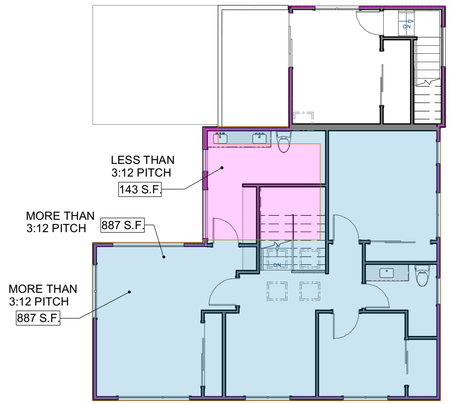




VOLUME PLAN
1/8 IN = 1 FT



VOLUME PLAN
1/8 IN = 1 FT

23.5 X 55 = 1292.5
53.75 X 54 = 2902.5

4195 / 77.25 = 54.3' AVG. GRADE LINE

FIRST FLOOR ELEVATION 53.5'

Exterior Volume Handout

Allowed Volume Worksheet
(include with application materials)

Project Address: Viscaino 9 sw of Mountain View **Site Area:** 6000

Property Owner Name(s): Suzanne and Elaine White

1. Total Base Floor Area Allowed (not including basement bonus): 2460 sq. ft.
2. Total Base Floor Area Proposed (not including basement bonus): 2460 sq. ft.

PROPOSED AREAS				ALLOWED VOLUMES	
a. One Story Floor Area (3:12 or greater):	792	sq. ft.	X(12)=	9,504	cu. ft.
b. One Story Floor Area (less than 3:12):	709	sq. ft.	X(11)=	7,799	cu. ft.
c. Two Story Floor Area (3:12 or greater):	887	sq. ft.	X(11)=	9,757	cu. ft.
d. Two Story Floor Area (less than 3:12):	143	sq. ft.	X(10)=	1,430	cu. ft.
e. Unused floor area or basement floor area not including bonus:		sq. ft.	X(12)=		cu. ft.
Total Allowed Volume			=	28,490	**cu. ft.**

ALLOWABLE VOLUME FOR 2460 S.F. = 28,490 C.F.
PROPOSED TOTAL VOLUME INCLUDING ADU BALCONY = 26,609 C.F.



VOLUME CALCS SITE PLAN
1/8 IN = 1 FT

REVISIONS

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

DRAWN BY
ALAN LEHMAN

VOLUME CALCULATION

PLANNING FINALS SET- NOT FOR CONST.

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

4/17/2026

SHEET
A12

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

June 10, 2026
PUBLIC HEARINGS

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

SUBJECT: **DS 25291 (25988 Ridgewood LLC):** Consideration of a Concept Design Study, DS 25291 (25988 Ridgewood LLC), for the construction of single-story additions totaling 644 square feet; replacement of the roofing, siding, windows and doors; rearrangement and replacement of site coverage; installation of new landscaping and other associated site improvements to an existing single-family residence located at 25988 Ridgewood Road in the Archaeological Significance (AS) Overlay District and Single-Family Residential (R-1) District. APN: 009-352-002-000

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

Application:	DS 25291 (25988 Ridgewood LLC)	**Applicant:**	John Moore, Designer
APN:	009-352-002-000	**Owner:**	25988 Ridgewood LLC
Block & Lot:	Block 2, Lot 4		
Location:	25988 Ridgewood Road		

Recommendation:

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

A. Finding that the consideration of a Concept Review is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
B. Accepting a Concept Design Study, DS 25291 (25988 Ridgewood LLC), for the construction of single-story additions totaling 644 square feet; replacement of the roofing, siding, windows and doors; rearrangement and replacement of site coverage; installation of new landscaping and other associated site

improvements to an existing single-family residence located at 25988 Ridgewood Road in the Archaeological Significance (AS) Overlay District and Single-Family Residential (R-1) District. APN: 009-352-002-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is proposing to construct single-story additions totaling 644 square feet; rearrange and replace site coverage; install new landscaping; replace the roofing, siding, windows and doors; and other associated site improvements on a 7,667-square-foot lot. The project also includes an internal remodel and rearrangement of the floor layout.

BACKGROUND AND PROJECT DESCRIPTION

The subject property is a 7,667-square-foot residentially zoned lot. The existing development includes a 2,256-square-foot single-story single-family residence constructed between 1939 and 1940. Little is on record regarding work done to the property over the years. In 1981, a building permit was issued for an interior remodel and reorganization of rooms and in 2002, another building permit was issued for a reroof. The forest character of the site consists of dense shrubbery and trees at the front of the property. The perimeter of the property maintains dense vegetation, but the interior of the lot is fairly sparse as it is improved with an existing brick patio surrounded by dirt. The residence has a wood shingle roof with a 4 and 12 pitch. The property was reviewed for historical significance in March 2025 and found ineligible for the Carmel Historical Inventory after the completion of an intensive survey. This determination remains in effect for 5 years and will expire in 2030.

Proposed modifications to the residence include all new aluminum-clad wood windows and doors throughout, a new composite shingle roof (autumn blend color), changing the horizontal wood siding with stucco, installing a stone veneer on portions of the facade **(Attachment 2)**.

During the Preliminary Site Assessment (PSA), 13 trees were found on or immediately adjacent to the property and 8 of the 12 were determined to be significant. An emergency tree removal permit was approved by the City Forester, allowing the removal of a significant tree subsequent to the PSA. All the remaining significant trees are proposed to be retained.

At the time of writing this report, staff did not receive any feedback from neighbors or any other residents on the proposed work.

Staff Analysis:

STAFF ANALYSIS

Based on staff’s analysis of the project, and as demonstrated in the attached draft resolution, the proposed design is consistent with applicable policies contained in the General Plan and Local Coastal Program as well as the requirements contained in the

Carmel-by-the-Sea Municipal Code and the Residential Design Guidelines.
No issues have been identified. Therefore, staff recommends the Planning Commission accept the Concept Design for Design Study, DS 25291 (Ridgewood LLC).

Other Project Components:

Environmental Review:

Staff recommends that acceptance of a Concept Design Study be found to be “not a project” as defined in Public Resources Code section 21065 and section 15378 of the CEQA Guidelines. Consideration of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing.

Attachments:

1. Resolution
2. Project Plans
3. Volume Study

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE CONSIDERATION OF A CONCEPT REVIEW IS NOT A PROJECT UNDER CEQA AS DEFINED IN PUBLIC RESOURCES CODE SECTION 21065 AND CEQA GUIDELINES SECTION 15378; AND ACCEPTING CONCEPT DESIGN STUDY, DS 25291 (25988 RIDGEWOOD LLC), FOR THE CONSTRUCTION OF ONE-STORY ADDITIONS TOTALING 644 SQUARE FEET, THE REPLACEMENT OF WINDOWS, DOORS, SIDING AND ROOFING, THE REARRANGEMENT OF SITE COVERAGE, NEW LANDSCAPING, AND OTHER ASSOCIATED SITE IMPROVMENTS. THE PROPERTY IS LOCATED AT 25988 RIDGEWOOD ROAD IN THE ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY DISTRICT AND SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, APN 009-352-002-000.

WHEREAS, on October 6, 2025, John Moore ("Applicant"), submitted an application requesting approval of Track 2 Design Study application ("DS 25291 (25988 Ridgewood LLC)"), as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Application"); and

WHEREAS, the Applicant proposes to construct single-story additions totaling 644 square feet, rearrange and replace site coverage, install new landscaping, replace the roofing and siding, and other associated site improvements ("Project"); and

WHEREAS, residential additions that increase building coverage by more than 200 square feet or 10 percent require approval of Track 2 Design Study and Coastal Development Permit by the Planning Commission (Carmel-by-the-Sea Municipal Code [CMC] Section 17.58.040.B.2; and

WHEREAS, on May 29, 2026, a notice of public hearing was published in the Carmel Pine Cone for the June 10, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 31, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before June 5, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on June 10, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

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

WHEREAS, the 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.

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:

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

b. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.58.040.B.

   i. Preliminary Site Assessment. A preliminary site assessment was conducted on April 16, 2025. The property is located within the Single-Family Residential (R-1) District and Archaeological Significance (AS) Overlay, and the Wildland Urban Interface. Additionally, notes were added that any development should take neighbor privacy and view concerns into consideration. The City Forester issued a final annotated topographic map and corresponding tree evaluation survey on February 2, 2026.

   ii. Historic Determination: The City's contracted professional architectural historian authored a Phase I Initial Historic Evaluation on March 7, 2025. The report concluded that the property is ineligible for the Carmel Historic Inventory because it does not represent the theme of Architectural Development as it is not a strong example of Ranch style architecture. A determination of ineligibility was issued March 7, 2026.

c. The Planning Commission has considered the Design Study, DS 25291 (25988 Ridgewood LLC), application at a public hearing. Based on the facts of this particular case, the Planning Commission determines that the required findings (see Sections 1-3 below) can be made and therefore accepts the Concept design.

d. Conditions of approval have been incorporated as Exhibit A to this resolution to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

e. Project Plans have been incorporated as Exhibit B to this resolution for reference by the Planning Commission and residents when reviewing the proposed project.

f. A Volume Study has been incorporated as Exhibit C to this resolution for reference by the Planning Commission and residents when reviewing the proposed volume for the project.

Section 1: FINDINGS REQUIRED FOR CONCEPT PHASE ACCEPTANCE (CMC Section 17.64.080.A).

1. Finding – Zoning Standards and Permits: 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.

    a. Evidence: The subject property is zoned Single-Family Residential (R-1) District with a Archaeological Significance (AS) overlay. As illustrated in the attached plans, the project conforms to the applicable zoning standards of the R-1 and AS districts. The project does not require a use permit, nor variance or exception.

    b. Evidence: The project site is 7,667 square foot lot with an existing 2,256 square foot home inclusive of an attached garage. The maximum allowed floor area for the subject property is 2,887 square feet. The project includes 644 square feet of additions resulting in a total floor area of 2,852 square feet, which is within the allowable floor area maximum. Improvements include bringing the site coverage into compliance by reducing the site coverage from 1,537 square feet to 823 square feet, within the maximum allowed site coverage of 942 square feet. The tallest plate height on the structure is 10'-3/4" while the tallest point of the building is 14'-9". The plate and ridge heights comply with the standards for single story residences. Site improvements will require 75 cubic yards of cut and 10 cubic yards of fill.

    c. Evidence: The site is a 60' wide interior lot. The front and rear setbacks are 15', the side setbacks are 3', and the composite setback is 15'. The property has an existing nonconforming garage that encroaches into the composite setback that the applicant is not proposing to change. The rest of the property conforms with the required setbacks. The proposed additions are outside of all setbacks.

    The project conforms to the applicable zoning standards and therefore this finding can be made.

2. Finding – Forest, Open Space and Site Design: 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.

    a. Evidence: The subject site is consistent with the City's design objective for protection and enhancement of the urbanized forest, open space resources and site design.

    b. Evidence: The City Forester identified 13 trees on or directly adjacent to the subject site during the preliminary site assessment. Eight of the 13 trees were identified as significant and 5 were determined not to be significant. The applicant received emergency authorization from the City Forester to remove one of the significant trees

on January 14, 2026. In addition, the project includes removal of 4 other non-significant trees in conjunction with the project. The City Forester has not required any additional trees to be planted as part of the project.

c. Evidence: The project includes new landscaping with 19 species of plants, 15 of which are native or drought tolerant, meeting the requirement to have landscaping be at least 75% native and/or drought tolerant. Condition of Approval Number 1 has been incorporated requiring Forester approval of the landscape plan in accordance with CMC Chapter 17.34, prior to the Final Details hearing.

d. Evidence: The applicant provided a preliminary grading and drainage plan for the subject site. Sheet C1 of the project plans (**Exhibit B**) includes a cut and fill table. The applicant is proposing 75 cubic yards of cut and 10 cubic yards of fill on site. Additionally, the applicant is proposing 6 catch basins and 2 dry wells for drainage on site. The site will have roughly 2% slopes towards the catch basins and dry wells to direct all drainage properly on site. Subsequent to approval of Final Details and prior to issuance of the construction permit, the Building and Environmental Divisions will review and approve all drainage and grading on site to ensure they comply with all applicable standards.

e. Evidence: The project is consistent with applicable Land Use & Community Character policies.

    i. Policy P1-38 speaks to neighborhood character, forest resources, character of the street, topography, setbacks, landscaping, and diversity in architecture while preserving the broader elements of community design that characterize the streetscape within each neighborhood. The project meets all applicable requirements as it includes minimal changes visible from the street. The project will maintain the neighborhood, community, and forest character of the neighborhood.
    ii. Policy P1-39, speaks to sensitive site improvements and respect of existing topography and vegetation. As demonstrated in this section, the project maintains the existing flat topography and includes relandscaping and constructing drainage systems that will manage drainage to prevent any erosion or topographic issues.
    iii. Policy P1-44 speaks to retention of significant trees and protection of existing significant trees, and continuity of landscape elements throughout the neighborhood. The project includes retention of all significant trees and landscaping the entire property in a manner that is consistent with the requirements in the CMC and the neighborhood character.
    iv. The project is consistent with Residential Design Guidelines 1.1 through 1.4, which 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.

The project is consistent with the applicable design objectives and this finding can be made.

3. Finding – Simplicity and Restraint: 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.

    a. Evidence: Residential Design Guidelines 8.1 encourages designing building forms to be simple. It further states that "basic rectangles, L or U shapes are typical". The project includes single-story rectilinear additions to the existing single-story single-family residence. The additions change the building form from an L to a U shape, maintaining a typical building form.
    b. Evidence: Residential Design Guideline 8.2 states, "Use restraint when introducing variation in building planes. Keep building walls simple in the extent of variation in wall and roof planes. Use building offsets to achieve specific purposes such as avoiding tree limbs or breaking the mass of a large building element. Avoid building forms that are complex, monumental, formal or out of scale with the neighborhood context." The proposed building forms are simple and in scale with the neighborhood. The new additions are sited to avoid trees and to create an outdoor space that is screened by the building from the street and most adjacent neighbors.
    c. Evidence: Residential Design Guideline 9.2 states, "Keep building forms, materials, and details simple and visually restrained." The proposed additions are simple and visually restrained. As described in evidence a of this section, the building form will be a simple U shape, complying with the Design Guidelines. The simple 4 and 12 roof pitch of the existing home will be maintained.

    The project maintains simple and restrained building forms. This finding can be made.

4. Finding – Human Scale, Mass and Bulk: 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 and entryways. The development is similar in size, scale, and form to building 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.

    a. Evidence: The proposed additions maintain the human scale of the existing single-story residence. The tallest plate height of the structure is 10'-3/4" and the tallest point of the building is 14'-9", which are below the maximum 12' plate height and 18' ridge height limits for the R-1 zoning district. The majority of the surrounding homes are single-story or present as single-story from the public right-of-way.

    b. Evidence: The applicant elected to have a volume study (Exhibit C) conducted ahead of

the Planning Commission acceptance of the Concept Design. As demonstrated in this exhibit, the allowable volume is 34,644 cubic feet and the proposed volume is 33,246.92 cubic feet. Therefore the project passes volume.

c. Evidence: The project includes new windows and doors throughout. All the proposed windows and doors are comparable to the existing. The front windows and door are in the same opening with divisions. The windows and doors sizes are a human scale.

The project maintains the human scale of the existing and surrounding properties. This finding can be made.

5. Finding – Public and Private Views: 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.

a. Evidence: Staff has not identified any adverse privacy or view impacts associated with the project. No correspondence from neighbors or the public indicating any privacy or view impacts have been received.

b. Evidence: Based on the information available at the time of writing this report, the project is consistent with the applicable Residential Design Guidelines pertaining to privacy and views, and meets Concept Phase Approval Finding No. 5 pertaining to public and private views, and solar access.

6. Finding – Residential Design and General Plan: The project is consistent with the goals, objectives and policies related to residential design in the General Plan.

a. Evidence: As illustrated in the City's General Plan Land Use Map, Figure 1.3 of the General Plan/Coastal Land Use Plan, the land use designation of the site is "Single Family Residential", which provide for single-family residential development at densities ranging from 2 to 11 units per acre with an above-ground building intensity not to exceed 45 percent floor area ratio and all development requires at least 45 percent open space.

The project consists of additions totaling 644 square feet to an existing single-family residential dwelling. The property will maintain the use as a single-family dwelling which is consistent with the land use designation as well as the underlying zoning for the site.

b. Evidence: Land Use and Community Character Policies P1-37 through P1-54 relate to residential development in Carmel-by-the-Sea. These policies require Design Review permits for new buildings, additions, and remodels of homes. Additionally, larger projects require a Preliminary Site Assessment. The purpose of the permit processes

and policies consistency is to maintain neighborhood, forest, and street character; promote harmonious yet diverse designs; and ensure compliance with the Residential Design Guidelines.

As demonstrated in Findings 1 through 5 and supporting evidence, the project as complies with the General Plan Policies P1-37 through P1-54. The project conforms with all floor area, site coverage, open space, and landscaping requirements. Additionally, the design will not have any negative privacy, solar, view or lighting impacts on the surrounding properties. The project fits into the neighborhood and community context.

c. Evidence: Circulation Element and Coastal Access and Recreation policies are not applicable to DS 25291 (25988 Ridgewood LLC). The project will not have any effect on parking, circulation, or roadway safety. The project will not have any effect on beach access.

d. Evidence: Coastal Resource Management Policy P5-195 requires development to limit impervious surfaces to allow for efficient storm water management. As demonstrated in Findings 1 and 2 and supporting evidence of this section, the project minimizes impervious surfaces and the preliminary drainage plan illustrates that efficient storm water management on site will be maintained. DS 25291 (25988 Ridgewood LLC) does not involve any view concerns or tree planting. The project includes new landscaping that will be reviewed by the City Forester prior to Final Details Planning Commission meeting as required by Condition of Approval 1. Due to the site's location and project scope, the project will not have any effect on beach, environmentally sensitive habitat areas, or coastal access.

7. Finding – Trees: 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. Evidence: The project does not include the removal of any significant trees on or adjacent to the site. However, it does include the removal of 4 not significant trees. Due to the number of trees on site, the City Forester is not require additional tree planting. The project involves additions totaling 644 square feet to an existing single-family residential dwelling. None of the additions will be within the structural root zone of any significant trees. This finding can be made.

Section 2: FINDINGS REQUIRED FOR ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY

The purpose of the Archaeological Significance Overlay District is to implement the General Plan/Coastal Plan Land Use Plan and to:

1. Protect archaeological sites in Carmel that can provide evidence of the area's earliest human habitation; help to document the cultural history of the City, and are often highly

significant to Native American descendants as burial grounds or because of their connection to sacred traditions;
2. Provide for the designation of archeological resources and establish explicit guidance for the protection of archeological resources, especially when they are subterranean; and
3. Create a clear process and standards for evaluating projects that may affect archaeological resources, and for identifying appropriate measures to mitigate the effects of such projects. In accordance with CMC Section 17.20.020, the following standards shall apply to all building sites located in the AS district:

Pursuant to CMC Section 17.20.040, applications for new construction or additions, alterations and remodels involving excavation of undisturbed earth shall include an Archaeological Resource Management Report, prepared pursuant to the guidelines established in CMC Section 17.32.060.

1. Finding - The project, as proposed, is consistent with the regulations contained in CMC Section 17.20.040.

    a. Evidence: The project includes excavation of undisturbed earth to allow construction of the single family residence additions and site disturbance to reconfigure site coverage and relandscaping. In accordance with CMC Section 17.20.040.A, a "Phase I Archaeological Survey Report" dated September 2025, was prepared for the subject property by Achasta Archaeological Services.
    b. Evidence: The Achasta report was prepared consistent with the report guidelines contained in CMC Section 17.20.060.
    c. Evidence: The result of the Achasta report was negative, no unique conditions or issues were identified and no mitigations pertaining to Archaeological Resources were recommended. Notwithstanding, the City maintains a standard Condition of Approval at the Final Details Planning Commission meeting for all projects which requires work to immediately cease if cultural resources are discovered on the site.

Section 3: CEQA FINDING – NOT A PROJECT

1. Finding – Activity Not Subject to CEQA: Acceptance of the Design Concept is not an activity subject to CEQA.

    a. Evidence: Public Resources Code Section 21065 defines a project as an activity which may cause either a direct physical change in the environment, and which is any of the following: (a) an activity directly undertaken by any public agency; (b) an activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies; (c) an activity that involves the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

    b. Evidence: CEQA Guidelines Section 15378 defines a project as the whole of an action,

which has the potential for resulting in either a direct physical change in the environment, and which is any of the following: (a) an activity directly undertaken by any public agency including but not limited to public works construction and related activities, clearing or grading of land, improvements to existing public structures, enactment and amendment of zoning ordinances, and the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Section 65100-65700; (b) an activity undertaken by a person which is supported, in whole or in part, through contracts, grants, subsidies, loans, or other forms of assistance from one or more public agencies; (c) an activity that involves the issuance to a person of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies.

c. Evidence: Pursuant to CMC Section 17.58.040.B.2, a Residential Track Two Design Study is a three-phase discretionary review process, where the application shall not be deemed complete until the design concept review is completed and a complete application for final details is submitted. Acceptance of this Design Concept does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. Therefore, the action is defined as a project and is not subject to CEQA.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** acceptance of the Concept Design Study is not a project under CEQA as defined in Public Resource Code Section 21065 and CEQA Guidelines Section 15378, and **ACCEPT** the Concept Design Study, DS 25291 (25988 Ridgewood LLC), for the construction of single-story additions totaling 644 square feet, the replacement of windows, doors, siding, and roofing, the rearrangement a site coverage, the installation of new landscaping, and other associated site improvements to an existing single-family residence located at 25988 Ridgewood Road in the Archaeological Significance (AS) Overlay District and Single-Family Residential (R-1) District. APN: 009-352-002-000, subject to the conditions in Exhibit A.

All of which are in conformance with the attached plans (**Exhibit B**) and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10 day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

Exhibit A
Conditions of Approval

CONDITIONS OF APPROVAL		
No.	**Standard Conditions**	
1.	**Authorization.** Prior to the Final Details hearing, the City Forester shall review the landscaping to ensure compliance with the requirements in CMC Chapter 17.34	✓

Exhibit B
Project Plans

THE RIDGEWOOD LLC

REMODEL AND ADDITION

CARMEL, CA



GENERAL CONDITIONS

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

ABBREVIATIONS AND SYMBOLS

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

A/1 — WALL LINE: NUMBERS VERTICAL, LETTERS HORIZONTAL

1 — DOORS SYMBOL NUMBERS

1/1 — WINDOW TYPE-NUMBERS

A — DETAIL NUMBER: SHEET WHERE DETAIL IS LOCATED

1 — SHEET NOTE

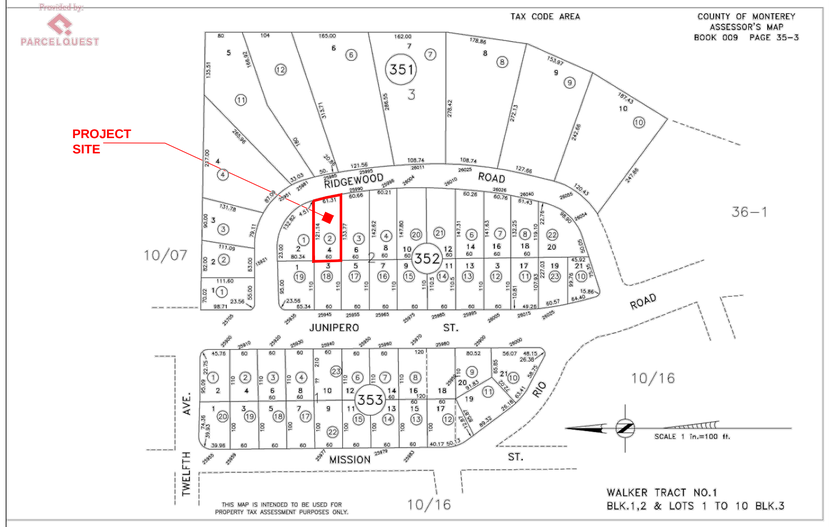
SECTION: SECTION IDENTIFICATION, SHEET WHERE SECTION IS DRAWN

ELEVATION: ELEVATION IDENTIFICATION, SHEET WHERE ELEVATION IS DRAWN

REVISIONS-NUMBERS: CLOUD AROUND REVISION OPTIONAL

+8'-0" — CEILING HEIGHT

VICINITY MAP



SHEET INDEX

ARCHITECTURAL	
A0.1	COVER SHEET
A1.0	SURVEY
A1.1	TREE SURVEY REPORT
C1	COVER SHEET
C2	GRADING & DRAINAGE PLAN
C3	GRADING SECTION & DETAILS
C4	UTILITY PLAN
C5	CONDTRUCTION DETAILS
C6	EROSION & SEDIMENT CONTROL PLAN
C7	CONSTRUCTION MANAGEMENT PLAN
A1.2	SITE PLAN
A2.0	DEMO PLAN
A2.1	FLOOR PLAN
A2.2	EXISTING ROOF PLAN
A2.3	ROOF PLAN
A3.1	SCHEDULES
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	STREETSCAPE
L1	PLANTING PLAN
L2	LIGHTING PLAN

PROJECT DIRECTORY

OWNER:	25988 RIDGEWOOD LLC 25988 RIDGEWOOD ROAD CARMEL,CA 93923 408-712-4613
DESIGNER:	MOORE DESIGN INC. CONTACT: JOHN MOORE 550 FIGUEROA STREET, SUITE B MONTEREY, CA. 93940 OFFICE (831) 642-9732 CELL (831) 238-6868 EMAIL: john@mooredesign.org
GENERAL CONTRACTOR:	T.B.D.
GEOTECHNICAL ENGINEER:	BUTANO GEOTECHNICAL ENGINEERING, INC. CONTACT: GREG BLOOM 404 WESTRIDGE DRIVE WATSONVILLE, CA 95076 TEL (831) 724-2612 EMAIL: GREG@BUTANOGEOTECH.COM
STRUCTURAL ENGINEER:	ESA DESIGN CONTACT: EFREN ABARADO 43082 BRIGHTON COMMON FREMONT, CA. 94538 TEL (510) 683-8914 FAX (510) 683-8941 EMAIL: efren@esastructural.com Lic. # C 62568
SURVEYOR:	LANDSET ENGINEERS, INC. CONTACT: GUY GIRAUDO 520 CRAZY HORSE RD. SALINAS, CA 93907 TEL (831) 443-6970 FAX (831) 443-3801 EMAIL: GGIRAUDO@LANDSETENG.COM
TITLE 24 CONSULTANT:	MONTEREY ENERGY GROUP CONTACT: DAVID KNIGHT 26465 CARMEL RANCHO BLVD., SUITE 8 CARMEL, CA. 93923 TEL (831) 250-0314 EMAIL: cad@meg4.com

BUILDING DEPARTMENT NOTES

1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the monterey county health department.
2. All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off, when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.
3. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.
4. The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
5. Provide non-removable backflow devices at all hosebibs.

PROJECT INFORMATION

PROJECT ADDRESS:	25988 RIDGEWOOD ROAD CARMEL, CA 93923
A.P.N.	009-352-002
PROJECT SCOPE:	MAIN FLOOR ADDITION (644 SF), NEW EXTERIOR DOORS & WINDOWS, REMODEL (1,856 SF), NEW ROOF, NEW PAVER DRIVEWAY, WALKS AND PATIO (445 SF), REMOVE (3) TREES.
PROJECT VALUATION:	$680,000
RELATED PERMIT	PSA 25-048, 25-291
PROJECT CODE COMPLIANCE:	2025 - Title 24, California Residential Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEnC), California Green Building Standards Code (CALGREEN), California Fire Code (CFC), Monterey Co. Code Local Amendments
ZONE:	R-1-C-6
YEAR CONSTRUCTED:	1939
MAX BLDG. HT:	14'-0" (18'-0" SINGLE STORY ALLOWED)
CONSTR. TYPE:	TYPE V-B
OCCUPANCY:	R-3 (RESIDENTIAL), U
FIRE SPRINKLERS	REQUIRED (SEE CALCS ON SHEET A0.2)
WATER SYSTEM:	CAL-AM
SEWER SYSTEM:	CITY PUBLIC SEWAGE
TREE REMOVAL:	(1) 12" HOLLY, (1) 8" CYPRESS, (1) 6" ACACIA
TOPOGRAPHY:	FLAT
GRADING:	FOOTINGS ONLY
LOT SIZE:	0.176 ACRES / 7,667 SF

FLOOR AREA CALCS: ALLOWED = 2,887 SF PROPOSED = 2,852 SF

	EXISTING	DEMO	ADDITIONS	TOTAL
RESIDENCE	1,856	0	644	2,500
EXT. STORAGE	27	-27	0	0
GARAGE	373	-21	0	352
TOTAL	2,256 SF	-48 SF	644 SF	2,852 SF
REMODELED AREA	1,856 SF (ENTIRE RESIDENCE REMODEL)			

EXISTING SITE COVERAGE	EXISTING
(E) DRIVEWAY	440
(E) COVERED PORCH LANDING	40
(E) ENTRY WALKWAY	77
(E) FLAGSTONE WALKWAYS	76
(E) PATIO LANDING	4
(E) ELEVATED PATIO LANDING	14
(E) PATIO	810
(E) BRICK WALLS	77
SUB-TOTAL	1,537 SF

ALLOWED = 942 SF EXISTING = 1,537 SF

PROPOSED SITE COVERAGE	NEW
(N) PAVER DRIVEWAY (PERMEABLE)	354
(N) PAVER ENTRY LANDINGS/STAIRS /WALKWAY (PERMEABLE)	131
(N) PAVER PATIO/LANDING/STAIR (PERMEABLE)	252
(N) PRIMARY PAVER LANDING/STAIR (PERMEABLE)	30
(N) HALLWAY LANDING/STAIR (PERMEABLE)	15
(N) LARGE PAVER WALKWAY (PERMEABLE)	41
SUB-TOTAL	823 SF

ALLOWED = 942 SF PROPOSED = 823 SF

PROJECT NAME:

RIDGEWOOD LLC
REMODEL AND
ADDITION

25988 RIDGEWOOD
ROAD
CARMEL, CA 93923

APN: 009-352-002

MOORE DESIGN Inc.
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	9-25-25
PLN RE-SUBMIT	3-18-26
PLN RE-SUBMIT	4-24-26

PRINT DATE: 4/22/2026

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

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

SHEET TITLE:

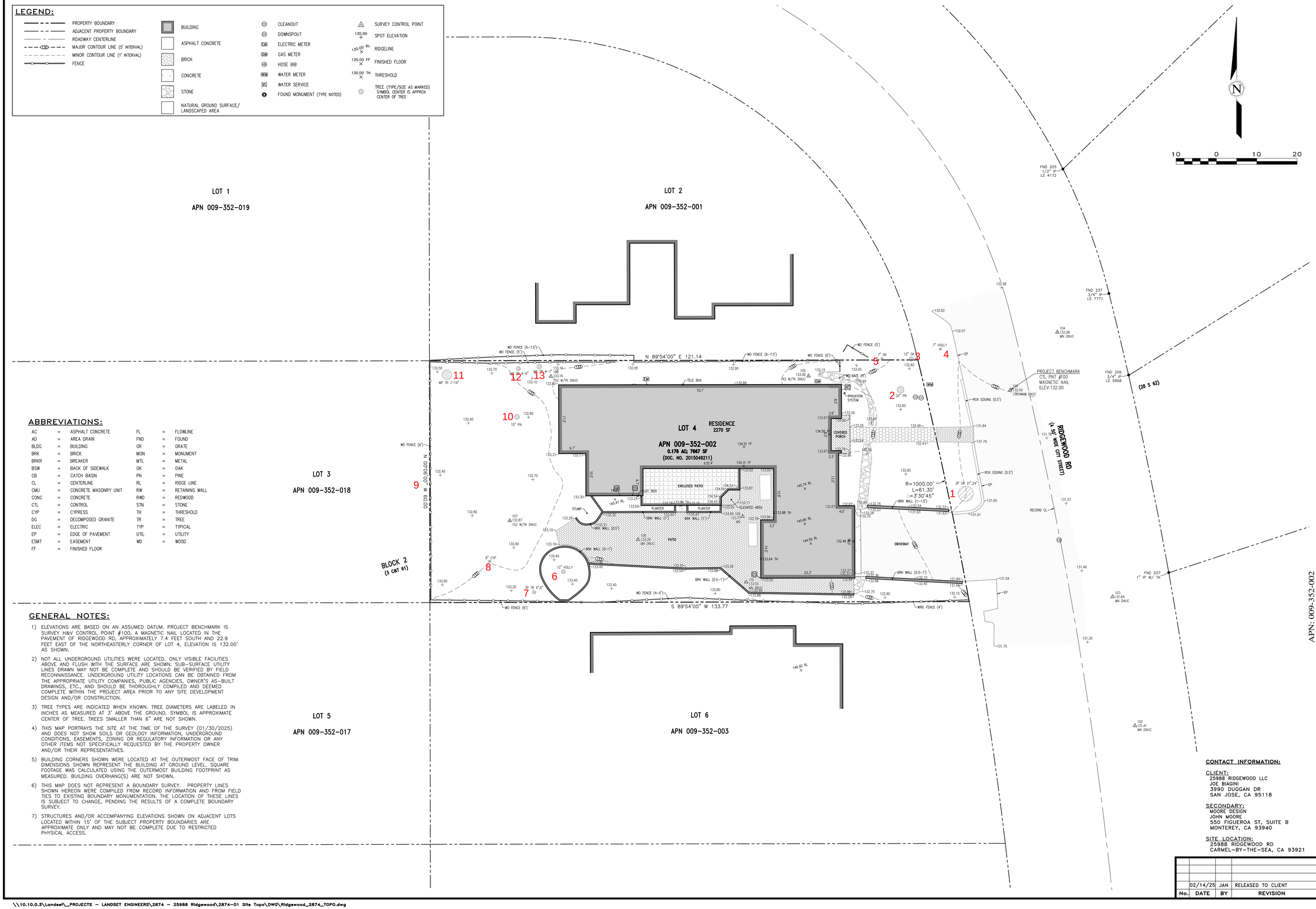
COVER SHEET /
PROJECT INFO

SHEET NUMBER:

A0.1

LEGEND:

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



ABBREVIATIONS:

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

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE PAVEMENT OF RIDGEWOOD RD, APPROXIMATELY 7.4 FEET SOUTH AND 22.9 FEET EAST OF THE NORTHEASTERLY CORNER OF LOT 4, ELEVATION IS 132.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (01/30/2025) 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.

PROFESSIONAL LAND SURVEYOR * CALIFORNIA * GUY R. GIRAUDO EXP. 12-31-25

APPROVED BY: GUY R. GIRAUDO PLS. No. 8703

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com

TOPOGRAPHIC MAP

OF

THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2015049211
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

FOR 25988 RIDGEWOOD LLC

APN: 009-352-002

CONTACT INFORMATION:

CLIENT:
25988 RIDGEWOOD LLC
JOE BIAGINI
3990 DUGGAN DR
SAN JOSE, CA 95118

SECONDARY:
MOORE DESIGN
JOHN MOORE
550 FIGUEROA ST, SUITE B
MONTEREY, CA 93940

SITE LOCATION:
25988 RIDGEWOOD RD
CARMEL-BY-THE-SEA, CA 93921

SCALE: 1" = 10'
DATE: FEB 2025
JOB NO. 2874-01

No.	DATE	BY	REVISION
	02/14/25	JAN	RELEASED TO CLIENT

SHEET 1
OF 1 SHEETS

\\10.10.0.3\Landset_PROJECTS - LANDSET ENGINEERS\2874 - 25988 Ridgewood\2874-01 Site Topo\DWG\Ridgewood_2874_TOPO.dwg

Significant Tree Evaluation Worksheet

APN: 009-352-002-000
Street Location: 25988 Ridgewood
Planner: Jake Olander
City Forester: Justin Ono
Property Owner: 25988 Ridgewood LLC
Recommended Tree Density: 5 upper, 4 lower

Part One: Initial Screening:

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

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

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

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

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

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

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
Pitt -- Pittosporum LS -- Laurel Species EH -- English Holly

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

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

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

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

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

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

Yes __ Tree 6 and 11 are non-native species and not species of great importance.

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

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

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

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
CARMEL, CA 93923

APN: 009-352-002

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	9-25-25
PLN RE-SUBMIT	3-18-26
PLN RE-SUBMIT	4-24-26

PRINT DATE: 4/22/2026

MEMBER AMERICAN INSTITUTE of BUILDING DESIGN

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SHEET TITLE:

TREE SURVEY REPORT

SHEET NUMBER:

A1.1

25988 RIDGEWOOD ROAD
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
APN: 009-352-002
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

GENERAL NOTES:

1) PROJECT DESIGN IS BASED ON INFORMATION OBTAINED FROM THE ARCHITECTURAL PLANS FOR 25988 RIDGEWOOD ROAD PREPARED BY MOORE DESIGN, DATED 01/06/2026; AND THE TOPOGRAPHIC MAP FOR THE SITE PREPARED BY LANDSET ENGINEERS, DATED 02/14/2025.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE LATEST AUTHORITY HAVING JURISDICTION GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S GEOTECHNICAL REPORT PREPARED BY BUTANO GEOTECHNICAL ENGINEERING, DATED 10/23/2025; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
4) THERE ARE APPROXIMATELY 75 CUBIC YARDS OF CUT AND 10 CUBIC YARDS OF FILL TOTAL WITH A NET EXCESS OF 65 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
9) A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
11) ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF GUTTERS AND DOWNSPOUTS. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS AND ROOF DRAINAGE DETAILS. THE DOWNSPOUTS IN THE LOCATIONS SPECIFIED ON THE SITE UTILITY PLAN SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON SAID PLAN. DOWNSPOUTS THAT ARE NOT CONNECTED TO A RAINWATER LEADER SHALL OUTLET ONTO SPLASH BLOCKS OR AN APPROVED ALTERNATIVE. SPLASH BLOCKS MAY BE UNNECESSARY IF THE DOWNSPOUT OUTLETS DIRECTLY ONTO AN IMPERVIOUS SURFACE THAT IS PROPERLY GRADED AWAY FROM FOUNDATIONS. RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
12) SURFACE RUNOFF SHALL BE COLLECTED BY A SYSTEM OF SWALES AND DRAINS. CAPTURED STORMWATER SHALL BE PIPED TO ONE OF TWO DRY WELLS IN THE REAR OF THE LOT AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET. WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZED AS INDICATED.
13) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
14) ALL WORK IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
15) SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
16) THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
17) STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE AUTHORITY HAVING JURISDICTION RMA – PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

ABBREVIATIONS:

±	=	PLUS OR MINUS; APPROXIMATE	INV	=	PIPE INVERT
ø	=	DIAMETER	JB	=	JUNCTION BOX
AB	=	AGGREGATE BASE	JT	=	JOINT TRENCH
ABAN	=	ABANDON	LF	=	LINEAR FEET
AC	=	ASPHALT CONCRETE	LP	=	LOW POINT
AD	=	AREA DRAIN	MAX	=	MAXIMUM
ADD	=	ADDITION	MIN	=	MINIMUM
ADU	=	ACCESSORY DWELLING UNIT	OC	=	ON-CENTER
BC	=	BEGINNING OF CURVE	OUT	=	OUTLET
A.E.	=	BUILDING ENVELOPE	PCC	=	PORTLAND CEMENT CONCRETE
BLDG	=	BUILDING	PERF	=	PERFORATED
BOT	=	BOTTOM	PERM	=	PERMEABLE
BSMT	=	BASEMENT	PL	=	PROPERTY LINE
BVC	=	BEGINNING OF VERTICAL CURVE	POC	=	POINT OF CONNECTION
CB	=	CATCH BASIN	PVC	=	POLYVINYL CHLORIDE
CF	=	CUBIC FEET	RC	=	RELATIVE COMPACTION
CL	=	CENTERLINE	RES	=	RESIDENCE
CO	=	CLEANOUT	RM	=	ROOM
CONC	=	CONCRETE	RND	=	ROUND
CY	=	CUBIC YARDS	RW	=	RETAINING WALL
DG	=	DECOMPOSED GRANITE	RWL	=	RAINWATER LEADER
DK	=	DECK	SD	=	STORM DRAIN
DS	=	DOWNSPOUT	SF	=	SQUARE FEET
DWY	=	DRIVEWAY	SG	=	SUBGRADE
EC	=	END OF CURVE	SQ	=	SQUARE
EG	=	EXISTING GROUND	SRZ	=	STRUCTURAL ROOT ZONE
ELEV	=	ELEVATION	SS	=	SANITARY SEWER
ESMT	=	EASEMENT	STA	=	STATION
EVC	=	END OF VERTICAL CURVE	STN	=	STONE
EW	=	EACH WAY	STP	=	STEP
EX	=	EXISTING	SUBD	=	SUBDRAIN
FC	=	FLUSH CURB	TBR	=	TO BE REMOVED
FD	=	FIRE DEPARTMENT	TD	=	TRENCH DRAIN
FF	=	FINISHED FLOOR	TW	=	TOP OF WALL
FG	=	FINISHED GRADE	TYP	=	TYPICAL
FL	=	FLOWLINE	U.N.O.	=	UNLESS NOTED OTHERWISE
FM	=	FORCE MAIN	VC	=	VERTICAL CURB
FP	=	FINISHED PAD	VIF	=	VERIFY IN FIELD
GAR	=	GARAGE	W/	=	WITH
GB	=	GRADE BREAK	W/O	=	WITHOUT
GR	=	GRATE	WD	=	WOOD
HDPE	=	HIGH-DENSITY POLYETHYLENE			
HP	=	HIGH POINT			
HT	=	HEIGHT			

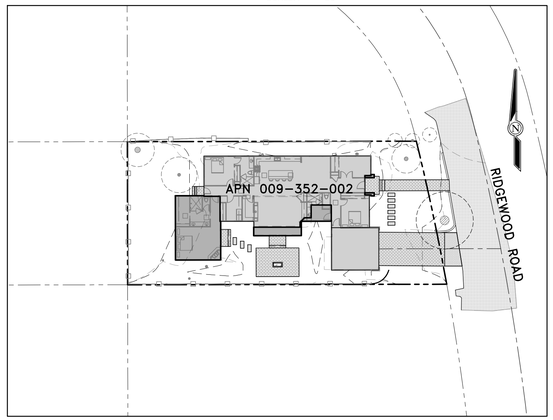
VICINITY MAP

NOT TO SCALE



LOT OVERVIEW

SCALE:1" = 30'



GEOTECHNICAL INSPECTION SCHEDULE:

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

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

STORMWATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST=CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
2) THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

LEGEND:

- PROPERTY BOUNDARY
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- RETAINING WALL
- SWALE FLOW LINE
- SD — SD — STORM DRAIN
- RWL — RWL — RAINWATER LEADER
- CATCH BASIN
- AREA DRAIN
- DOWNSPOUT W/ SPLASH BLOCK
- DRY WELL
- TREE
- TREE TO BE REMOVED
- EXISTING RESIDENCE FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- ASPHALT CONCRETE
- CONCRETE
- IMPERVIOUS PAVERS

PROJECT DATA:

SITE LOCATION:
25988 RIDGEWOOD RD
CARMEL-BY-THE-SEA, CA 93921

GRADING VOLUMES:

CUT	75 CY
FILL	10 CY
NET	65 CY CUT

SITE AREA:	7,667 SF (0.176 AC)
DISTURBED AREA:	±5,459 SF

IMPERVIOUS LOT COVERAGE:

EXISTING	3,798 SF
REMOVED	−1,590 SF
NEW/REPLACED	+1,578 SF
TOTAL	3,786 SF

INDEX TO SHEETS:

SHEET C1	COVER SHEET
SHEET C2	GRADING & DRAINAGE PLAN
SHEET C3	GRADING SECTIONS & DETAILS
SHEET C4	UTILITY PLAN
SHEET C5	CONSTRUCTION DETAILS
SHEET C6	EROSION & SEDIMENT CONTROL PLAN
SHEET C7	CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PROPERTY OWNER:
25988 RIDGEWOOD LLC
3990 DUGGAN DR
SAN JOSE, CA 95118

ARCHITECT:
MOORE DESIGN
550 FIGUEROA ST, SUITE B
MONTEREY, CA 93940
CONTACT: JOHN MOORE

CIVIL:
LANDSET ENGINEERS
520-B CRAZY HORSE CANYON RD
SALINAS, CA 93907
CONTACT: GUY GIRAUDO

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

APPROVED BY: GUY R. GIRAUDO 4/20/26

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520-B Crazy Horse Canyon Road
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Office (831) 443-6070 Fax (831) 443-3801
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COVER SHEET

25988 RIDGEWOOD ROAD
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 009-352-002
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
25988 RIDGEWOOD LLC

SCALE: AS SHOWN
DATE: APR 2026
JOB No. 2874-03

No.	DATE	BY	REVISION
1	04/20/26	JAN	PLAN CHECK 1
	01/27/26	JAN	RELEASED TO CLIENT

SHEET C1
OF 7 SHEETS

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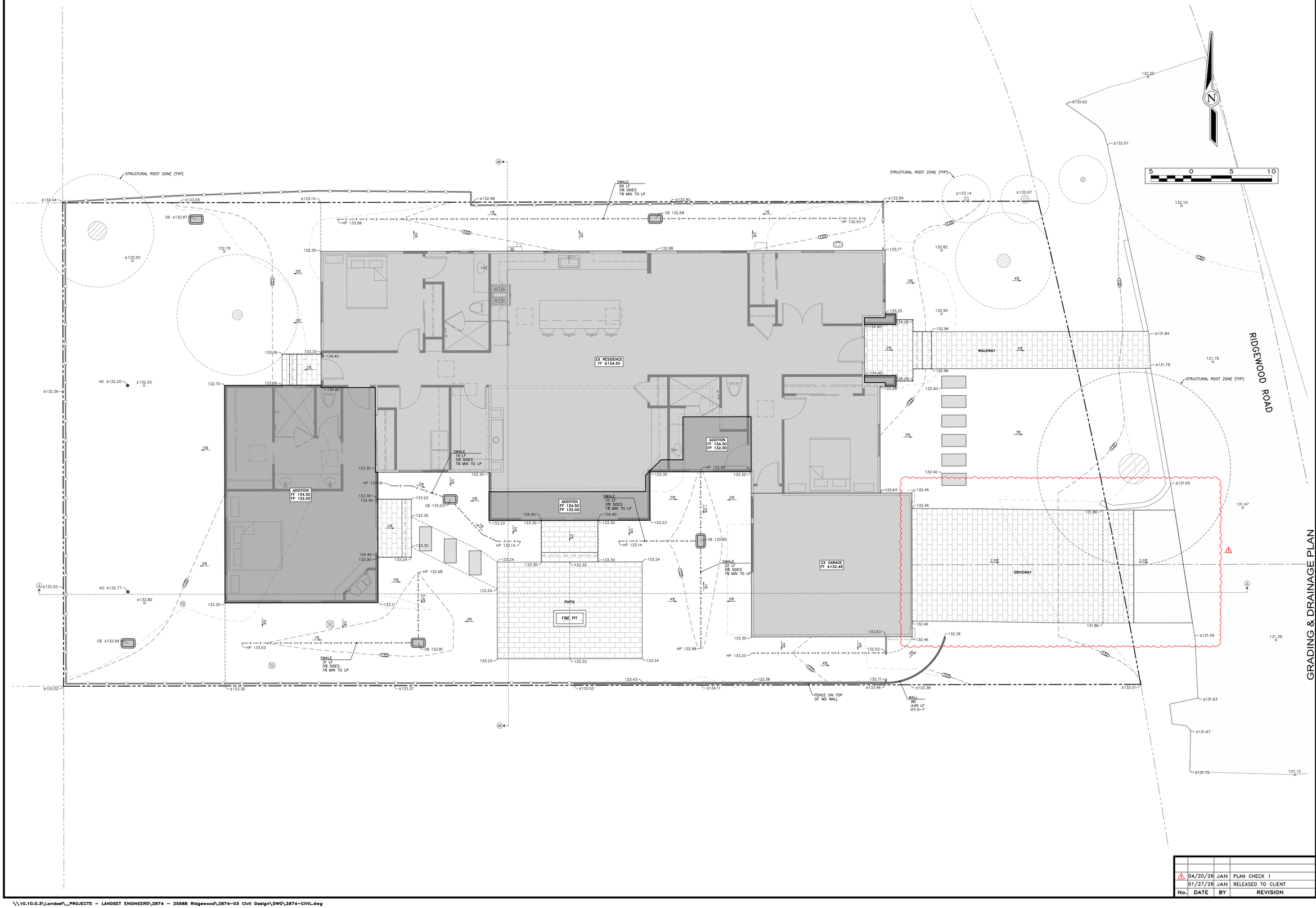

APPROVED BY:

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GRADING & DRAINAGE PLAN

25988 RIDGEWOOD ROAD

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

A.P.N.: 009-352-002

CARMEL-BY-THE-SEA, CALIFORNIA

FOR
25988 RIDGEWOOD LLC

SCALE: 1" = 5'
DATE: APR 2026
JOB No. 2874-03

No.	DATE	BY	REVISION
1	04/20/26	JAN	PLAN CHECK 1
	01/27/26	JAN	RELEASED TO CLIENT

SHEET C2

OF 7 SHEETS

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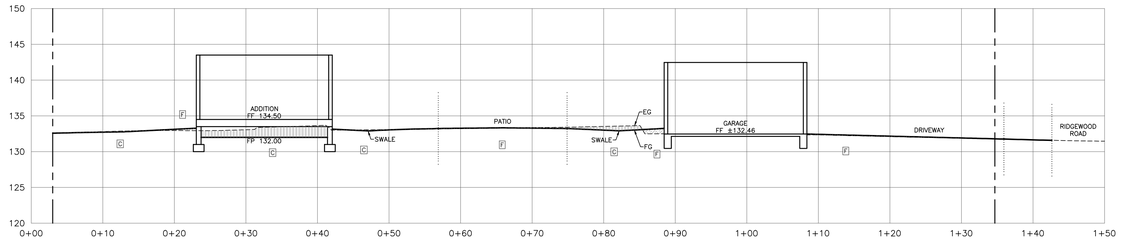
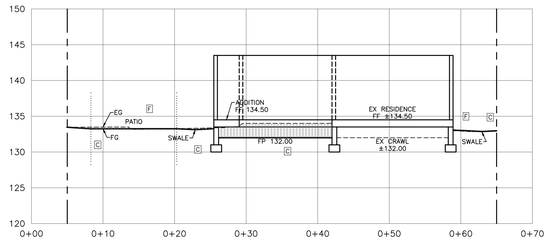


SECTION A-A

SCALE: 1"=10' H&V



SECTION B-B

SCALE: 1"=10' H&V

GRADING SECTIONS & DETAILS

25988 RIDGEWOOD ROAD

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

A.P.N.: 009-352-002

CARMEL-BY-THE-SEA, CALIFORNIA

FOR

25988 RIDGEWOOD LLC

APPROVED BY:

GUY B. GIRAUDO

4/20/26

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SCALE: AS SHOWN
DATE: APR 2026
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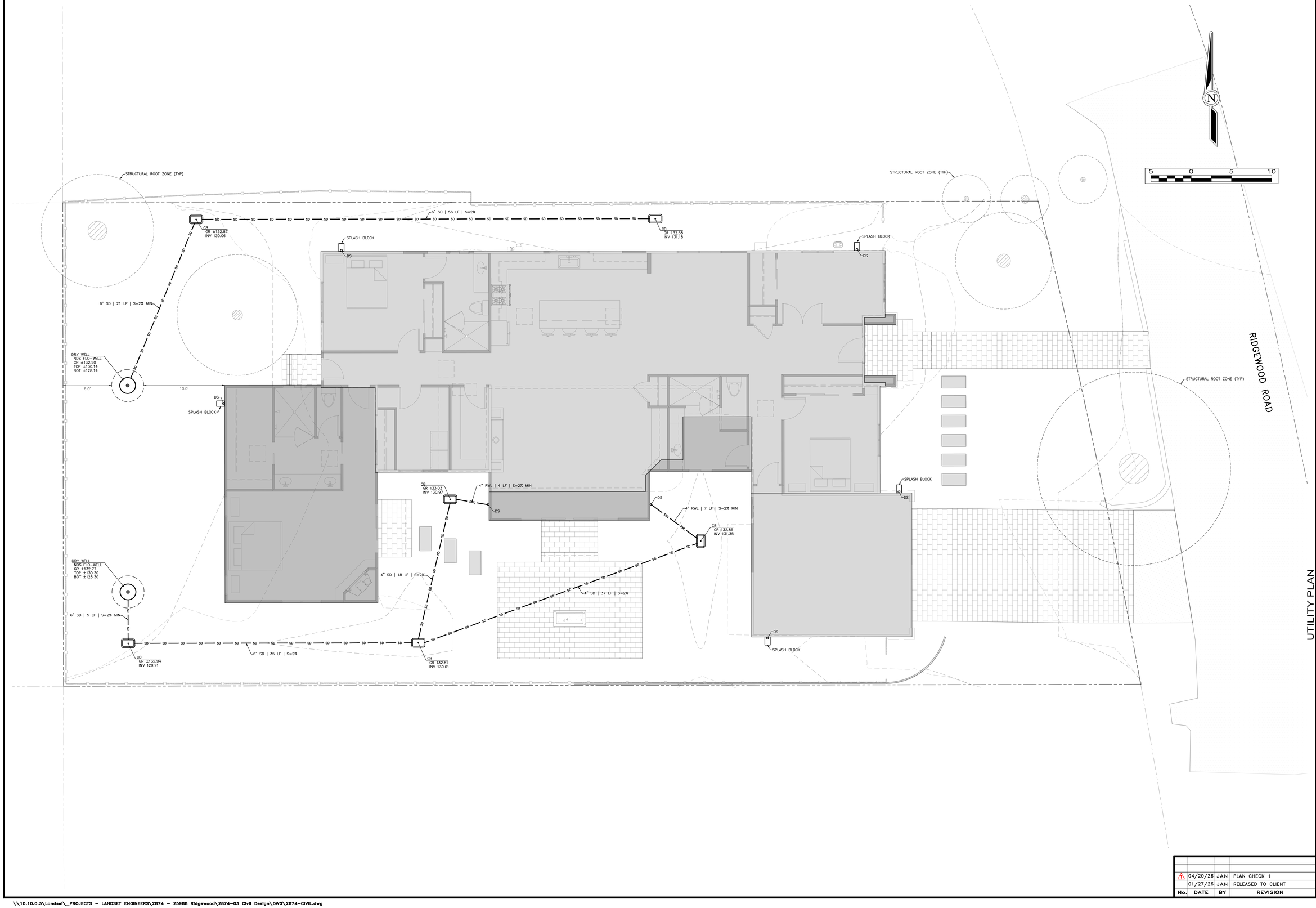
No.	DATE	BY	REVISION
2	04/20/26	JAN	PLAN CHECK 1
1	01/27/26	JAN	RELEASED TO CLIENT

SHEET C3

OF 7 SHEETS

\\10.10.0.3\Landset_PROJECTS - LANDSET ENGINEERS\2874 - 25988 Ridgewood\2874-03 Civil Design\DWG\2874-CIVIL.dwg



APPROVED BY:

GUY R. GIRADDO 4/20/26

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UTILITY PLAN

25988 RIDGEWOOD ROAD
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 009-352-002
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
25988 RIDGEWOOD LLC

SCALE: 1" = 5'
DATE: APR 2026
JOB No. 2874-03

SHEET C4

OF 7 SHEETS

No.	DATE	BY	REVISION
1	04/20/26	JAN	PLAN CHECK 1
	01/27/26	JAN	RELEASED TO CLIENT

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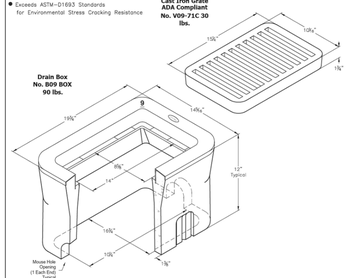
- Etched polypropylene face
- Face anchored in concrete
- Ultra-violet inhibitor
- Exceeds ASTM-D1693 Standards for Environmental Stress Cracking Resistance

Cast Iron Grate ADA Compliant No. V09-71C 30 lbs.

Drain Box No. B09 BOX 90 lbs.



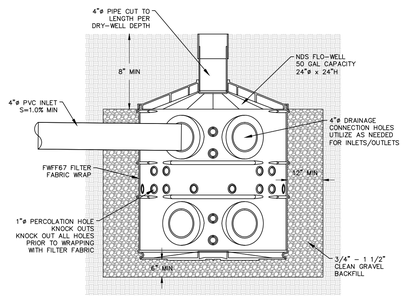
A curb type reinforced box for use in light drainage installations. Approximate dimensions and weight shown.

Oldcastle Ordering Item	Item	Approx. Shipping Weight	Description
B09BOX	BOX	90 lbs.	B09 Drain Box (13⅞" x 19⅞") – 28 per pallet
V09-71C	I.O.	30 lbs.	Cast Iron Grate - ADA Compliant
B09X13	EXTENSION	43 lbs.	13" Reinforced Concrete Box Extension — 28 per pallet
B09SL	SLAB	32 lbs.	Reinforced Concrete Slab (1 3/4" x 19 3/4")

Oldcastle Infrastructure — a CRH Company

V09 BOX	V09 DRAIN BOX 10-1/4" X 16-3/4" CHRISTY
FILE NAME: V09_.ISO	
ISSUE DATE: January, 2011	

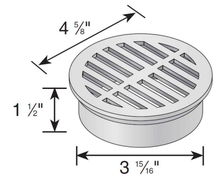
1 CHRISTY V09 CATCH BASIN



2 DRY WELL SYSTEM

NDS WE PUT WATER IN ITS PLACE — TECHNICAL SPECIFICATIONS

4"Round Grate



¼" Grate Opening

Part #: 11, 12, 13 and 13S
Material: (HDP) High Density Polypropylene
Color: #11(Black), #12(Gray), #13(Green), & #13S(Sand)
Fits: 4" sewer and drain pipe & fittings, 4" corrugated and triple wall pipe.
Grate Opening: 1/4"
Open Surface Area: 3.85 Sq. Inches
Head Pressure / Flow Rate:
Head (inches) - Max Flow
1"= 16.66 GPM
0.5" = 11.78 GPM
Weigh Per Each: 0.16 lbs.
UV inhibitor

Load Recommendation Guide

Class A
- Loads of 140 psi.
- Recommended for pedestrians, bicycles and wheel chair traffic.

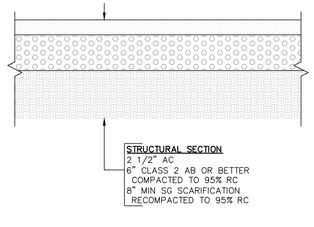
ADA Compliant/Heel-proof

801 N. Harvard Avenue Lindsay, CA 93247 800-726-3994

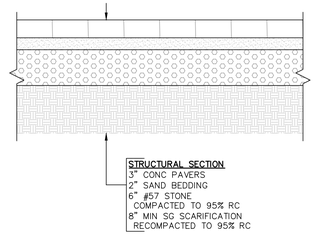
Visit ndspro.com for specs, detail drawings, and case studies

NDS WE PUT WATER IN ITS PLACE

3 NDS 4" ROUND GRATE



4 PAVEMENT SECTION (ASPHALT)



5 PAVEMENT SECTION (PAVERS)

1. LONGITUDINAL SLOPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 20%.
2. THE SWALE SHALL BE REVEGETATED WITH NATIVE GRASSES BY A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
3. IF THE SWALE DOES NOT HAVE ADEQUATE GROWTH ESTABLISHED PRIOR TO THE ONSET OF THE WINTER SEASON, OCTOBER 15, IT SHALL BE LINED WITH JUTE NETTING OR STRAW BLANKETS AND PROPERLY SECURED (ANCHORED AND FASTENED) AS OUTLINED PER THE MANUFACTURER'S GUIDELINES AND SPECIFICATIONS IN ORDER TO FUNCTION PROPERLY AND PREVENT ACCELERATED EROSION.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH AND/OR SILTATION.
5. GRADED SWALE SHALL BE PROOF-ROLLED AND/OR MECHANICALLY COMPACTED TO MINIMUM 85% RELATIVE COMPACTION.

6 EARTH SWALE

7

8

9

10

11

12

13

14

APPROVED BY:

GUY R. GIRARDO

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www.landseteng.com

CONSTRUCTION DETAILS

25988 RIDGEWOOD ROAD

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

A.P.N.: 009-352-002

CARMEL-BY-THE-SEA, CALIFORNIA

FOR 25988 RIDGEWOOD LLC

SCALE: AS SHOWN
DATE: APR 2026
JOB No. 2874-03

No.	DATE	BY	REVISION
1	04/20/26	JAN	PLAN CHECK 1
	01/27/26	JAN	RELEASED TO CLIENT

SHEET C5

OF 7 SHEETS

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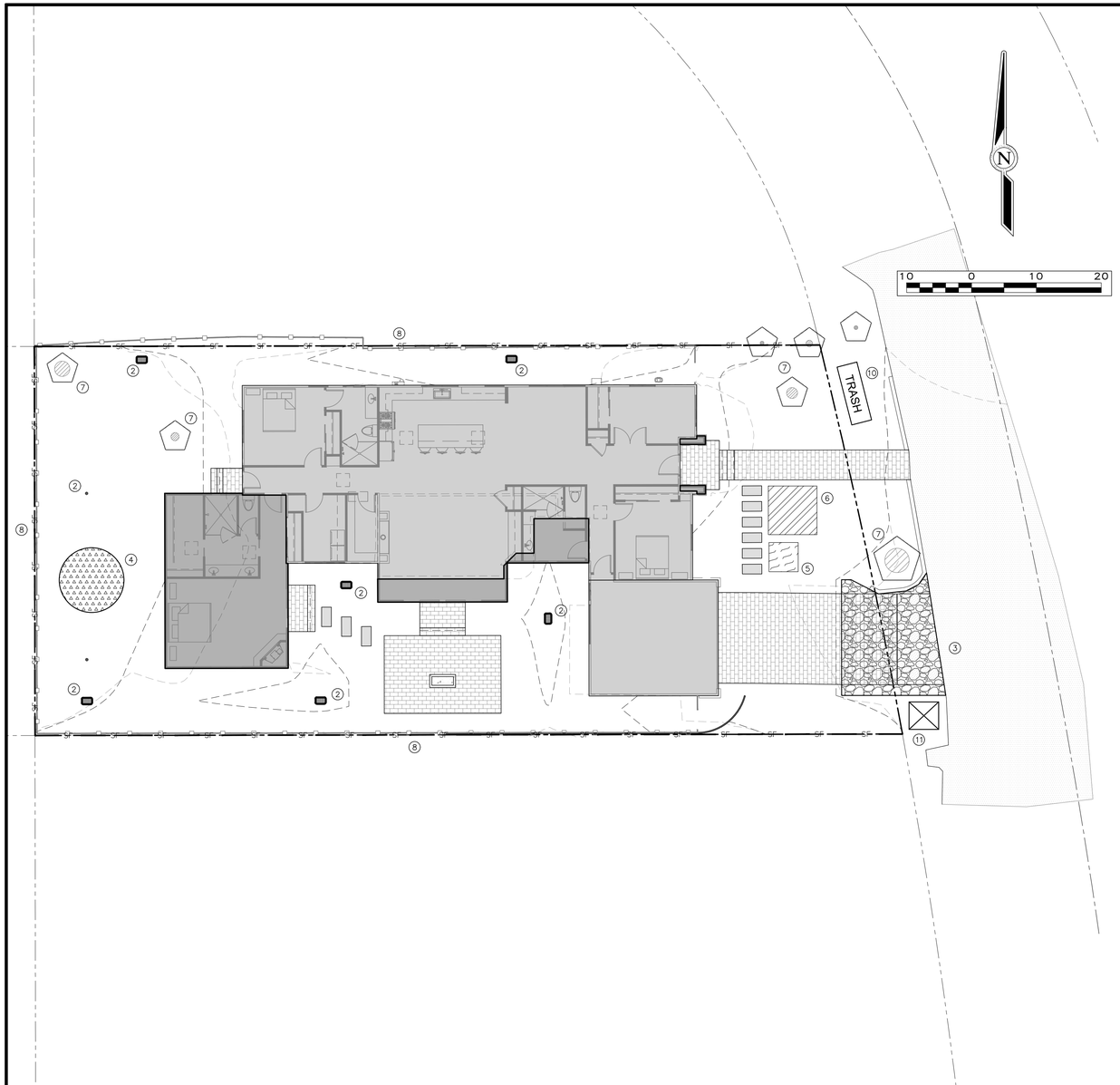

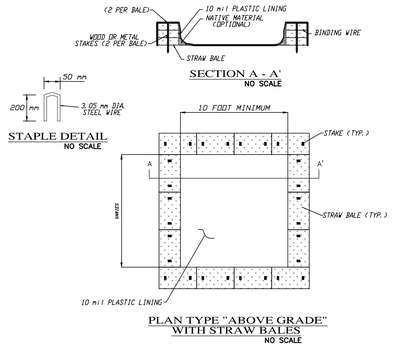

CONCRETE WASHOUT
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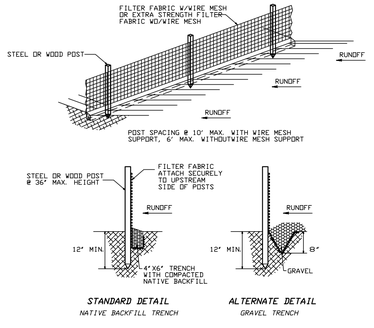

SILT FENCE
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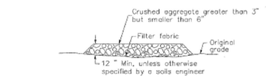
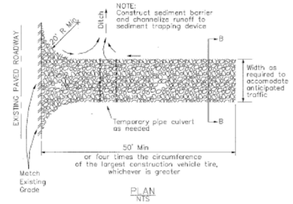




STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE AUTHORITY HAVING JURISDICTION EROSION CONTROL ORDINANCE.
2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
8) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
10) SEEDED AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATLEY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH AUTHORITY HAVING JURISDICTION GRADING AND EROSION CONTROL REGULATIONS.
12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

BMP LEGEND:

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

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

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

④ STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

⑤ CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

⑥ CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

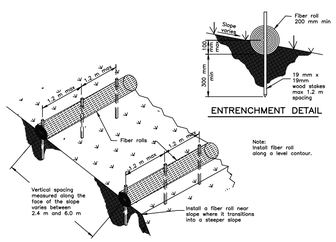
⑦ TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

⑧ SF — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS, TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

⑨ N/A FOR INFORMATION ONLY — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

⑩ TRASH / RECYCLE — WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

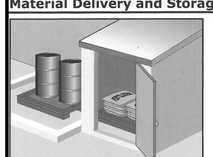
⑪ SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.



FIBER ROLL
NOT TO SCALE

DETAILS
NOT TO SCALE

Material Delivery and Storage WM-1



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

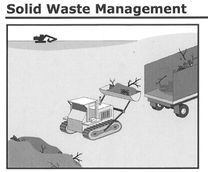
Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives
None

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.

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

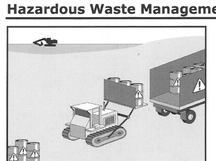
Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives
None

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.

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

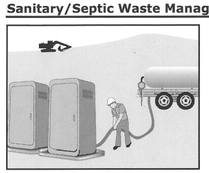
Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	☑
Oil and Grease	☑
Organics	☑

Potential Alternatives
None

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.

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

Targeted Constituents

Sediment	
Nutrients	☑
Trash	☑
Metals	
Bacteria	☑
Oil and Grease	
Organics	☑

Potential Alternatives
None

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.

APPROVED BY:
GUY R. GIRARDO
R.C.E. 40206

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EROSION & SEDIMENT CONTROL PLAN

25988 RIDGEWOOD ROAD
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FOR
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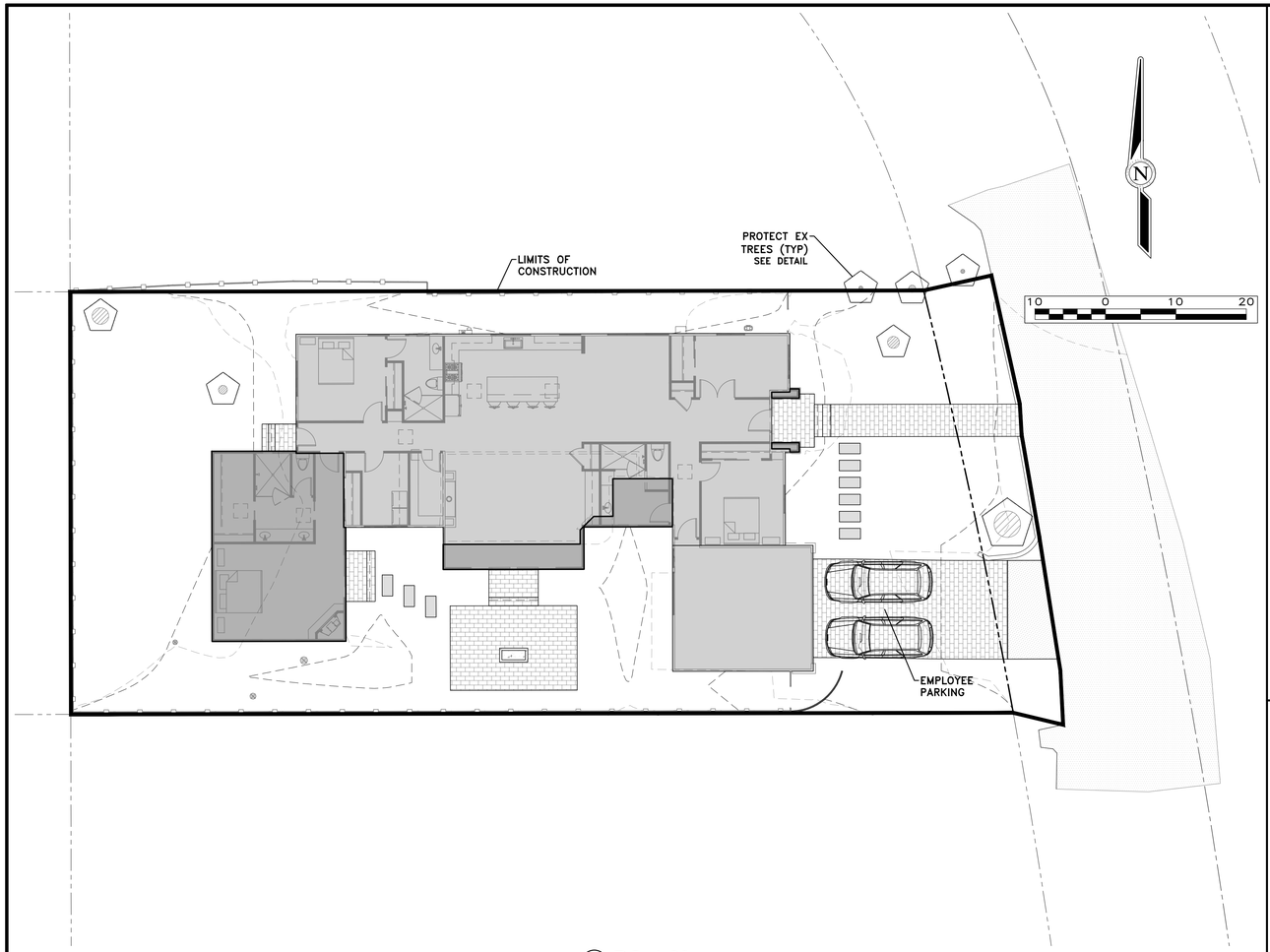


A PLAN
SCALE: 1" = 10'

SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 75 CY OF CUT & 10 CY OF FILL.

CONSTRUCTION STAGING:
A. MOBILIZE, CLEAR AND GRUB

B. SITE GRADING

C. UTILITY INSTALLATION

D. CONSTRUCT STRUCTURE

E. INSTALL PAVERS AND LANDSCAPING

F. SITE CLEANING, PUNCH LIST

MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY. SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTES:
HAUL TRUCKS SHALL BACK ONTO THE SITE FROM RIDGEWOOD RD. HAUL TRUCKS WILL EXIT THE SITE, HEADING SOUTH ON RIDGEWOOD RD. THEY WILL THEN FOLLOW THE ROUTE SHOWN IN DETAIL B, FROM RIDGEWOOD RD TO RIO RD TO CA HWY 1. FLAGGERS SHALL BE STATIONED ON RIDGEWOOD RD AS TRUCKS BACK FROM THE PUBLIC RIGHT-OF-WAY ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

TRUCK STAGING AREA:
VEHICLES OR TRUCKS SHALL NOT QUEUE ON RIDGEWOOD RD. TRUCKS SHALL QUEUE OFFSITE AND BE DIRECTED TO APPROACH THE SITE BY ONSITE PERSONNEL VIA RADIO OR PHONE.

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ON SITE WHENEVER POSSIBLE. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

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

NUMBER OF EMPLOYEES ONSITE PER DAY: APPROXIMATELY 10-20

NUMBER OF TRUCK TRIPS/DAY: 4

AMOUNT OF GRADING/DAY: 80 C.Y.

HOURS OF OPERATION/DAY: 8

DAYS OF OPERATION: MONDAY THROUGH FRIDAY

TIME OF OPERATION: 8:00 AM - 4:30 PM

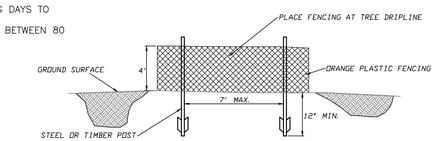
PROJECT SCHEDULING: PROJECTED START DATE IS JANUARY 1, 2027. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	5
GRADING & SOIL REMOVAL (EXPORT)	4	1
ENGINEERING MATERIALS (IMPORT)	–	–
TOTALS	8	6

TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
2. THERE ARE APPROXIMATELY 65 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 6 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.



ESA FENCING
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B NEIGHBORHOOD TRUCK ROUTING PLAN
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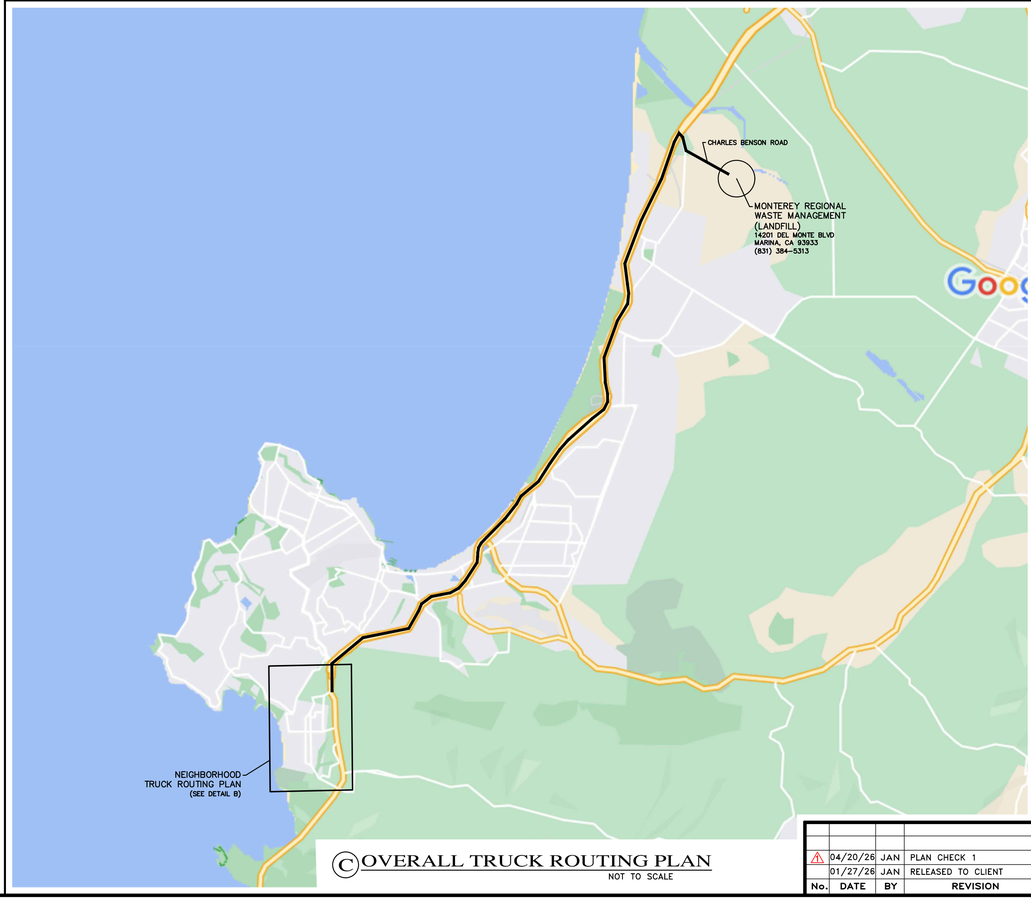

C OVERALL TRUCK ROUTING PLAN
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CONSTRUCTION MANAGEMENT PLAN

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GRADING, DRAINAGE, AND EROSION CONTROL PLAN

A.P.N.: 009-352-002

CARMEL-BY-THE-SEA, CALIFORNIA

FOR
25988 RIDGEWOOD LLC

APPROVED BY:
GUY R. GIRARDO
No. 56569
Exp. 06-30-27
CIVIL
STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER
4/20/26

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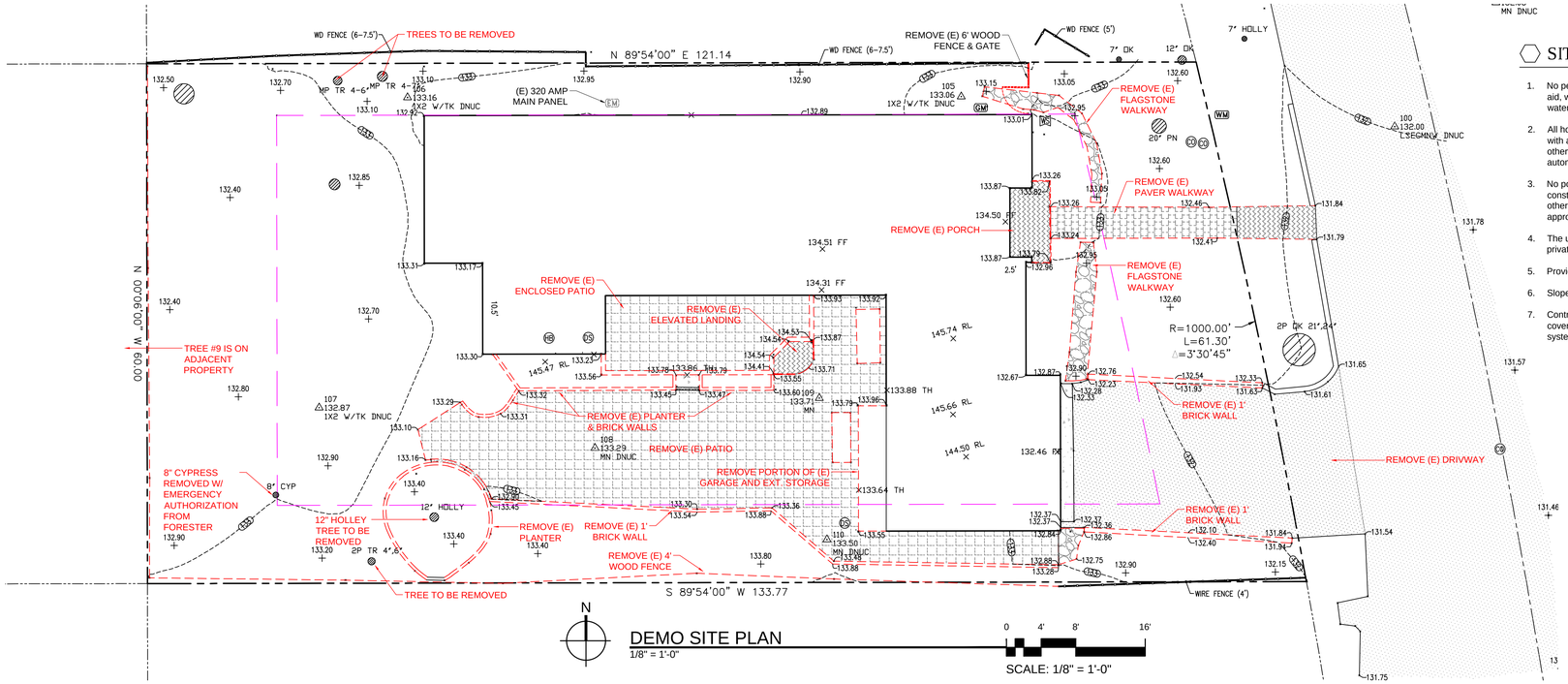

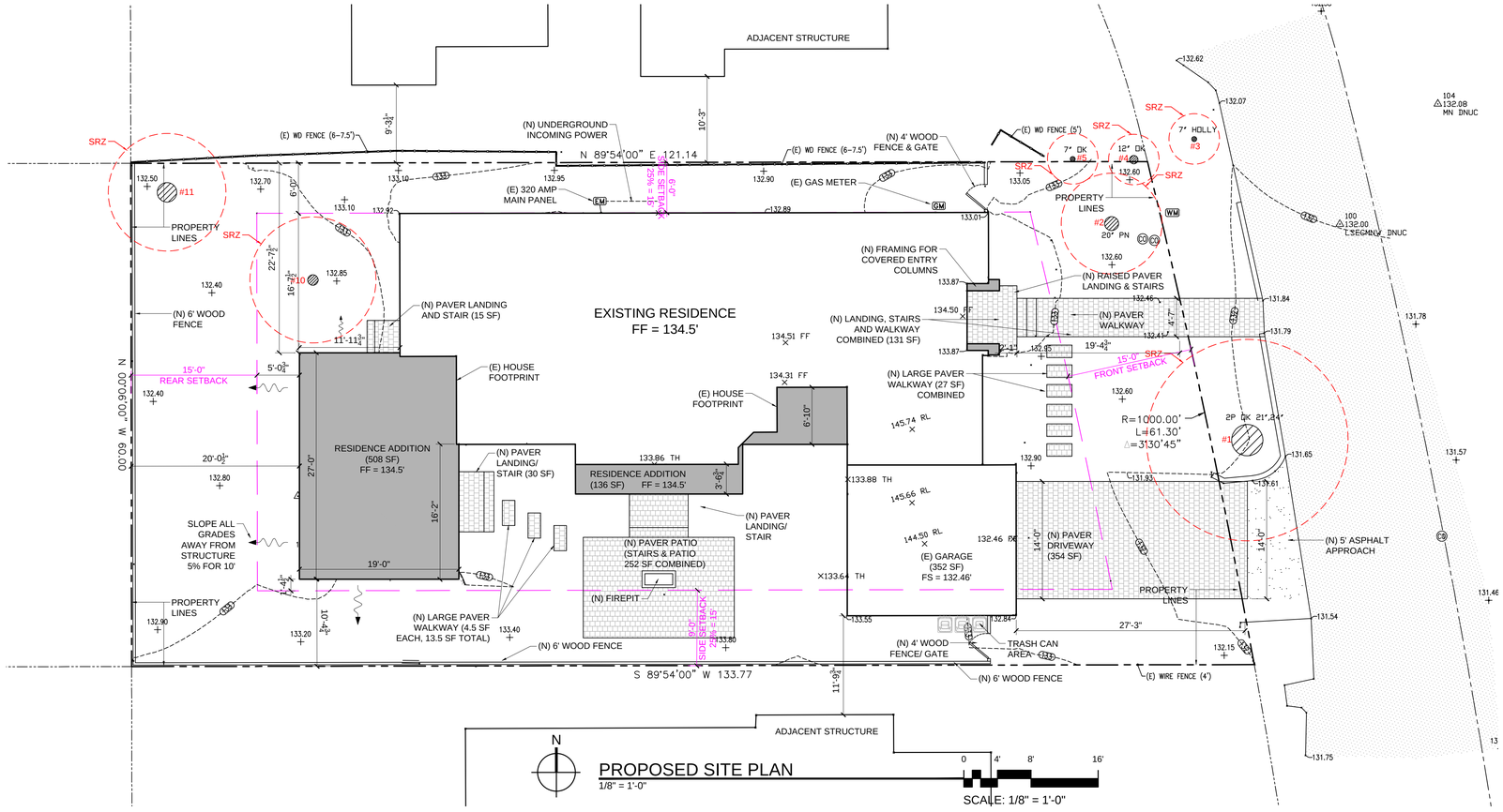

SITE NOTES

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

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
CARMEL, CA 93923

APN: 009-352-002

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

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	9-25-25
PLN RE-SUBMIT	3-18-26
PLN RE-SUBMIT	4-24-26

PRINT DATE: 4/22/2026

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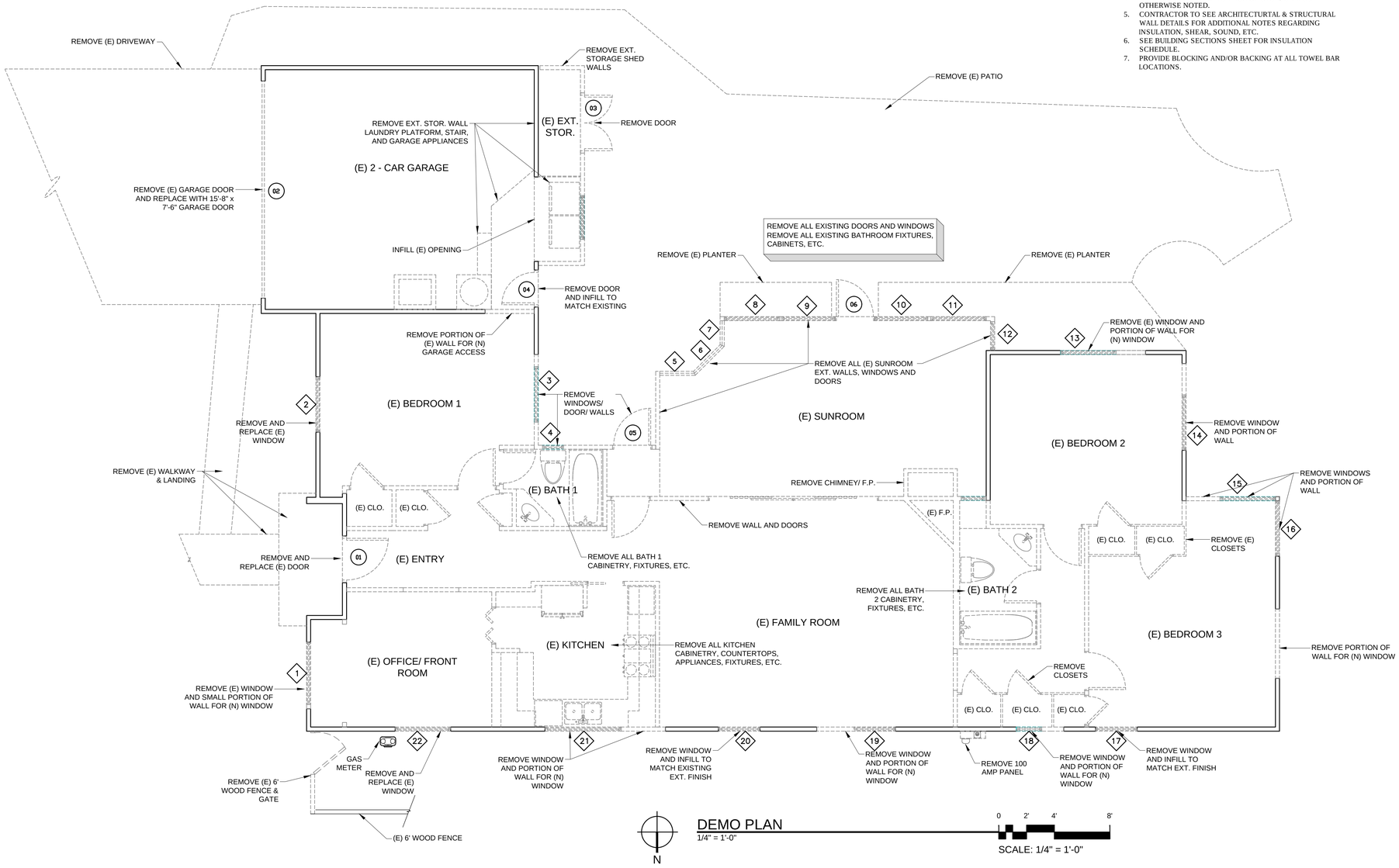
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A1.2



WALL LEGEND

- EXISTING WALLS
- DEMO WALLS
- NEW 2x4 WALLS
- NEW 2x6 WALLS

1. EXTERIOR WALLS- 2x4 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
2. INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
3. SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING GLASS MAT GYPSUM PANELS, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS[R702.4.2]
4. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO SEE ARCHITECTURTAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
6. SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
7. PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

AGING-IN-PLACE DESIGN & FALL PREVENTION

IN NEW CONSTRUCTION

1. PROVIDE REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL. [R327.1.1] REINFORCEMENT SHALL BE NOT LESS THAN 2X8 BLOCKING LOCATED BETWEEN 32" AND 39-1/4" ABOVE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING. [R327.1.1 #2]
2. ALL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS SHALL BE NO MORE THAN 48" ABOVE FINISHED FLOOR AND NO LESS THAN 15" ABOVE FINISHED FLOOR. [R327.1.2]
3. AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A NET CLEAR OPENING OF NOT LESS THAN 32" MEASURED WITH THE DOOR POSITION AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
4. DOORBELL BUTTONS, WHEN INSTALLED, SHALL EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING. [R327.1.4]

DEMOLITION NOTES

1. Cap all existing utilities to be maintained for re-use in finished construction.
2. Provide appropriate protection/coverage for existing flooring, ceiling, wall finishes, etc., to be maintained in finished construction.
3. Identify and carefully store doors, casework, millwork, light fixtures, and any other materials that will be re-used-verify with owner.
4. Contractor to verify all walls to be removed or replaced and shall provide proper shoring for structural support of any bearing walls.
5. Contractor to keep an orderly job site and dispose of debris on a periodic basis.
6. Inspect all existing foundations and framing to remain. notify designer or structural engr. if any sub- standard areas are encountered.
7. All floors are to be checked & leveled prior to any construction. shim or rebuild as necessary.
8. Provide proper protection for all trees on the construction site.

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

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CARMEL, CA 93923

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SHEET TITLE:

DEMO PLAN

SHEET NUMBER:

A2.0

ALL EXISTING DOORS AND WINDOWS TO BE REPLACE WITH NEW

ALL NEW BATHROOM FIXTURES, CABINETRY, ETC.

ADDITION SHOWN HATCHED

WALL LEGEND

- EXISTING WALLS
- DEMO WALLS
- NEW 2x4 WALLS
- NEW 2x6 WALLS

1. EXTERIOR WALLS- 2x4 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
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AGING-IN-PLACE DESIGN & FALL PREVENTION

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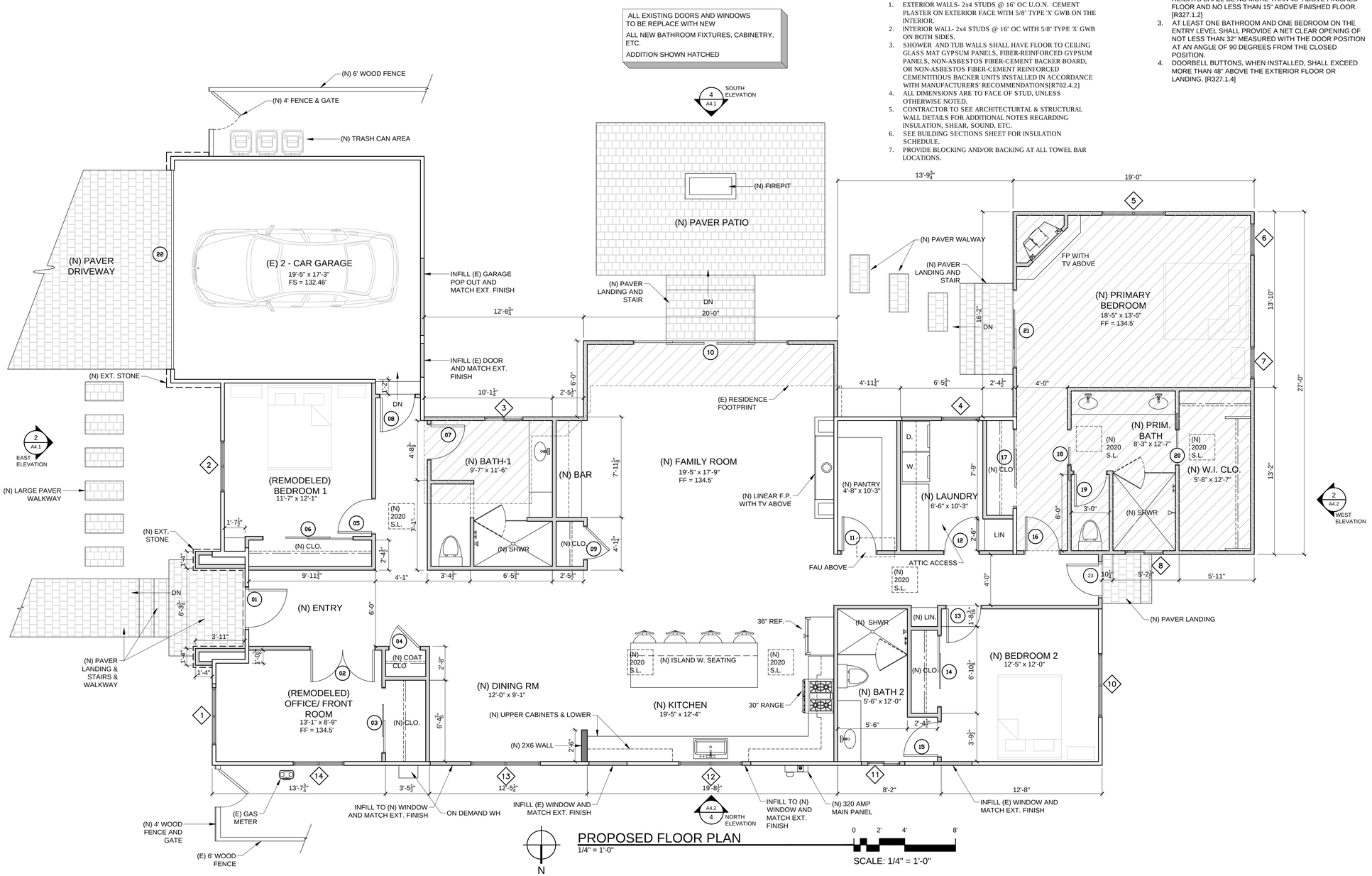

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

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CARMEL, CA 93923

APN: 009-352-002

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SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A2.1

FIRE SPRINKLER CALCULATIONS - REQUIRED

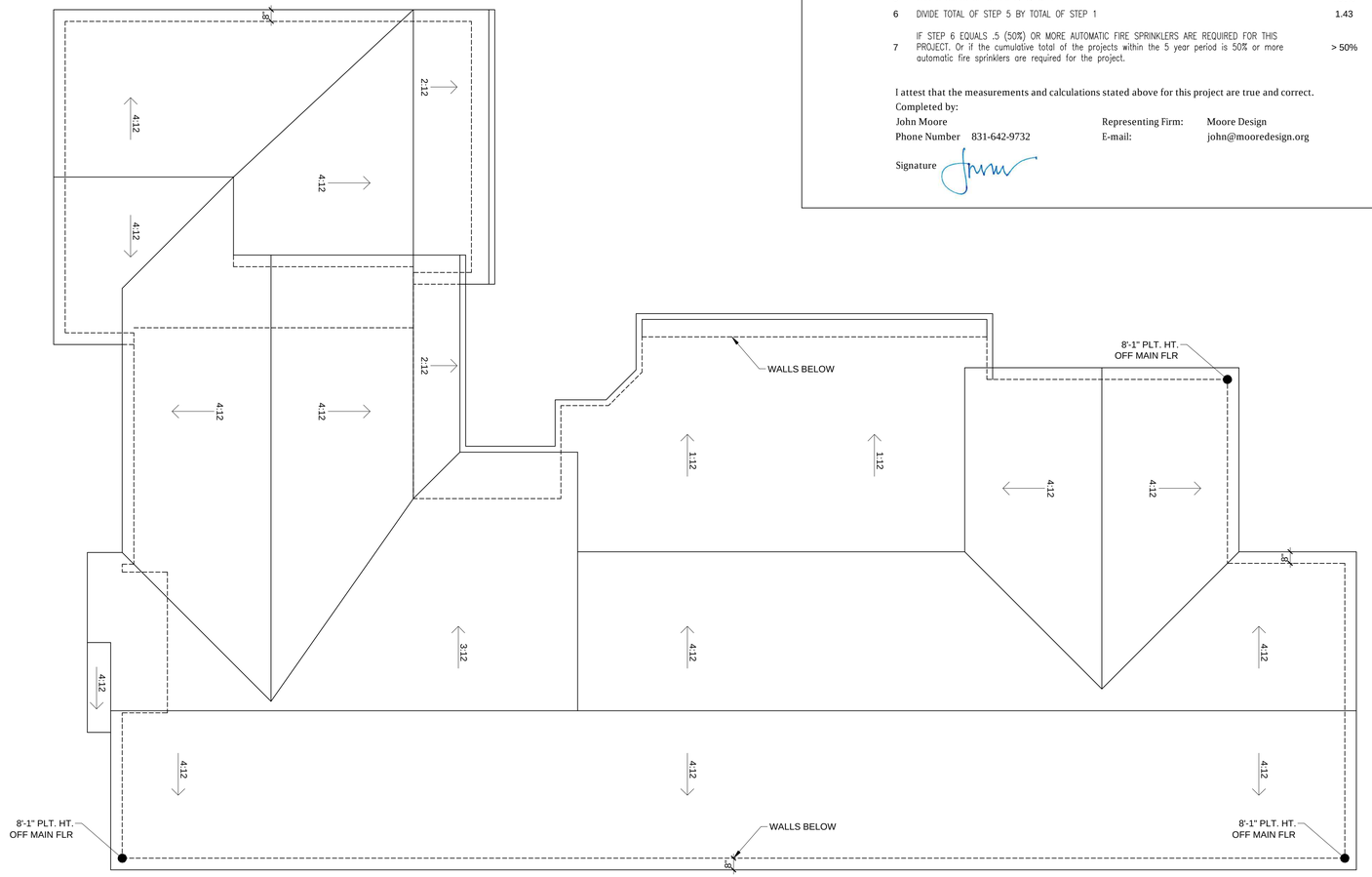
Section 102.1 Subsection 5 Monterey Fire Code Amendments of the 2022 California Fire Code

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

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

STEP	ACTION	L.F.
1	TOTAL LENGTH OF WALLS (INTERIOR & EXTERIOR) OF ORIGINAL EXISTING BUILDING	529.5
2	TOTAL LENGTH OF WALLS TO BE REPLACED/RELOCATED DURING THE REMODEL	0.0
3	TOTAL LENGTH OF WALLS TO BE PROPOSED TO BE REMOVED DURING THE REMODEL	323.5
4	TOTAL LENGTH OF WALLS OF NEW ADDITION (NOT ALREADY COUNTED IN STEPS 2 & 3)	432.5
5	ADD RESULTS OF STEPS 2, 3, & 4	756.0
6	DIVIDE TOTAL OF STEP 5 BY TOTAL OF STEP 1	1.43
7	IF STEP 6 EQUALS .5 (50%) OR MORE AUTOMATIC FIRE SPRINKLERS ARE REQUIRED FOR THIS PROJECT. Or if the cumulative total of the projects within the 5 year period is 50% or more automatic fire sprinklers are required for the project.	> 50%

I attest that the measurements and calculations stated above for this project are true and correct.
Completed by:
John Moore
Phone Number 831-642-9732
Representing Firm: Moore Design
E-mail: john@mooredesign.org
Signature



N

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

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
CARMEL, CA 93923

APN: 009-352-002

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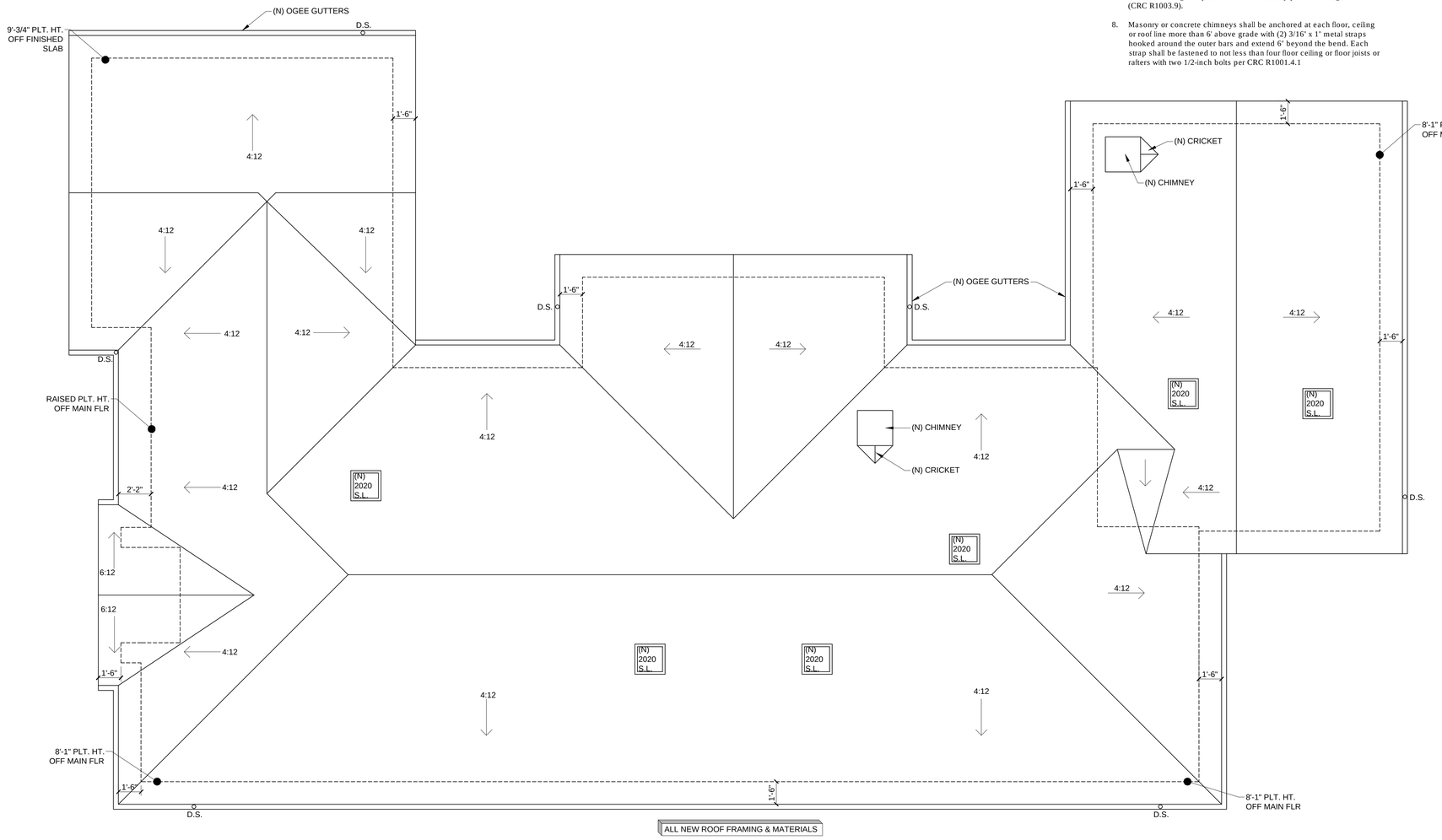
SHEET TITLE:
EXISTING ROOF PLAN

SHEET NUMBER:
A2.2

GENERAL ROOF & CHIMNEY NOTES

1. Roof Material = Presidential TL Comp. Shake Roof (Autumn Brown).
2. Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
3. Roof Slope = 4/12 unless otherwise noted
4. Overhang = 1'-6" unless otherwise noted
5. Painted gutters with round downspouts
6. Gang all vent stacks to minimize quantity of roof jacks and locate roof jacks in least visible location
6. SPARK ARRESTER: Net free area of spark arrester shall not be less than four times the net free outlet of the chimney flue it serves. arresstor screen shall have heat and corrosion resistance equal to 12 gage wire, 19 gage galvanized steel or 24 gage stainless steel (CRC R1003.9.1).
7. CHIMNEY TERMINATION: Chimeys shall extend a least 2' higher than any portionof a building within 10' horizontally, but shall not be less than 3' above the highest point where the chimney passes through the roof (CRC R1003.9).
8. Masonry or concrete chimneys shall be anchored at each floor, ceiling or roof line more than 6' above grade with (2) 3/16" x 1" metal straps hooked around the outer bars and extend 6" beyond the bend. Each strap shall be fastened to not less than four floor ceiling or floor joists or rafters with two 1/2-inch bolts per CRC R1001.4.1



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

N

0 2' 4' 8'

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

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
CARMEL, CA 93923

APN: 009-352-002

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SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

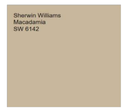
A2.3

Ridgewood LLC Remodel
25988 Ridgewood Road Carmel, CA 93923
APN# 009-352-002
Exterior Materials

Roof
Presidential TL
Comp. Shake Roof
Autumn Brown



Paint Body Color
Sherwin Williams
Macadamia
SW9517



Paint Trim Color
Sherwin Williams
Enduring Bronze
SW7055



Windows/Doors
Jeld Wen - Siteline
Clad - Wood
Chestnut Bronze
See Elevations for Grids



Skylight
Velux
Black Dark Anodized
Flat Skylight



Exterior Stone
U.S. Stone
Bradford
Prairie Shell



Wood Stain
Cabots
Burnt Hickory



Pavers
Calstone
Classic Cobble
Brown Beige Charcoal

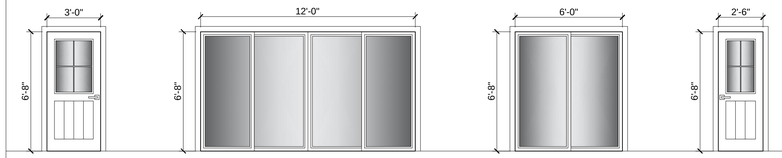


Exterior Lighting
Sodor WS-W15708
Antique Bronze
330 Lumens

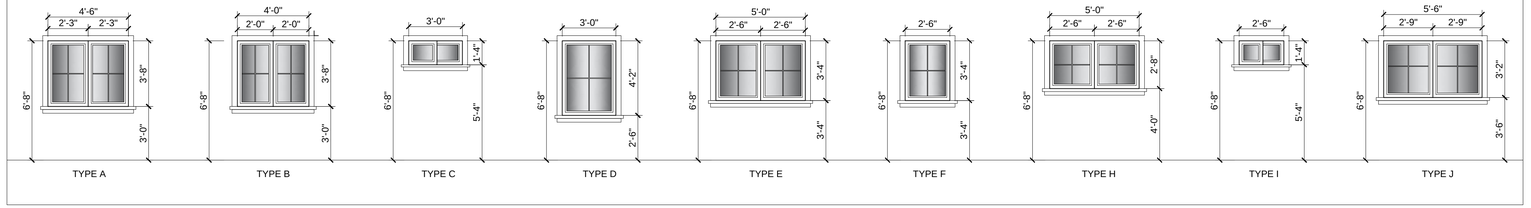


Moore Design, Inc. (831) 642-9732

EXTERIOR DOOR ELEVATIONS



WINDOW ELEVATIONS



EXISTING EXTERIOR DOOR SCHEDULE

DOOR #	LOCATION	WIDTH	HEIGHT	THICK	MATERIAL	ACTION	TYPE	REMARKS
1	ENTRY	3'-0"	6'-8"	1-3/8"	WD	SWING		
2	GARAGE	15'-8"	7'-0"	1-3/8"	WD	OH		
3	STORAGE	4'-0"	6'-5"	1-3/8"	WD	SWING		
4	GARAGE	2'-4"	6'-8"	1-3/8"	WD	SWING		
5	SUN ROOM	2'-8"	6'-8"	1-3/8"	WD	SWING		
6	SUN ROOM	2'-8"	6'-8"	1-3/8"	WD	SWING		

EXISTING WINDOW SCHEDULE

WDW #	LOCATION	WIDTH	HEIGHT	HEAD HT	JAMB	MATERIAL	ACTION	TYPE	REMARKS
1	OFFICE	4'-6"	3'-6"	6'-8"	3-1/2"	WD	DBL. CASEMENT		
2	BEDROOM 1	4'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
3	BEDROOM 1	4'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
4	BATH 1	1'-6"	2'-11"	6'-8"	3-1/2"	WD	SINGLE HUNG		
5	SUNROOM	2'-6"	6'-5"	7'-4"	3-1/2"	WD	PICTURE		
6	SUNROOM	2'-8"	6'-5"	7'-4"	3-1/2"	WD	PICTURE		
7	SUNROOM	1'-10"	4'-2"	7'-4"	3-1/2"	WD	PICTURE		
8	SUNROOM	4'-0"	4'-0"	6'-11"	3-1/2"	WD	PICTURE		
9	SUNROOM	3'-10"	5'-0"	6'-11"	3-1/2"	WD	PICTURE		
10	SUNROOM	3'-10"	5'-0"	6'-11"	3-1/2"	WD	PICTURE		
11	SUNROOM	4'-0"	4'-0"	6'-11"	3-1/2"	WD	PICTURE		
12	SUNROOM	2'-0"	4'-0"	6'-8"	3-1/2"	WD	CASEMENT		
13	BEDROOM 2	4'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
14	BEDROOM 2	4'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
15	BEDROOM 3	4'-0"	4'-0"	6'-8"	3-1/2"	WD	PICTURE		
16	BEDROOM 3	4'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
17	BEDROOM 3	3'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
18	BATH 2	1'-10"	1'-7"	7'-3"	3-1/2"	WD	PICTURE		
19	FAMILY ROOM	3'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
20	FAMILY ROOM	3'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
21	KITCHEN	5'-6"	3'-5"	6'-8"	3-1/2"	WD	CASEMENT		O-X-O
22	OFFICE	4'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		

PROPOSED DOOR SCHEDULE

DOOR #	LOCATION	WIDTH	HEIGHT	THICK	MATERIAL	ACTION	TYPE	REMARKS
1	ENTRY	3'-0"	6'-8"	1-3/8"	WD	SWING	1	TEMP. - PAINTED
2	OFFICE	5'-0"	6'-8"	1-3/8"	WD	SWING		FRENCH - PAINTED
3	OFFICE	5'-0"	6'-8"	1-3/8"	WD	SLIDER		PAINTED
4	COAT CLOSET	2'-4"	6'-8"	1-3/8"	WD	SWING		PAINTED
5	BEDROOM 1	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
6	BEDROOM 1	7'-0"	6'-8"	1-3/8"	WD	SLIDER		PAINTED
7	BATH 1	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
8	GARAGE	2'-8"	6'-8"	1-3/8"	WD	SWING		SEE DOOR NOTE 8
9	FAM. RM. CLO.	2'-6"	6'-8"	1-3/8"	WD	SWING		PAINTED
10	FAMILY ROOM	12'-0"	6'-8"	1-3/8"	WD	SLIDER	2	4-PANEL PAINTED - TEMP.
11	PANTRY	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
12	LAUNDRY	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
13	BEDROOM 2	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
14	BEDROOM 2	5'-6"	6'-8"	1-3/8"	WD	SWING		PAINTED
15	BATH 2	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
16	PRIMARY BED.	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
17	PRIMARY BED.	6'-0"	6'-8"	1-3/8"	WD	SLIDER		PAINTED
18	PRIMARY BATH	2'-8"	6'-8"	1-3/8"	WD	POCKET		PAINTED
19	PRIMARY BATH	2'-6"	6'-8"	1-3/8"	WD	SWING		PAINTED
20	PRIMARY BATH	2'-8"	6'-8"	1-3/8"	WD	POCKET		PAINTED
21	PRIMARY BED.	6'-0"	6'-8"	1-3/8"	WD	SLIDER	3	PAINTED - TEMP.
22	GARAGE	15'-8"	7'-6"		ALUM.	OVERHEAD		PAINTED
23	HALLWAY	2'-6"	6'-8"	1-3/8"	WD	SWING	4	PAINTED - TEMP.
	CONTRACTOR TO VERIFY ALL SIZES AND VERIFY WITH OWNER IF ANY DOORS CAN BE REUSED							
	PROVIDE GALV PAN UNDER ALL EXTERIOR DOORS							

PROPOSED WINDOW SCHEDULE

WDW #	LOCATION	WIDTH	HEIGHT	HEAD HT	JAMB	MATERIAL	ACTION	TYPE	REMARKS
1	OFFICE	4'-6"	3'-8"	6'-8"	3-1/2"	WD	DOUBLE CASE.	A	
2	BEDROOM 1	4'-6"	3'-8"	6'-8"	3-1/2"	WD	DOUBLE CASE.	A	
3	BATH 1	3'-0"	1'-4"	6'-8"	3-1/2"	WD	HORIZ. SLIDER	C	TEMP.
4	LAUNDRY RM.	3'-0"	4'-2"	6'-8"	3-1/2"	WD	CASEMENT	D	TEMP.
5	PRIMARY BED.	5'-0"	3'-4"	6'-8"	3-1/2"	WD	DOUBLE CASE.	E	
6	PRIMARY BED.	2'-6"	3'-4"	6'-8"	3-1/2"	WD	CASEMENT	F	
7	PRIMARY BED.	2'-6"	3'-4"	6'-8"	3-1/2"	WD	CASEMENT	F	
8	PRIMARY BATH	3'-0"	1'-4"	6'-8"	3-1/2"	WD	HORIZ. SLIDER	C	TEMP.
9	NOT USED								
10	BEDROOM 2	5'-0"	2'-8"	6'-8"	3-1/2"	WD	DOUBLE CASE.	H	
11	BATH 2	2'-6"	1'-4"	6'-8"	3-1/2"	WD	HORIZ. SLIDER	I	TEMP.
12	KITCHEN	5'-0"	2'-8"	6'-8"	3-1/2"	WD	DOUBLE CASE.	H	
13	DINING ROOM	5'-6"	3'-2"	6'-8"	3-1/2"	WD	DOUBLE CASE.	J	
14	OFFICE	4'-0"	3'-8"	6'-8"	3-1/2"	WD	DOUBLE CASE.	B	

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
CARMEL, CA 93923

APN: 009-352-002

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	9-25-25
PLN RE-SUBMIT	3-18-26
PLN RE-SUBMIT	4-24-26

PRINT DATE: 4/22/2026

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SHEET TITLE:
SCHEDULES

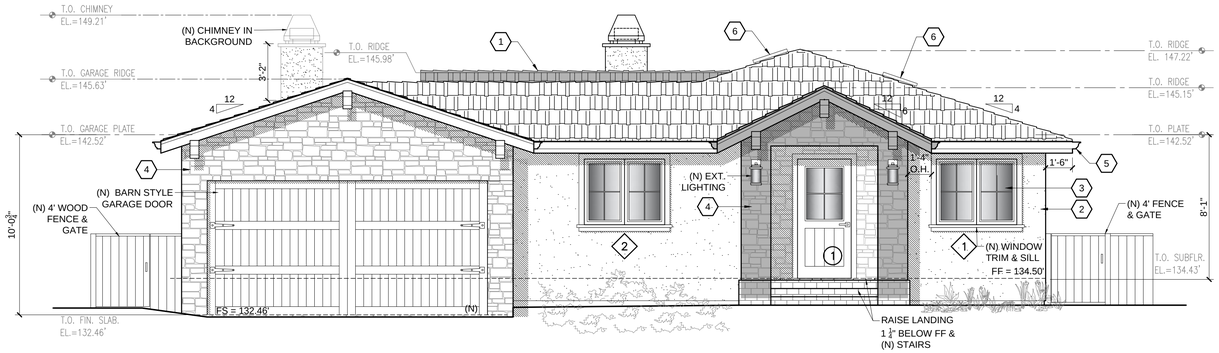
SHEET NUMBER:
A3.1



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

0 2' 4' 8'

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



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

0 2' 4' 8'

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

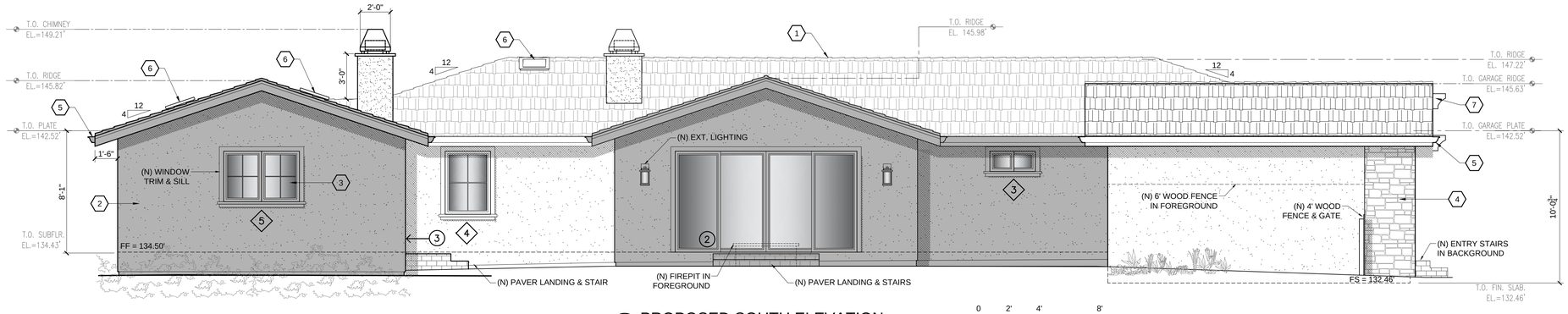
ALL NEW ROOF FRAMING & ROOFING MATERIAL
ALL NEW DOORS AND WINDOWS
ADDITION SHOWN SHADED



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

0 2' 4' 8'

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



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

0 2' 4' 8'

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

ALL NEW ROOF FRAMING & ROOFING MATERIAL
ALL NEW DOORS AND WINDOWS
ADDITION SHOWN SHADED

SHEET NOTES

1. ROOF - PRESIDENTIAL TL COMP SHAKE ROOF - AUTUMN BROWN
2. WALLS - TWO COATS EXTERIOR PAINT (SHERMAN WILLIAMS MACADAMIA SW9517) OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
3. WINDOWS - JELD WEN CLAD-WOOD DOUBLE PANE WINDOWS (CHESTNUT BRONZE) WITH 1X TRIM AND 2X SILL (ENDURING BRONZE SW 7055).
4. EXTERIOR STONE - U.S. STONE - BRADFORD - PRAIRIE SHELL.
5. GUTTERS - PAINTED OGEE GUTTERS WITH 3" ROUND DOWNSPOUTS.
6. SKYLIGHTS - VELUX DARK ANODIZED FLAT SKYLIGHTS.
7. CORBELS - DECORATIVE CORBELS (CABOTS - BURNT HICKORY STAIN).

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
CARMEL, CA 93923

APN: 009-352-002

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DRAWING RECORD

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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

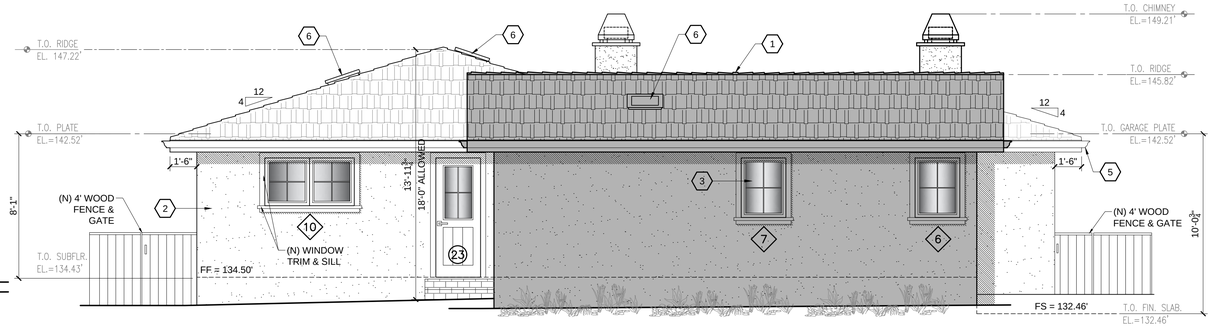
A4.1



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

0 2' 4' 8'

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

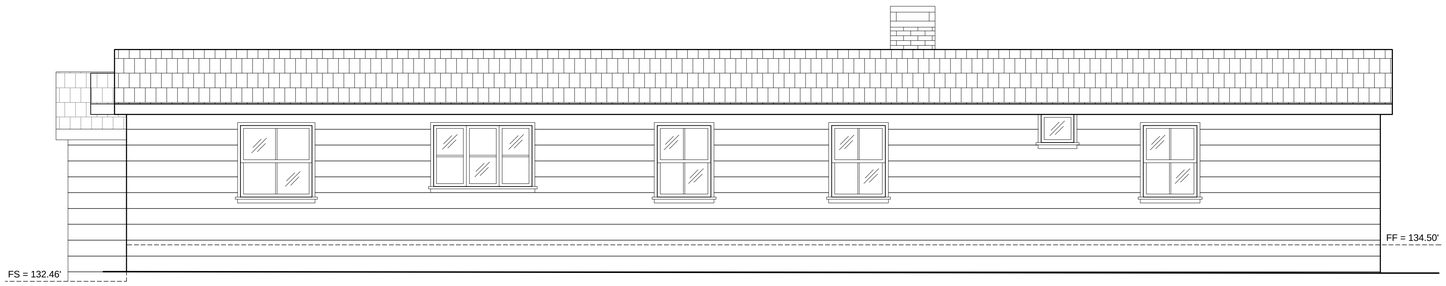


2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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

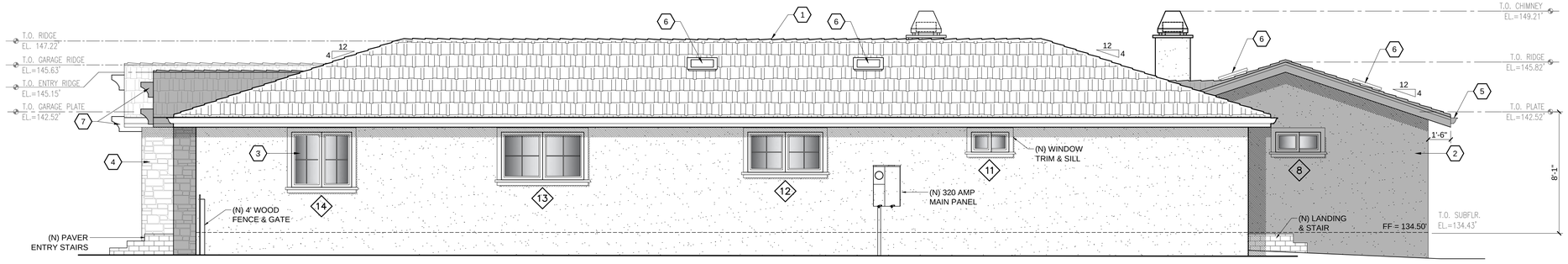
ALL NEW ROOF FRAMING & ROOFING MATERIAL
ALL NEW DOORS AND WINDOWS
ADDITION SHOWN SHADED



3 EXISTING NORTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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



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

0 2' 4' 8'

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

ALL NEW ROOF FRAMING & ROOFING MATERIAL
ALL NEW DOORS AND WINDOWS
ADDITION SHOWN SHADED

SHEET NOTES

1. ROOF - PRESIDENTIAL TL COMP SHAKE ROOF - AUTUMN BROWN
2. WALLS - TWO COATS EXTERIOR PAINT (SHERMAN WILLIAMS MACADAMIA SW9517) OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
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6. SKYLIGHTS - VELUX DARK ANODIZED FLAT SKYLIGHTS.
7. CORBELS - DECORATIVE CORBELS (CABOTS - BURNT HICKORY STAIN).

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
CARMEL, CA 93923

APN: 009-352-002

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DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	9-25-25
PLN RE-SUBMIT	3-18-26
PLN RE-SUBMIT	4-24-26

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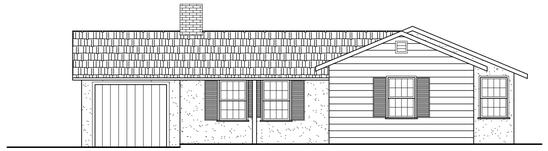
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A4.2



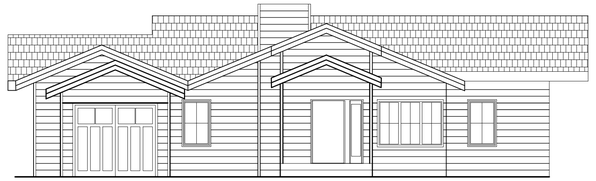
ADJACENT RESIDENCE (SOUTH)



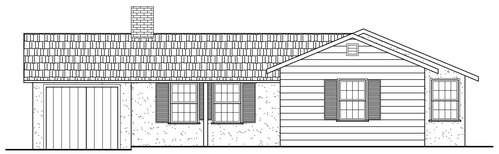
1 EXISTING STREETSCAPE
1/8" = 1'-0"

0 4' 8' 16'

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



ADJACENT RESIDENCE (NORTH)



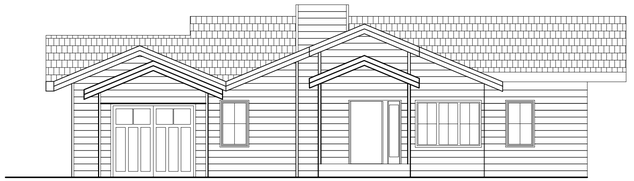
ADJACENT RESIDENCE (SOUTH)



2 PROPOSED STREETSCAPE
1/8" = 1'-0"

0 4' 8' 16'

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



ADJACENT RESIDENCE (NORTH)

PROJECT NAME:

RIDGEWOOD LLC
REMODEL AND
ADDITION

25988 RIDGEWOOD
ROAD
CARMEL, CA 93923

APN: 009-352-002

MOORE DESIGN Inc.
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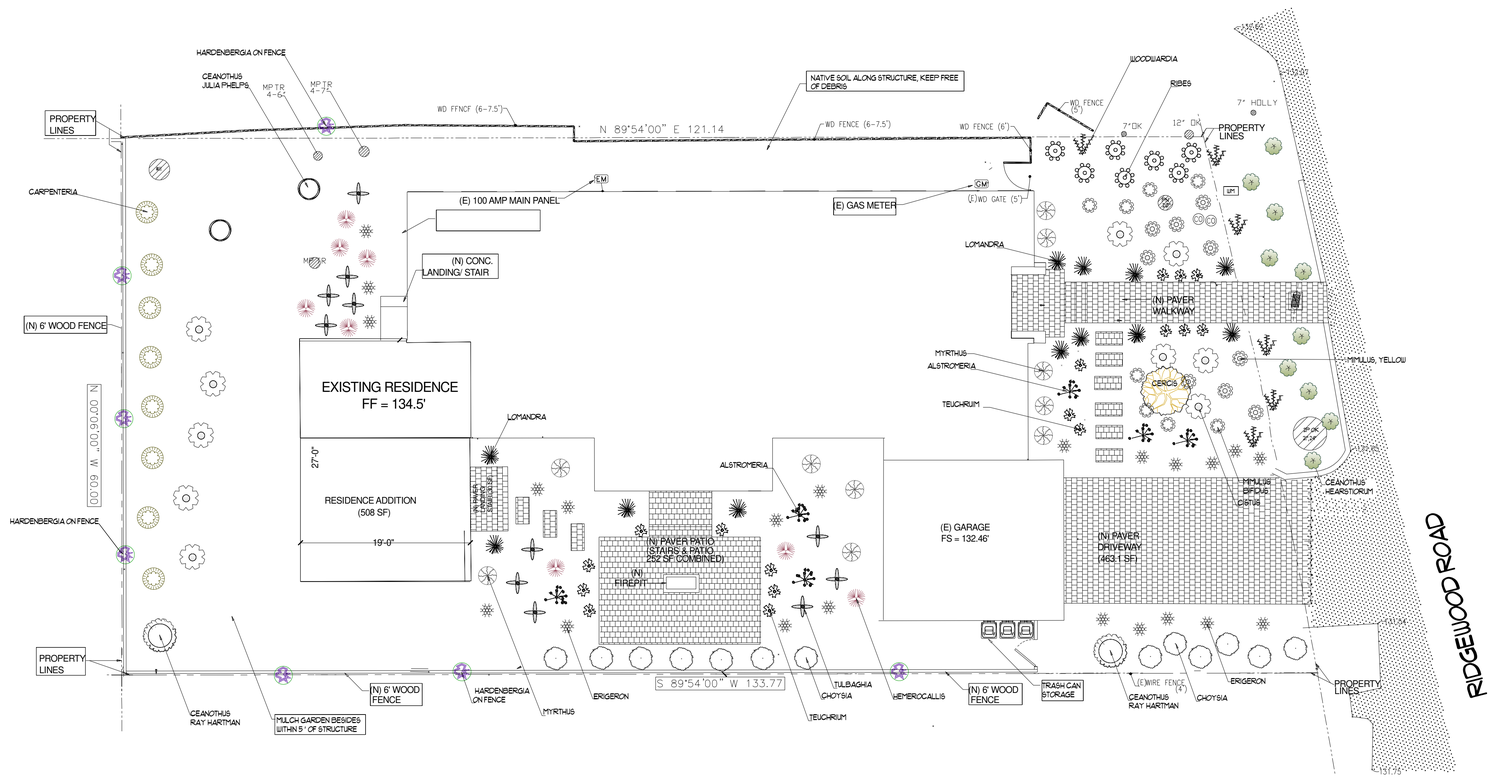
SHEET TITLE:

STREETSCAPE

SHEET NUMBER:

A4.3



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME		SIZE	QTY	**WUC
	ALSTROMERIA "INDIAN SUMMER"	PERUVIAN LILY		5 GAL	6	M
	CARPENTERIA CALIFORNICA	CALIFORNIA ANEMONE BUSH		5 GAL	8	L
	CEANOTHUS HEARSTIORUM	HEARST'S CALIFORNIA LILAC	*	5 GAL	10	VL
	CEANOTHUS"JULIA PHELPS"	JULIA PHELPS CALIFORNIA LILAC	*	5 GAL	2	VL
	CEANOTHUS RAY HARTMAN	RAY HARTMAN CALIFORNIA LILAC	*	15 GAL	2	VL
	CERCIS "FOREST PANSIE"	WESTERN REDBUD	*	15 GAL	1	L
	CHOYSIA TERNATA	MEXICAN ORANGE		5 GAL	13	M
	CISTUS "VICTOR REITER"	PINK ROCK ROSE		5 GAL	10	L
	ERIGERON KARVINSKIANUS	MEXICAN FLEABANE		1 GAL	22	L
	HARDENBERIA VIOLACEA	HAPPY WANDERER VINE		5 GAL	7	M
	HEMEROCALLIS HYBRIDYS , YELLOW	YELLOW DAY LILY		1 GAL	8	L
	LOMANDRA "PLATINUM BEAUTY	VARIEGATED MAT RUSH		5 GAL	12	M
	MIMULUS BIFIDUS	WHITE STICKY MONKEY FLOWER	*	1 GAL	8	VL
	MIMULUS "JELLY BEAN YELLOW"	YELLOW STICKY MONKEY FLOWER	*	1 GAL	9	VL
	MYRTHUS COMMUNIS	MYRTLE	*	5 GAL	10	L
	RIBES AUREUM VAR. GRACILLIMUM	GOLDEN CURRANT	*	5 GAL	7	L
	TEUCHRIUM CHAMAEDRYS	WALL GERMANDER		1 GAL	17	L
	TULBAGHIA FRAGRANCE	SOCIETY GARLIC		1 GAL	11	L
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	*	5 GAL	6	M

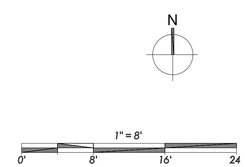
* NATIVE

** FROM : WATER USE CLASIFICATION OF LANDSCAPE SPECIES
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)

M MODERTE WATER NEEDS
L LOW WATER NEEDS
VL LOW WATER NEEDS

GENERAL NOTES

1. CONTRACTOR TO OBTAIN SOIL ANALYSIS PRIOR TO BEGINNING OF PLANTING AND TO PREPARE, AMEND AND FERTILIZE EXISTING SOIL FOLLOWING RECOMMENDATIONS IN THE SOIL ANALYSIS.
2. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES.
3. STAKE ALL TREES WITH MINIMUM 6' TALL LODGEPOLE STAKES, FOLLOWING STANDARD NURSERY PRACTICES.
4. INSTALL 3" MULCH TO ALL PLANTING AREAS EXCEPT WITHIN 5 FEET OF BUILDINGS. MULCH TO BE MICRO BARK OR SIMILAR. SUBMIT A SAMPLEOF MULCH FOR OWNER & LANDSCAPE DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.
5. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
6. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
7. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
8. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
9. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS.
10. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL SHRUB AREAS TO BE DRIP IRRIGATED.



Capriola & Mitchell Design Services

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831.595.7053
NINACAPRIOLADESIGN.COM
Nina Capriola

DORIS MITCHELL
831.595.5205
CSCL #1117738

Project Aname: RIDGEWOOD LLC

PLANTING PLAN

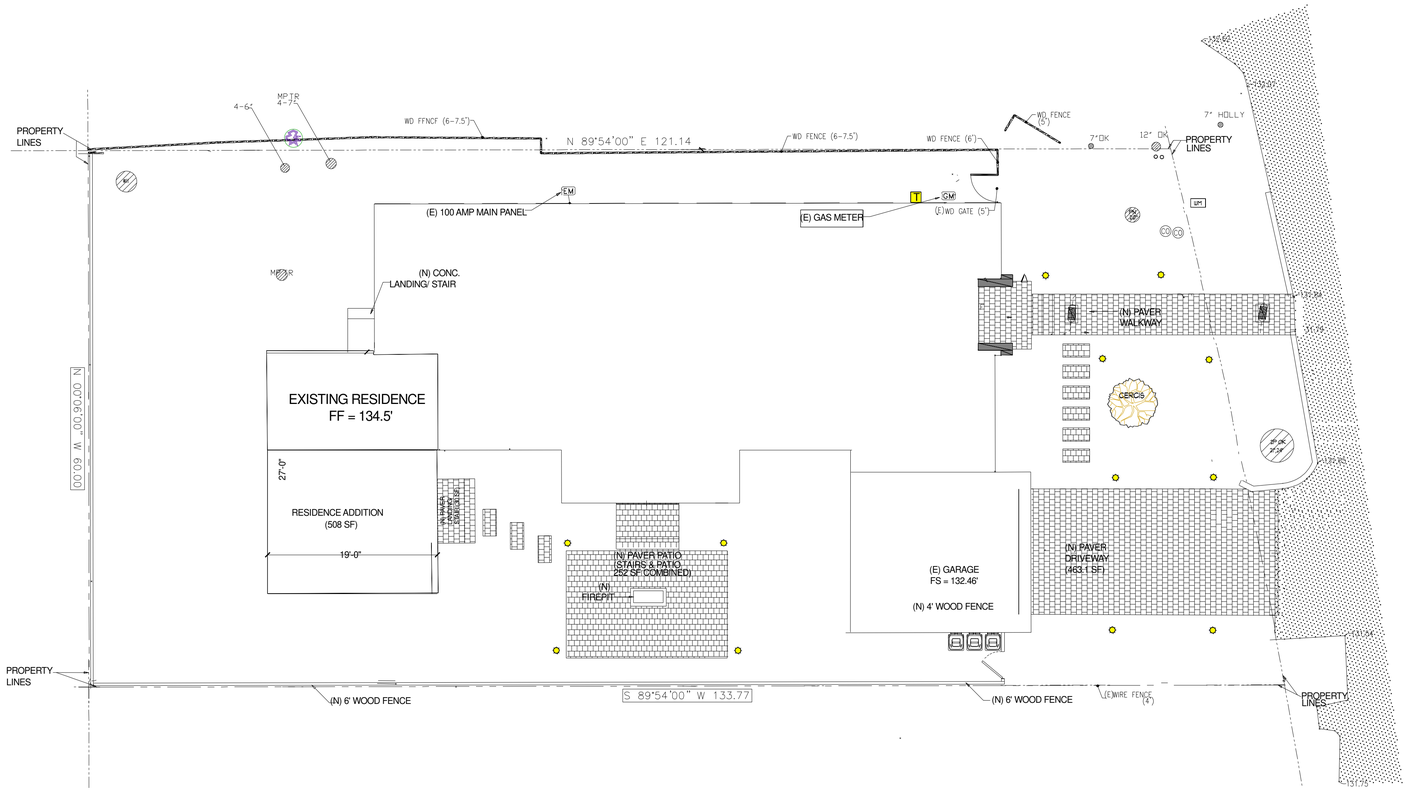
Date: 11/04/2025
Revised: 11/25/2025
Revised: 04/16/2026

Scale: 1/8"= 1'-0"
Drawn by: NC, DM

Project Address
25988 RIDGEWOOD ROAD
Carmel, CA 93923

A.P.N. 009-352-002

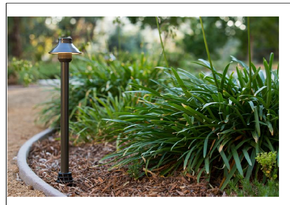
Sheet: L-1



Low voltage Lighting legend

Symbol	Description	Quantity
☼	Path light by FX Luminaire , SP-A-LED-20-W12R-BZ	12
T	Transformer, FX Luminaire EX 150	1

SP-A-LED-20-W12R-BZ





***SP-A** PATH LIGHT SPECIFICATIONS*

Output	*LED20W*
Total Lumens	35
Input Voltage	11 to 15V
Input Power (W):	1.2
VA	1.7
Efficacy (Lumens/Watt)D	30
Color Rendering	80+
Dimming	Phase*
Luxor Compatibility	
ZD Option	Use Luxor Cube (LCM-LV)
Minimum Rated Life (L70)	33,000 Hrs

GENERAL NOTES

1. THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSE ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
2. FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHOULD FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION
3. ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE
4. ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT>/=6" BELOW FINISH GRADE PER ELECTRICAL CODE
5. IN ORDER TO MINIMIZE FUTURE DISTURBANCE ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS, DRIVEWAYS AND WALLS
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVESUNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE
7. ALL UNDERGROUND SPLICES SHALL BE UL486 RATED AND INSTALLED IN UNDERGROUND J BOXES WITH WATER TIGHT CONNECTORS LEAVING 12 INCHES OF EXCESS WIRE SLACK
8. ALL EXTERIOR 120V ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE
9. ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLET
10. ALL TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD
11. ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS
12. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHT EFFECT.
13. CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST FIXTURE FOR OPTIMAL OPERATION
14. CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE AND VERIFY ALL WIRE CONNECTIONS AT THE FIXTURES
15. ALL WIRE CONNECTIONS AT THE FIXTURES SHALL BE MADE USING WATER TIGHT CONNECTIONS
16. ALL LIGHTS TO BE SPACED AT MINIMUM 10 INCHES APART UNLESS SEPARATED BY FENCE OR WALL
17. ALL PATH/AREA LIGHTS TO BE MOUNTED NO HIGHER THAT 18 INCHES ABOVE GROUND
18. SITE LIGHTS SHALL BE LESS THAT 15 WATT PER FIXCTURE, APPROXIMATELY 225 LUMENS

N

1" = 8'
0' 8' 16' 24

Capriola & Mitchell Design Services

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831.595.7053
NINACAPRIOLADESIGN.COM
Nina Capriola

DORIS MITCHELL
831.595.5205
CSCL #1117738

Project Aname: RIDGEWOOD LLC

LIGHTING PLAN

Date: 11/4/2025
Revised: 11/25/2025
Revised: 04/17/2026

Scale: 1/8"= 1'-0"
Drawn by: NC, DM

Project Address
25988 RIDGEWOOD ROAD
Carmel, CA 93923

A.P.N. 009-352-002

Sheet: L-2

THE RIDGEWOOD LLC

REMODEL AND ADDITION

CARMEL, CA



GENERAL CONDITIONS

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

ABBREVIATIONS AND SYMBOLS

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

A/1 — WALL LINE
NUMBERS VERTICAL
LETTERS HORIZONTAL

1 — DOORS SYMBOL NUMBERS

1 — WINDOW TYPE-NUMBERS

DETAIL NUMBER
SHEET WHERE DETAIL IS LOCATED

1 — SHEET NOTE

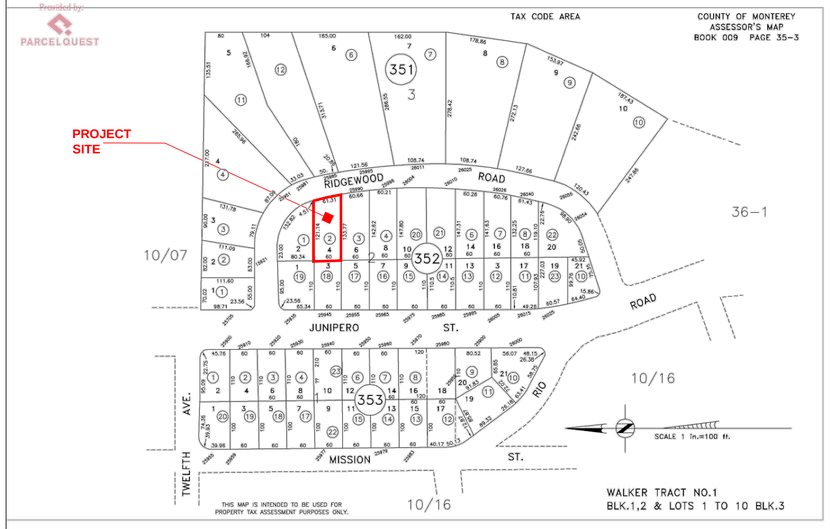
SECTION
SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN

ELEVATION
ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS DRAWN

REVISIONS-NUMBERS
CLOUD AROUND REVISION OPTIONAL

+8'-0" — CEILING HEIGHT

VICINITY MAP



SHEET INDEX

ARCHITECTURAL	
A0.1	COVER SHEET
A1.0	SURVEY
A1.1	TREE SURVEY REPORT
C1	COVER SHEET
C2	GRADING & DRAINAGE PLAN
C3	GRADING SECTION & DETAILS
C4	UTILITY PLAN
C5	CONDTRUCTION DETAILS
C6	EROSION & SEDIMENT CONTROL PLAN
C7	CONSTRUCTION MANAGEMENT PLAN
A1.2	SITE PLAN
A2.0	DEMO PLAN
A2.1	FLOOR PLAN
A2.2	EXISTING ROOF PLAN
A2.3	ROOF PLAN
A3.1	SCHEDULES
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	STREETSCAPE
L1	PLANTING PLAN
L2	LIGHTING PLAN

PROJECT DIRECTORY

OWNER:	25988 RIDGEWOOD LLC 25988 RIDGEWOOD ROAD CARMEL,CA 93923 408-712-4613
DESIGNER:	MOORE DESIGN INC. CONTACT: JOHN MOORE 550 FIGUEROA STREET, SUITE B MONTEREY, CA. 93940 OFFICE (831) 642-9732 CELL (831) 238-6868 EMAIL: john@mooredesign.org
GENERAL CONTRACTOR:	T.B.D.
GEOTECHNICAL ENGINEER:	BUTANO GEOTECHNICAL ENGINEERING, INC. CONTACT: GREG BLOOM 404 WESTRIDGE DRIVE WATSONVILLE, CA 95076 TEL (831) 724-2612 EMAIL: GREG@BUTANOGEOTECH.COM
STRUCTURAL ENGINEER:	ESA DESIGN CONTACT: EFREN ABARADO 43082 BRIGHTON COMMON FREMONT, CA. 94538 TEL (510) 683-8914 FAX (510) 683-8941 EMAIL: efren@esastructural.com Lic. # C 62568
SURVEYOR:	LANDSET ENGINEERS, INC. CONTACT: GUY GIRAUDO 520 CRAZY HORSE RD. SALINAS, CA 93907 TEL (831) 443-6970 FAX (831) 443-3801 EMAIL: GGIRAUDO@LANDSETENG.COM
TITLE 24 CONSULTANT:	MONTEREY ENERGY GROUP CONTACT: DAVID KNIGHT 26465 CARMEL RANCHO BLVD., SUITE 8 CARMEL, CA. 93923 TEL (831) 250-0314 EMAIL: cad@meg4.com

BUILDING DEPARTMENT NOTES

1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without first obtaining written approval from the water purveyor supplying water to the hydrant and from the monterey county health department.
2. All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off, when an automatic shut-off nozzle can be purchased or otherwise obtained for the size or type of hose in use, the nozzle shall be an automatic shut-off nozzle.
3. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the monterey county health department and appropriate for such use.
4. The use of solders containing more than 2/10ths of 1% lead in making joints on private or public water supply systems is prohibited (SB 164).
5. Provide non-removable backflow devices at all hosebibs.

PROJECT INFORMATION

PROJECT ADDRESS:	25988 RIDGEWOOD ROAD CARMEL, CA 93923
A.P.N.	009-352-002
PROJECT SCOPE:	MAIN FLOOR ADDITION (644 SF), NEW EXTERIOR DOORS & WINDOWS, REMODEL (1,856 SF), NEW ROOF, NEW PAVER DRIVEWAY, WALKS AND PATIO (445 SF), REMOVE (3) TREES.
PROJECT VALUATION:	$680,000
RELATED PERMIT	PSA 25-048, 25-291
PROJECT CODE COMPLIANCE:	2025 - Title 24, California Residential Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEnC), California Green Building Standards Code (CALGREEN), California Fire Code (CFC), Monterey Co. Code Local Amendments
ZONE:	R-1-C-6
YEAR CONSTRUCTED:	1939
MAX BLDG. HT:	14'-0" (18'-0" SINGLE STORY ALLOWED)
CONSTR. TYPE:	TYPE V-B
OCCUPANCY:	R-3 (RESIDENTIAL), U
FIRE SPRINKLERS	REQUIRED (SEE CALCS ON SHEET A0.2)
WATER SYSTEM:	CAL-AM
SEWER SYSTEM:	CITY PUBLIC SEWAGE
TREE REMOVAL:	(1) 12" HOLLY, (1) 8" CYPRESS, (1) 6" ACACIA
TOPOGRAPHY:	FLAT
GRADING:	FOOTINGS ONLY
LOT SIZE:	0.176 ACRES / 7,667 SF

FLOOR AREA CALCS: ALLOWED = 2,887 SF PROPOSED = 2,852 SF

	EXISTING	DEMO	ADDITIONS	TOTAL
RESIDENCE	1,856	0	644	2,500
EXT. STORAGE	27	-27	0	0
GARAGE	373	-21	0	352
TOTAL	2,256 SF	-48 SF	644 SF	2,852 SF
REMODELED AREA	1,856 SF (ENTIRE RESIDENCE REMODEL)			

EXISTING SITE COVERAGE	EXISTING
(E) DRIVEWAY	440
(E) COVERED PORCH LANDING	40
(E) ENTRY WALKWAY	77
(E) FLAGSTONE WALKWAYS	76
(E) PATIO LANDING	4
(E) ELEVATED PATIO LANDING	14
(E) PATIO	810
(E) BRICK WALLS	77
SUB-TOTAL	1,537 SF

ALLOWED = 942 SF EXISTING = 1,537 SF

PROPOSED SITE COVERAGE	NEW
(N) PAVER DRIVEWAY (PERMEABLE)	354
(N) PAVER ENTRY LANDINGS/STAIRS /WALKWAY (PERMEABLE)	131
(N) PAVER PATIO/LANDING/STAIR (PERMEABLE)	252
(N) PRIMARY PAVER LANDING/STAIR (PERMEABLE)	30
(N) HALLWAY LANDING/STAIR (PERMEABLE)	15
(N) LARGE PAVER WALKWAY (PERMEABLE)	41
SUB-TOTAL	823 SF

ALLOWED = 942 SF PROPOSED = 823 SF

PROJECT NAME:

RIDGEWOOD LLC
REMODEL AND
ADDITION

25988 RIDGEWOOD
ROAD
CARMEL, CA 93923

APN: 009-352-002

MOORE DESIGN Inc.
RESIDENTIAL PLANNING &
CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	9-25-25
PLN RE-SUBMIT	3-18-26
PLN RE-SUBMIT	4-24-26

PRINT DATE: 4/22/2026

MEMBER AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

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

SHEET TITLE:

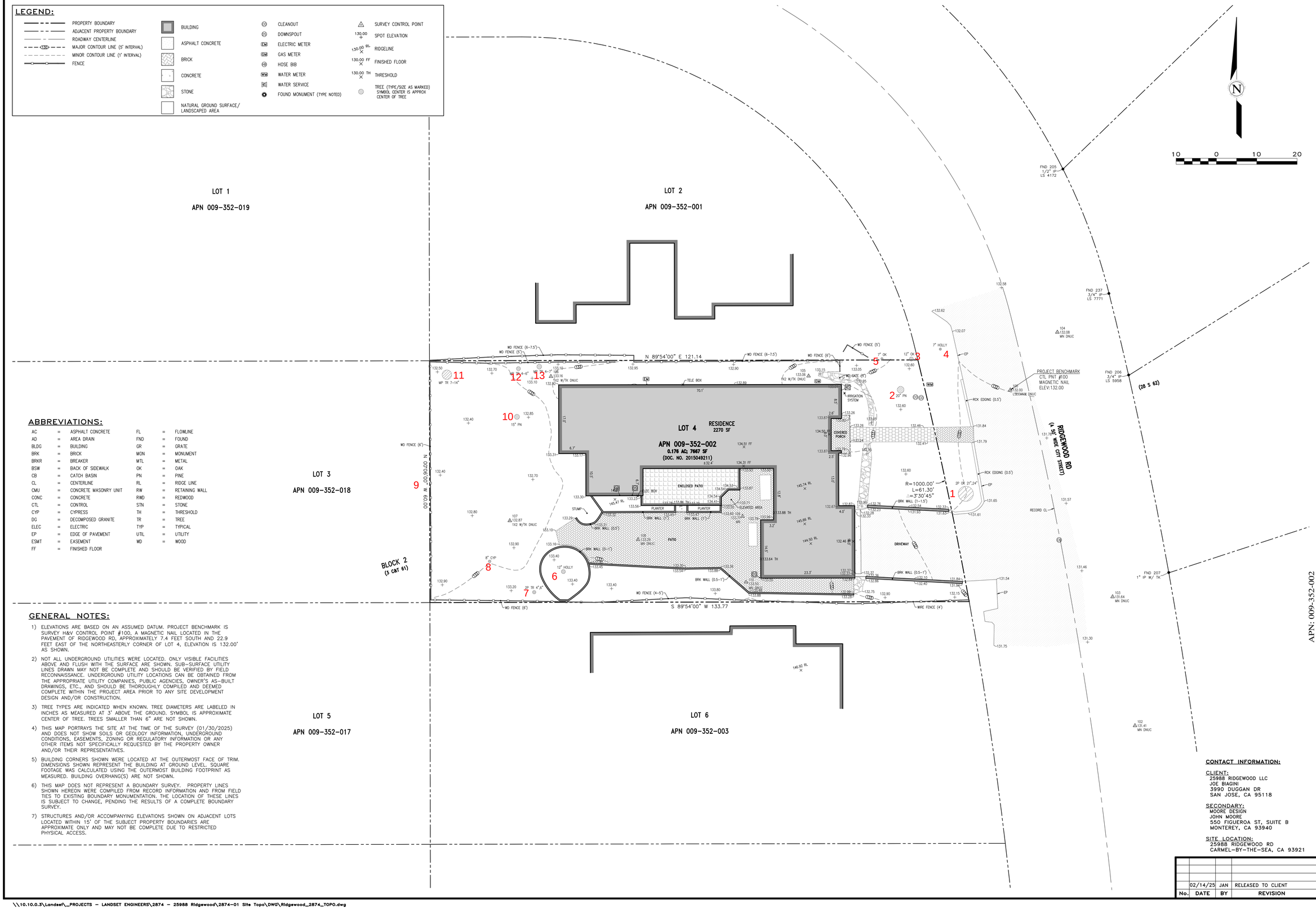
COVER SHEET /
PROJECT INFO

SHEET NUMBER:

A0.1

LEGEND:

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



ABBREVIATIONS:

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

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE PAVEMENT OF RIDGEWOOD RD, APPROXIMATELY 7.4 FEET SOUTH AND 22.9 FEET EAST OF THE NORTHEASTERLY CORNER OF LOT 4, ELEVATION IS 132.00' AS SHOWN.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (01/30/2025) 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.

PROFESSIONAL LAND SURVEYOR * CALIFORNIA * GUY R. GIRAUDO EXP. 12-31-25

APPROVED BY: GUY R. GIRAUDO PLS. No. 8703

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-0700 Fax (831) 443-3801
www.landseteng.com

TOPOGRAPHIC MAP

OF

THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2015049211
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

FOR 25988 RIDGEWOOD LLC

APN: 009-352-002

CONTACT INFORMATION:

CLIENT:
25988 RIDGEWOOD LLC
JOE BIAGINI
3990 DUGGAN DR
SAN JOSE, CA 95118

SECONDARY:
MOORE DESIGN
JOHN MOORE
550 FIGUEROA ST, SUITE B
MONTEREY, CA 93940

SITE LOCATION:
25988 RIDGEWOOD RD
CARMEL-BY-THE-SEA, CA 93921

SCALE: 1" = 10'
DATE: FEB 2025
JOB NO. 2874-01

No.	DATE	BY	REVISION
	02/14/25	JAN	RELEASED TO CLIENT

SHEET 1
OF 1 SHEETS

\\10.10.0.3\Landset_PROJECTS - LANDSET ENGINEERS\2874 - 25988 Ridgewood\2874-01 Site Topo\DWG\Ridgewood_2874_TOPO.dwg

Significant Tree Evaluation Worksheet

APN: 009-352-002-000
Street Location: 25988 Ridgewood
Planner: Jake Olander
City Forester: Justin Ono
Property Owner: 25988 Ridgewood LLC
Recommended Tree Density: 5 upper, 4 lower

Part One: Initial Screening:

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

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

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

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

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

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

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
Pitt -- Pittosporum LS -- Laurel Species EH -- English Holly

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

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

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

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

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

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

Yes __ Tree 6 and 11 are non-native species and not species of great importance.

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

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

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

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
CARMEL, CA 93923

APN: 009-352-002

MOORE DESIGN Inc.
RESIDENTIAL PLANNING & CONSTRUCTION ADMINISTRATION

550 FIGUEROA STREET, SUITE B
MONTEREY CA. 93940
831.642.9732 FAX 831.401.3292
john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	9-25-25
PLN RE-SUBMIT	3-18-26
PLN RE-SUBMIT	4-24-26

PRINT DATE: 4/22/2026

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

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

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

SHEET TITLE:

TREE SURVEY REPORT

SHEET NUMBER:

A1.1

25988 RIDGEWOOD ROAD
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
APN: 009-352-002
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

GENERAL NOTES:

1) PROJECT DESIGN IS BASED ON INFORMATION OBTAINED FROM THE ARCHITECTURAL PLANS FOR 25988 RIDGEWOOD ROAD PREPARED BY MOORE DESIGN, DATED 01/06/2026; AND THE TOPOGRAPHIC MAP FOR THE SITE PREPARED BY LANDSET ENGINEERS, DATED 02/14/2025.
2) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUBSURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
4) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

1) ALL GRADING SHALL CONFORM TO THE LATEST AUTHORITY HAVING JURISDICTION GRADING ORDINANCE AND EROSION CONTROL ORDINANCE; THE RECOMMENDATIONS FOUND IN THE PROJECT'S GEOTECHNICAL REPORT PREPARED BY BUTANO GEOTECHNICAL ENGINEERING, DATED 10/23/2025; THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS; THE GOVERNING PUBLIC AGENCIES; THE LATEST REVISION OF THE CALIFORNIA BUILDING CODE (CBC); AND THESE PLANS.
2) SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
3) NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
4) THERE ARE APPROXIMATELY 75 CUBIC YARDS OF CUT AND 10 CUBIC YARDS OF FILL TOTAL WITH A NET EXCESS OF 65 CUBIC YARDS. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. ARE NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOILS REPORT AND BE APPROVED BY THE SOIL ENGINEER PRIOR TO PLACEMENT.
5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL ENGINEER.
7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10' PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO DO SO AND FOR USE IN GRADING OPERATIONS.
9) A COPY OF ALL COMPACTION TESTS AND THE FINAL GRADING REPORT SHALL BE SUBMITTED TO THE AUTHORITY HAVING JURISDICTION PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10'. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10' OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 2% WHERE LOCATED WITHIN 5' OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
11) ROOF DRAINAGE SHALL BE ACCOMPLISHED BY THE USE OF GUTTERS AND DOWNSPOUTS. SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS AND ROOF DRAINAGE DETAILS. THE DOWNSPOUTS IN THE LOCATIONS SPECIFIED ON THE SITE UTILITY PLAN SHALL BE CONNECTED TO RAINWATER LEADERS AND TIED INTO THE STORM DRAIN SYSTEM AS SHOWN ON SAID PLAN. DOWNSPOUTS THAT ARE NOT CONNECTED TO A RAINWATER LEADER SHALL OUTLET ONTO SPLASH BLOCKS OR AN APPROVED ALTERNATIVE. SPLASH BLOCKS MAY BE UNNECESSARY IF THE DOWNSPOUT OUTLETS DIRECTLY ONTO AN IMPERVIOUS SURFACE THAT IS PROPERLY GRADED AWAY FROM FOUNDATIONS. RAINWATER LEADERS SHALL BE CONSTRUCTED WITH 4" SDR35 PVC PIPE. UNDER NO CIRCUMSTANCES SHALL A RAINWATER LEADER BE CONNECTED TO A SUBDRAIN LINE.
12) SURFACE RUNOFF SHALL BE COLLECTED BY A SYSTEM OF SWALES AND DRAINS. CAPTURED STORMWATER SHALL BE PIPED TO ONE OF TWO DRY WELLS IN THE REAR OF THE LOT AS SHOWN ON THE SITE UTILITY PLAN. STORM DRAIN LINES SHALL DRAIN BY GRAVITY AND BE SLOPED AT A MINIMUM OF 2% TO AN OUTLET. WHERE A 2% SLOPE IS IMPRACTICAL, PIPES SHALL BE SLOPED AT NO LESS THAN 1%. STORM DRAIN LINES SHALL HAVE A MINIMUM COVER OF 12" AND SHALL BE CONSTRUCTED WITH SDR35 PVC PIPE, SIZED AS INDICATED.
13) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MINIMUM RELATIVE COMPACTION.
14) ALL WORK IS SUBJECT TO APPROVAL BY THE AUTHORITY HAVING JURISDICTION PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
15) SPECIAL INSPECTIONS BY A SPECIAL INSPECTOR ARE REQUIRED DURING FILL PLACEMENT TO ENSURE PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
16) THE LOCATION, HEIGHT, AND PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
17) STOP WORK WITHIN 50 METERS (165') OF UNCOVERED RESOURCE AND CONTACT THE AUTHORITY HAVING JURISDICTION RMA – PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

ABBREVIATIONS:

±	=	PLUS OR MINUS; APPROXIMATE	INV	=	PIPE INVERT
ø	=	DIAMETER	JB	=	JUNCTION BOX
AB	=	AGGREGATE BASE	JT	=	JOINT TRENCH
ABAN	=	ABANDON	LF	=	LINEAR FEET
AC	=	ASPHALT CONCRETE	LP	=	LOW POINT
AD	=	AREA DRAIN	MAX	=	MAXIMUM
ADD	=	ADDITION	MIN	=	MINIMUM
ADU	=	ACCESSORY DWELLING UNIT	OC	=	ON-CENTER
BC	=	BEGINNING OF CURVE	OUT	=	OUTLET
A.E.	=	BUILDING ENVELOPE	PCC	=	PORTLAND CEMENT CONCRETE
BLDG	=	BUILDING	PERF	=	PERFORATED
BOT	=	BOTTOM	PERM	=	PERMEABLE
BSMT	=	BASEMENT	PL	=	PROPERTY LINE
BVC	=	BEGINNING OF VERTICAL CURVE	POC	=	POINT OF CONNECTION
CB	=	CATCH BASIN	PVC	=	POLYVINYL CHLORIDE
CF	=	CUBIC FEET	RC	=	RELATIVE COMPACTION
CL	=	CENTERLINE	RES	=	RESIDENCE
CO	=	CLEANOUT	RM	=	ROOM
CONC	=	CONCRETE	RND	=	ROUND
CY	=	CUBIC YARDS	RW	=	RETAINING WALL
DG	=	DECOMPOSED GRANITE	RWL	=	RAINWATER LEADER
DK	=	DECK	SD	=	STORM DRAIN
DS	=	DOWNSPOUT	SF	=	SQUARE FEET
DWY	=	DRIVEWAY	SG	=	SUBGRADE
EC	=	END OF CURVE	SQ	=	SQUARE
EG	=	EXISTING GROUND	SRZ	=	STRUCTURAL ROOT ZONE
ELEV	=	ELEVATION	SS	=	SANITARY SEWER
ESMT	=	EASEMENT	STA	=	STATION
EVC	=	END OF VERTICAL CURVE	STN	=	STONE
EW	=	EACH WAY	STP	=	STEP
EX	=	EXISTING	SUBD	=	SUBDRAIN
FC	=	FLUSH CURB	TBR	=	TO BE REMOVED
FD	=	FIRE DEPARTMENT	TD	=	TRENCH DRAIN
FF	=	FINISHED FLOOR	TW	=	TOP OF WALL
FG	=	FINISHED GRADE	TYP	=	TYPICAL
FL	=	FLOWLINE	U.N.O.	=	UNLESS NOTED OTHERWISE
FM	=	FORCE MAIN	VC	=	VERTICAL CURB
FP	=	FINISHED PAD	VIF	=	VERIFY IN FIELD
GAR	=	GARAGE	W/	=	WITH
GB	=	GRADE BREAK	W/O	=	WITHOUT
GR	=	GRATE	WD	=	WOOD
HDPE	=	HIGH-DENSITY POLYETHYLENE			
HP	=	HIGH POINT			
HT	=	HEIGHT			

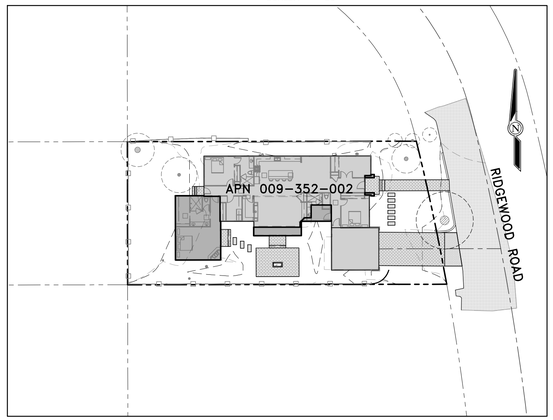
VICINITY MAP

NOT TO SCALE



LOT OVERVIEW

SCALE:1" = 30'



GEOTECHNICAL INSPECTION SCHEDULE:

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

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

STORMWATER CONTROL NOTES:

1) THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWQ; THEREFORE, THE POST=CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
2) THIS PROJECT SHALL IMPLEMENT THE FOLLOWING STRATEGIES: MINIMIZE COMPACTION OF HIGHLY PERMEABLE SOILS; LIMIT CLEARING AND GRADING OF NATIVE VEGETATION; MINIMIZE IMPERVIOUS SURFACES AND LEAVE THE REMAINING LAND IN A NATURAL UNDISTURBED STATE; MINIMIZE STORMWATER RUNOFF BY DIRECTING RUNOFF FROM PATIOS, PORCHES, AND DRIVEWAYS ONTO VEGETATED AREAS AND DIRECTING ROOF RUNOFF INTO AN INFILTRATION SYSTEM SAFELY AWAY FROM BUILDING FOUNDATIONS AND FOOTINGS, CONSISTENT WITH THE CALIFORNIA BUILDING CODE.

LEGEND:

- PROPERTY BOUNDARY
- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- RETAINING WALL
- SWALE FLOW LINE
- SD — SD — STORM DRAIN
- RWL — RWL — RAINWATER LEADER
- CATCH BASIN
- AREA DRAIN
- DOWNSPOUT W/ SPLASH BLOCK
- DRY WELL
- TREE
- TREE TO BE REMOVED
- EXISTING RESIDENCE FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- ASPHALT CONCRETE
- CONCRETE
- IMPERVIOUS PAVERS

PROJECT DATA:

SITE LOCATION:
25988 RIDGEWOOD RD
CARMEL-BY-THE-SEA, CA 93921

GRADING VOLUMES:

CUT	75 CY
FILL	10 CY
NET	65 CY CUT

SITE AREA:	7,667 SF (0.176 AC)
DISTURBED AREA:	±5,459 SF

IMPERVIOUS LOT COVERAGE:

EXISTING	3,798 SF
REMOVED	-1,590 SF
NEW/REPLACED	+1,578 SF
TOTAL	3,786 SF

INDEX TO SHEETS:

SHEET C1 COVER SHEET
SHEET C2 GRADING & DRAINAGE PLAN
SHEET C3 GRADING SECTIONS & DETAILS
SHEET C4 UTILITY PLAN
SHEET C5 CONSTRUCTION DETAILS
SHEET C6 EROSION & SEDIMENT CONTROL PLAN
SHEET C7 CONSTRUCTION MANAGEMENT PLAN

CONTACT INFORMATION:

PROPERTY OWNER:
25988 RIDGEWOOD LLC
3990 DUGGAN DR
SAN JOSE, CA 95118

ARCHITECT:
MOORE DESIGN
550 FIGUEROA ST, SUITE B
MONTEREY, CA 93940
CONTACT: JOHN MOORE

CIVIL:
LANDSET ENGINEERS
520-B CRAZY HORSE CANYON RD
SALINAS, CA 93907
CONTACT: GUY GIRAUDO

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

APPROVED BY: GUY R. GIRAUDO 4/20/26

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9701 Fax (831) 443-3801
www.landseteng.com

COVER SHEET

25988 RIDGEWOOD ROAD
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 009-352-002
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
25988 RIDGEWOOD LLC

SCALE: AS SHOWN
DATE: APR 2026
JOB No. 2874-03

No.	DATE	BY	REVISION
1	04/20/26	JAN	PLAN CHECK 1
	01/27/26	JAN	RELEASED TO CLIENT

SHEET C1
OF 7 SHEETS

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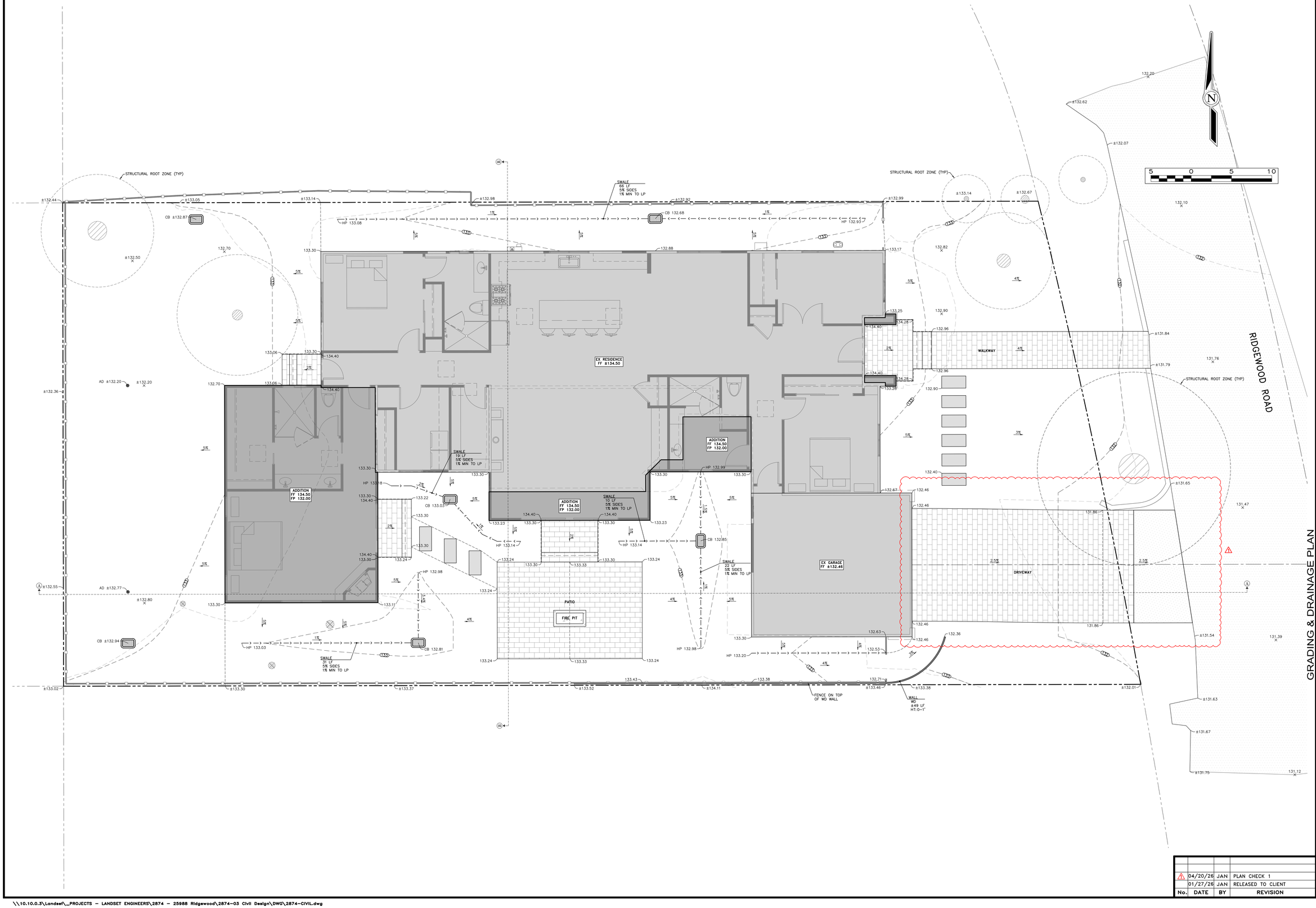

GRADING & DRAINAGE PLAN

25988 RIDGEWOOD ROAD

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

A.P.N.: 009-352-002

CARMEL-BY-THE-SEA, CALIFORNIA

FOR

25988 RIDGEWOOD LLC

APPROVED BY:

GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER
Guy R. Giraudo
No. 56569
Exp. 06-30-27
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

SCALE: 1" = 5'
DATE: APR 2026
JOB No. 2874-03

No.	DATE	BY	REVISION
1	04/20/26	JAN	PLAN CHECK 1
	01/27/26	JAN	RELEASED TO CLIENT

SHEET C2

OF 7 SHEETS

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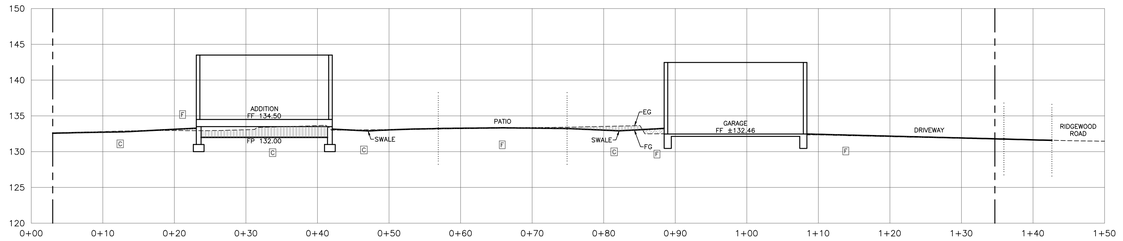
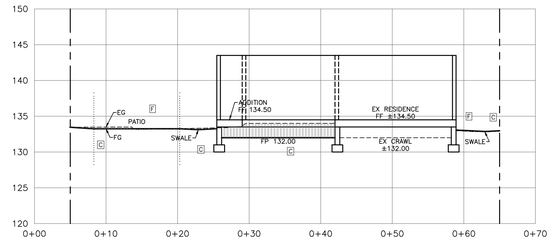


SECTION A-A

SCALE: 1"=10' H&V



SECTION B-B

SCALE: 1"=10' H&V

APPROVED BY:

GUY B. GIRAUDO

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520-B Crazy Horse Canyon Road
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GRADING SECTIONS & DETAILS

25988 RIDGEWOOD ROAD

GRADING, DRAINAGE, AND EROSION CONTROL PLAN

A.P.N.: 009-352-002

CARMEL-BY-THE-SEA, CALIFORNIA

FOR

25988 RIDGEWOOD LLC

SCALE: AS SHOWN
DATE: APR 2026
JOB No. 2874-03

SHEET C3

OF 7 SHEETS

No.	DATE	BY	REVISION
1	04/20/26	JAN	PLAN CHECK 1
	01/27/26	JAN	RELEASED TO CLIENT

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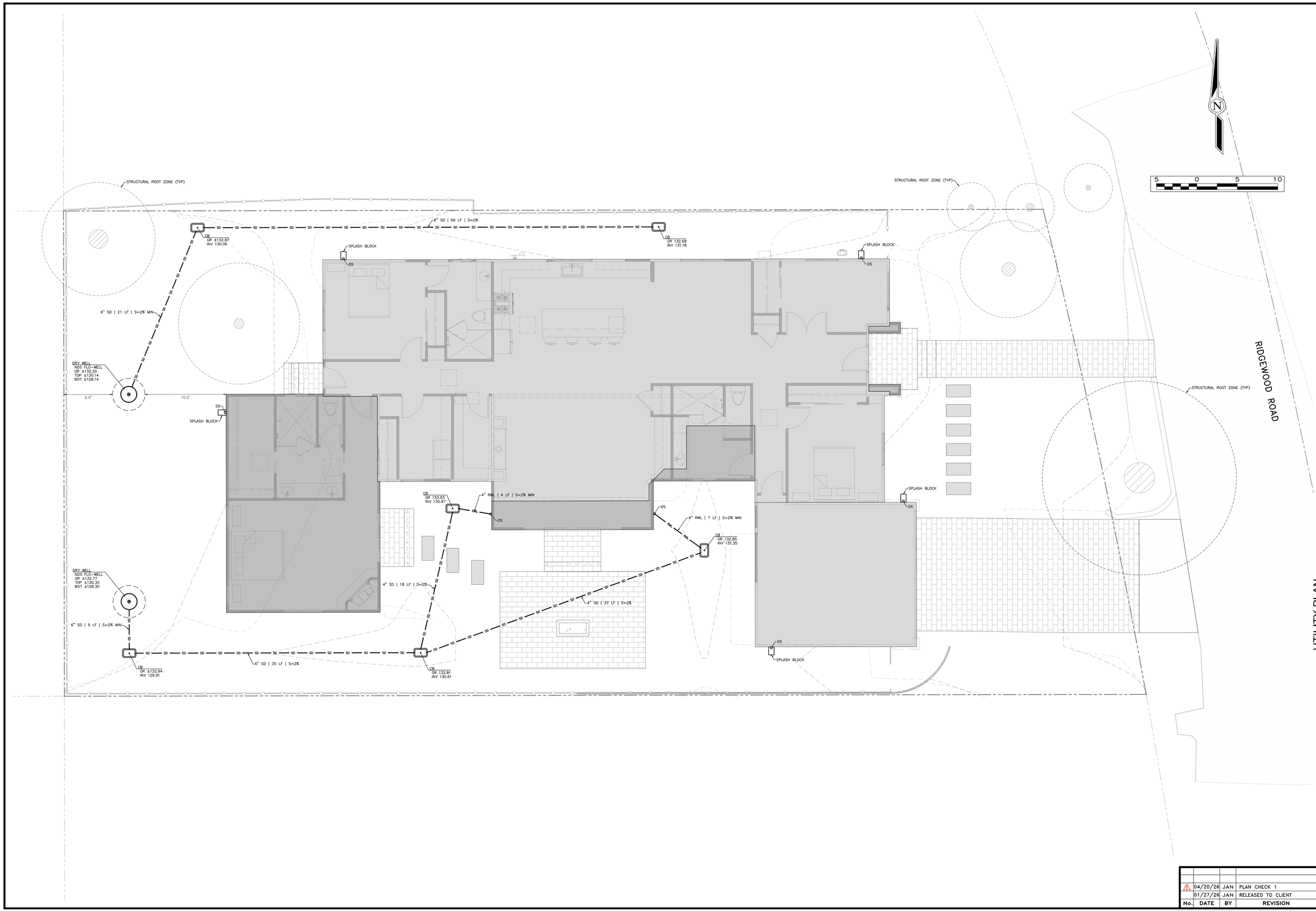

UTILITY PLAN

25988 RIDGEWOOD ROAD
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 009-352-002
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
25988 RIDGEWOOD LLC

APPROVED BY:
GUY R. GIRAUDO
4/20/26

REGISTERED PROFESSIONAL ENGINEER
Guy R. Giraudo
No. 56569
Exp. 06-30-27
CIVIL
STATE OF CALIFORNIA

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

SCALE: 1" = 5'
DATE: APR 2026
JOB No. 2874-03

No.	DATE	BY	REVISION
1	04/20/26	JAN	PLAN CHECK 1
	01/27/26	JAN	RELEASED TO CLIENT

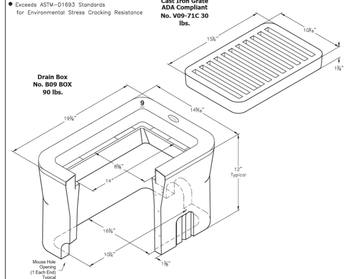
SHEET C4
OF 7 SHEETS

\\10.10.0.3\Landset_PROJECTS - LANDSET ENGINEERS\2874 - 25988 Ridgewood\2874-03 Civil Design\DWG\2874-CIVIL.dwg

- Etched polypropylene face
- Face anchored in concrete
- Ultra-violet inhibitor
- Exceeds ASTM-D1693 Standards for Environmental Stress Cracking Resistance

Cast Iron Grate ADA Compliant No. V09-71C 30 lbs.

Drain Box No. B09 BOX 90 lbs.



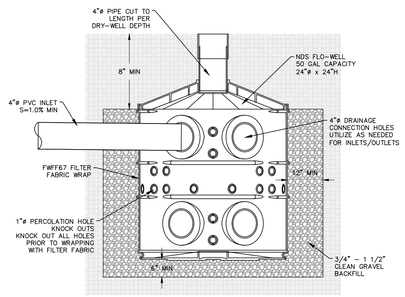
A curb type reinforced box for use in light drainage installations. Approximate dimensions and weight shown.

Oldcastle Ordering Item	Item	Approx. Shipping Weight	Description
B09BOX	BOX	90 lbs.	B09 Drain Box (13⅞" x 19⅞") – 28 per pallet
V09-71C	I.O.	30 lbs.	Cast Iron Grate - ADA Compliant
B09X13	EXTENSION	43 lbs.	13" Reinforced Concrete Box Extension — 28 per pallet
B09SL	SLAB	32 lbs.	Reinforced Concrete Slab (1 3/4" x 19 3/4")

Oldcastle Infrastructure — a CRH Company

V09 BOX	V09 DRAIN BOX 10-1/4" X 16-3/4" CHRISTY
FILE NAME: V09_.ISO	
ISSUE DATE: January, 2011	

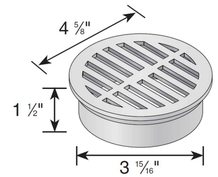
1 CHRISTY V09 CATCH BASIN



2 DRY WELL SYSTEM

NDS — WE PUT WATER IN ITS PLACE — TECHNICAL SPECIFICATIONS

4"Round Grate



¼" Grate Opening

Part #: 11, 12, 13 and 13S
Material: (HDP) High Density Polypropylene
Color: #11(Black), #12(Gray), #13(Green), & #13S(Sand)
Fits: 4" sewer and drain pipe & fittings, 4" corrugated and triple wall pipe.
Grate Opening: 1/4"
Open Surface Area: 3.85 Sq. Inches
Head Pressure / Flow Rate:
Head (inches) - Max Flow
1"= 16.66 GPM
0.5" = 11.78 GPM
Weigh Per Each: 0.16 lbs.
UV inhibitor

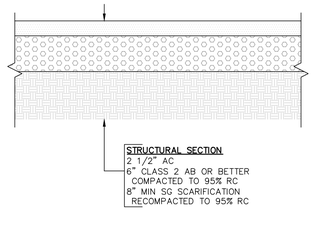
Load Recommendation Guide

Class A
- Loads of 140 psi.
- Recommended for pedestrians, bicycles and wheel chair traffic.

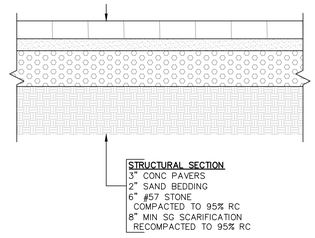
ADA Compliant/Heel-proof

801 N. Harvard Avenue, Lindsay, CA 93247, 800-726-3994 — Visit ndspro.com for specs, detail drawings, and case studies — NDS WE PUT WATER IN ITS PLACE

3 NDS 4" ROUND GRATE



4 PAVEMENT SECTION (ASPHALT)



5 PAVEMENT SECTION (PAVERS)

1. LONGITUDINAL SLOPE SHALL NOT BE LESS THAN 1% OR GREATER THAN 20%.
2. THE SWALE SHALL BE REVEGETATED WITH NATIVE GRASSES BY A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
3. IF THE SWALE DOES NOT HAVE ADEQUATE GROWTH ESTABLISHED PRIOR TO THE ONSET OF THE WINTER SEASON, OCTOBER 15, IT SHALL BE LINED WITH JUTE NETTING OR STRAW BLANKETS AND PROPERLY SECURED (ANCHORED AND FASTENED) AS OUTLINED PER THE MANUFACTURER'S GUIDELINES AND SPECIFICATIONS IN ORDER TO FUNCTION PROPERLY AND PREVENT ACCELERATED EROSION.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH AND/OR SILTATION.
5. GRADED SWALE SHALL BE PROOF-ROLLED AND/OR MECHANICALLY COMPACTED TO MINIMUM 85% RELATIVE COMPACTION.

6 EARTH SWALE

7

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CONSTRUCTION DETAILS

25988 RIDGEWOOD ROAD
GRADING, DRAINAGE, AND EROSION CONTROL PLAN
A.P.N.: 009-352-002
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
25988 RIDGEWOOD LLC

APPROVED BY:
GUY R. GIRARDO
R.C.E. 56569
Exp. 06-30-27
4/20/26

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SCALE: AS SHOWN
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SHEET C5
OF 7 SHEETS

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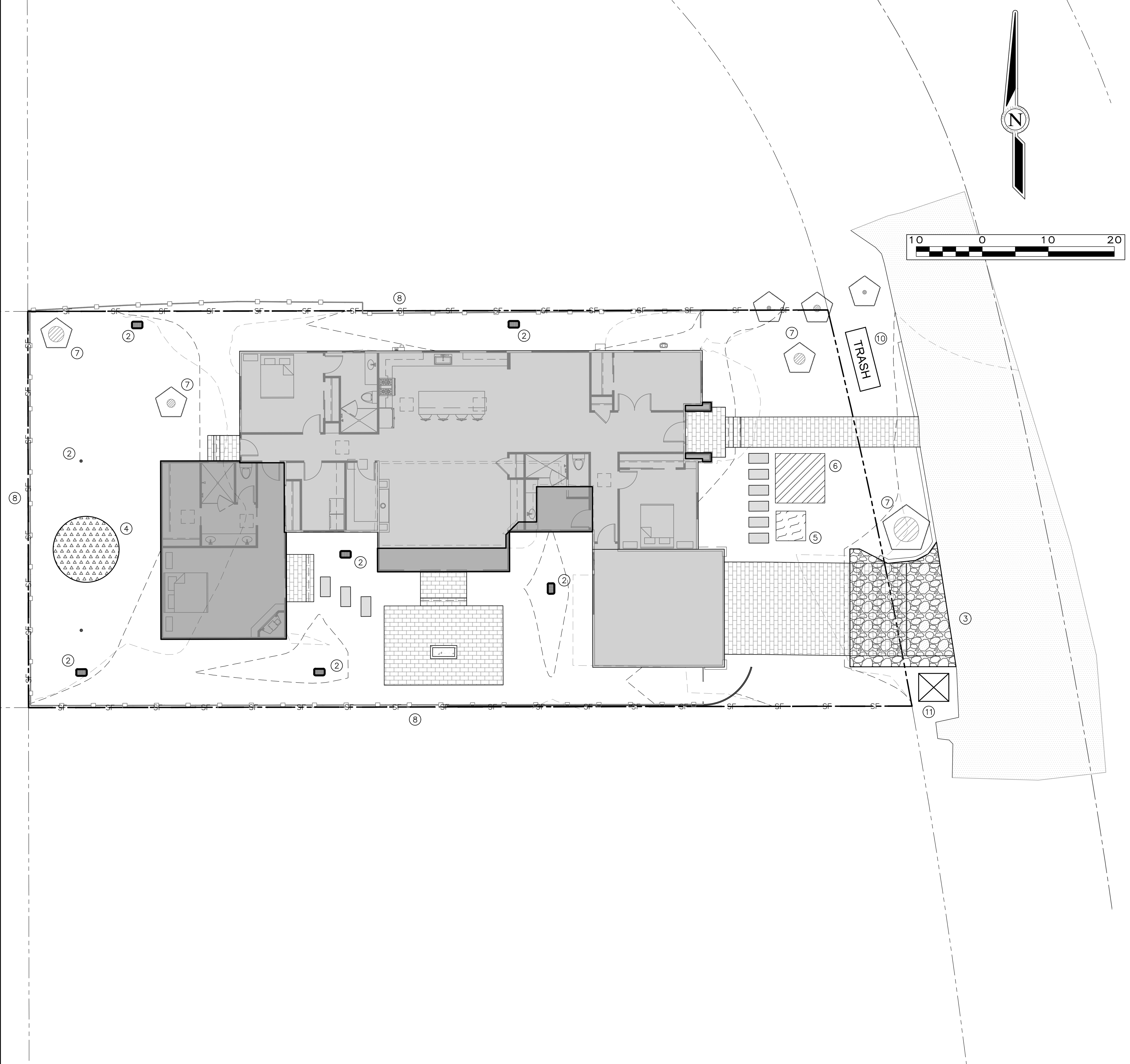
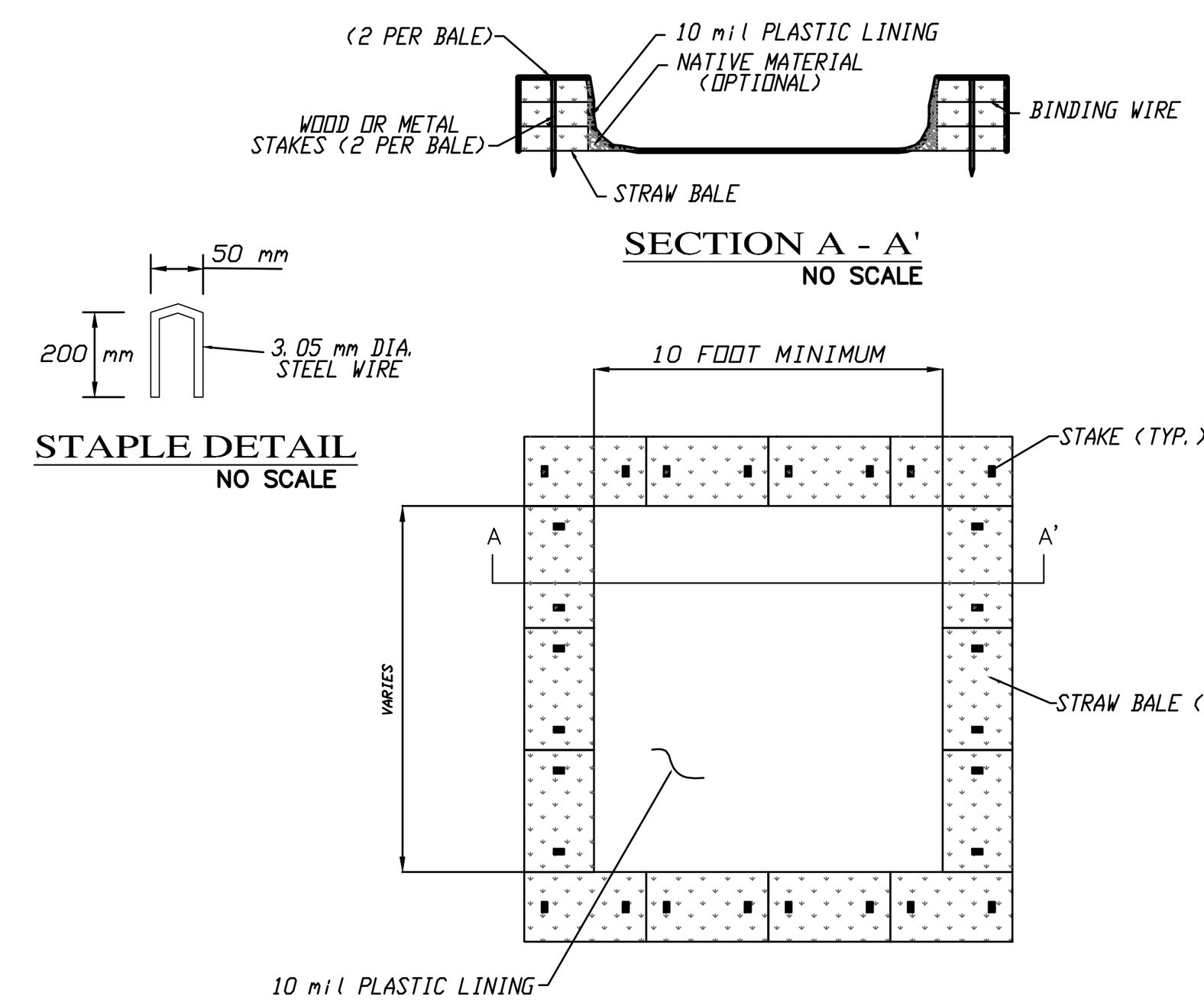


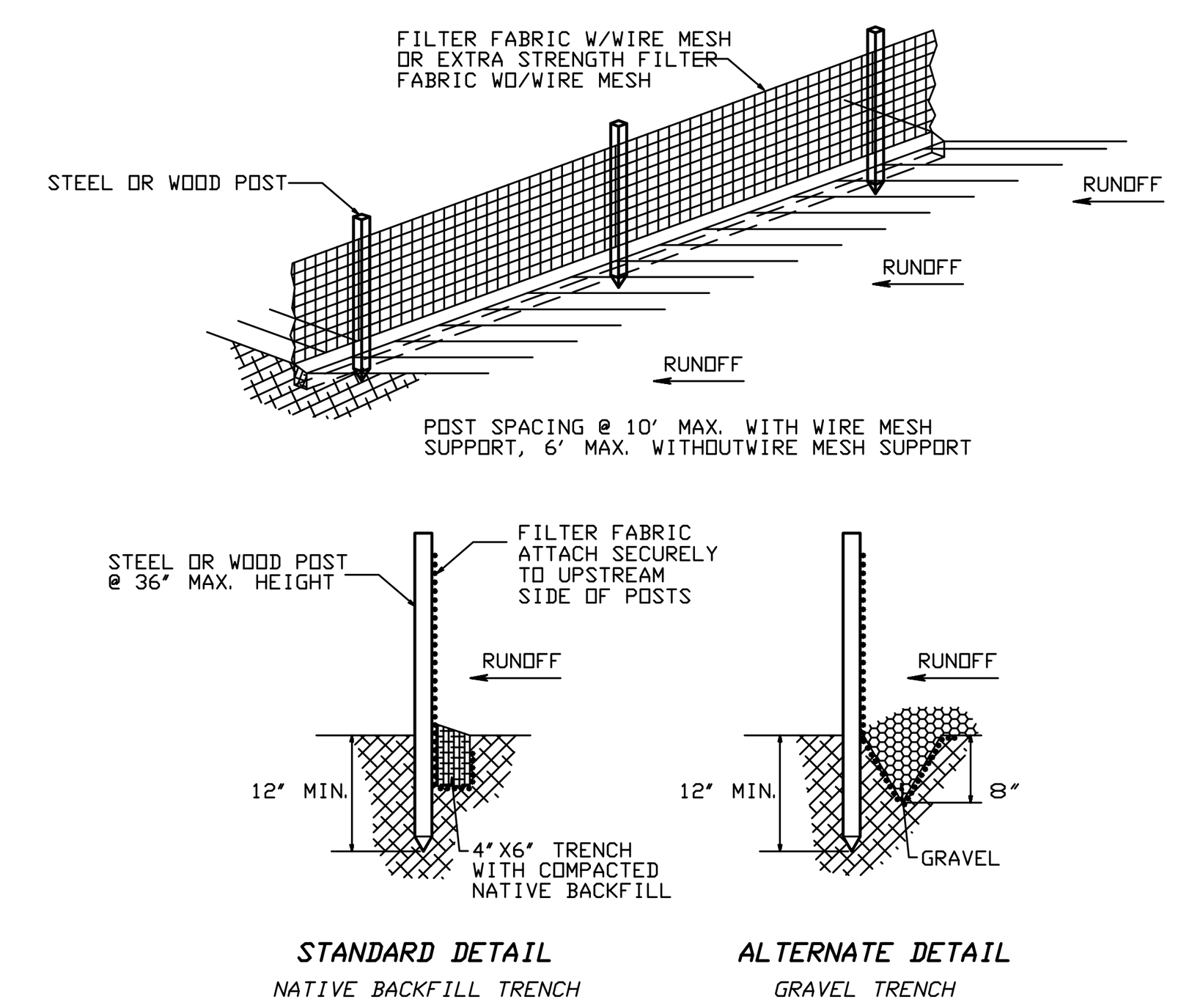


SECTION A - A'
NO SCALE

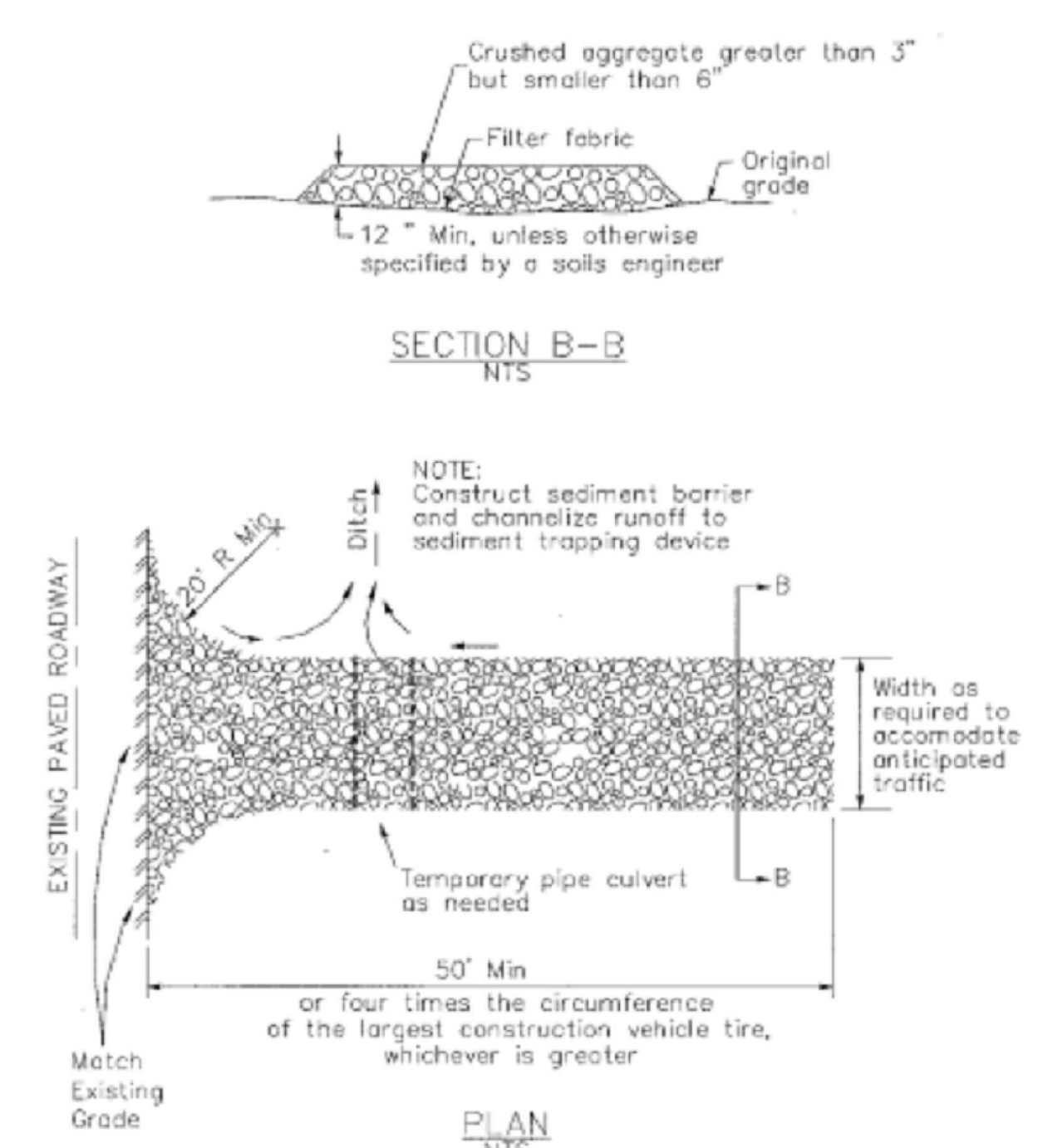
STAPLE DETAIL
NO SCALE

PLAN TYPE "ABOVE GRADE" WITH STRAW BALES
NO SCALE

CONCRETE WASHOUT
NOT TO SCALE



SILT FENCE
NOT TO SCALE



STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

EROSION & SEDIMENT CONTROL NOTES:

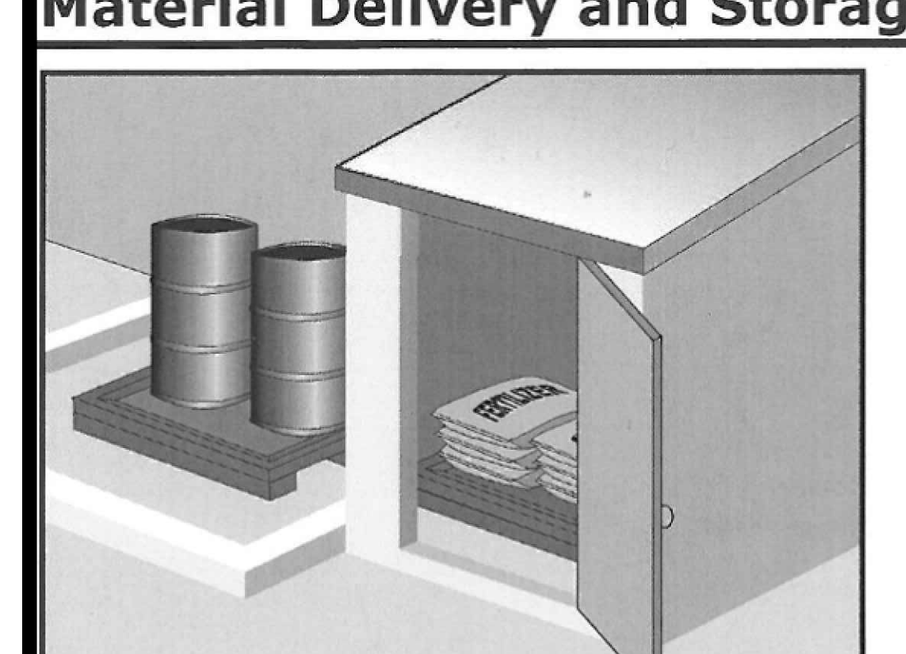
1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE AUTHORITY HAVING JURISDICTION EROSION CONTROL ORDINANCE.
2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
8) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
10) SEEDED AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATLEY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH AUTHORITY HAVING JURISDICTION GRADING AND EROSION CONTROL REGULATIONS.
12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH THE AUTHORITY HAVING JURISDICTION TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH THE AUTHORITY HAVING JURISDICTION DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

BMP LEGEND:

No.	Symbol	Description
1	— FR —	FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2		DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER – SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3		STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4		STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
5		CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
6		CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
7		TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
8	— SF —	SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.
9	N/A FOR INFORMATION ONLY	GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10	TRASH / RECYCLE	WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATERTIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
11		SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.

DETAILS
NOT TO SCALE

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

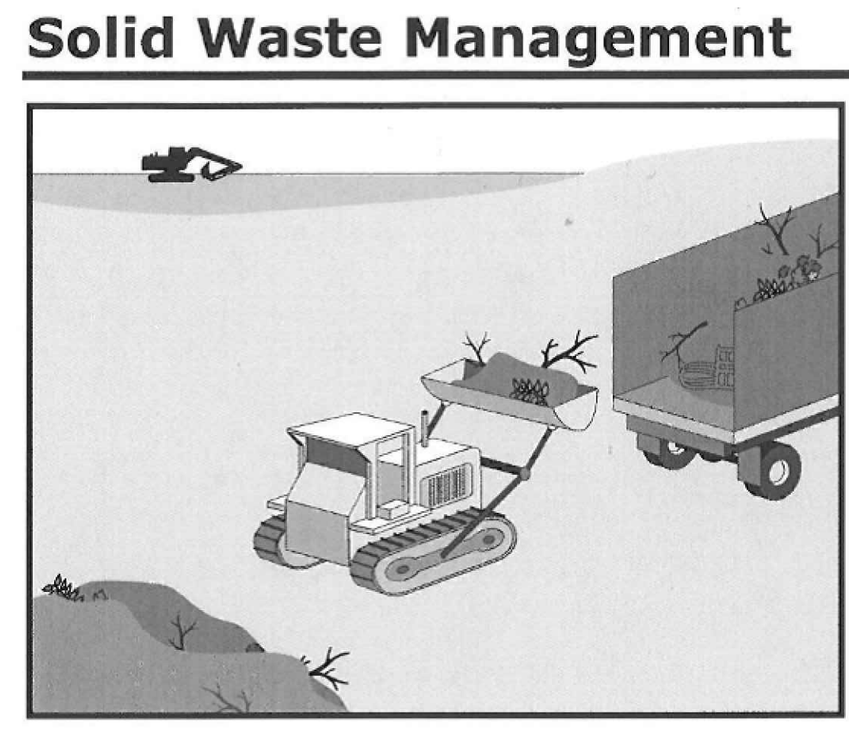
Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, 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

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	☑

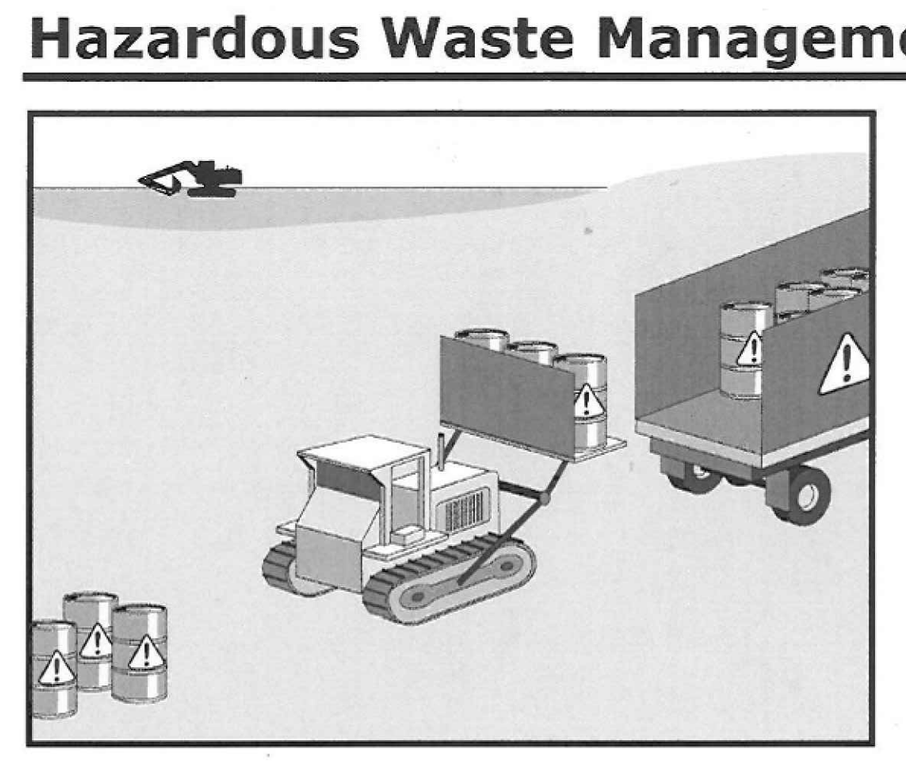
Legend:
☑ Primary Objective
☒ Secondary Objective

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	☑

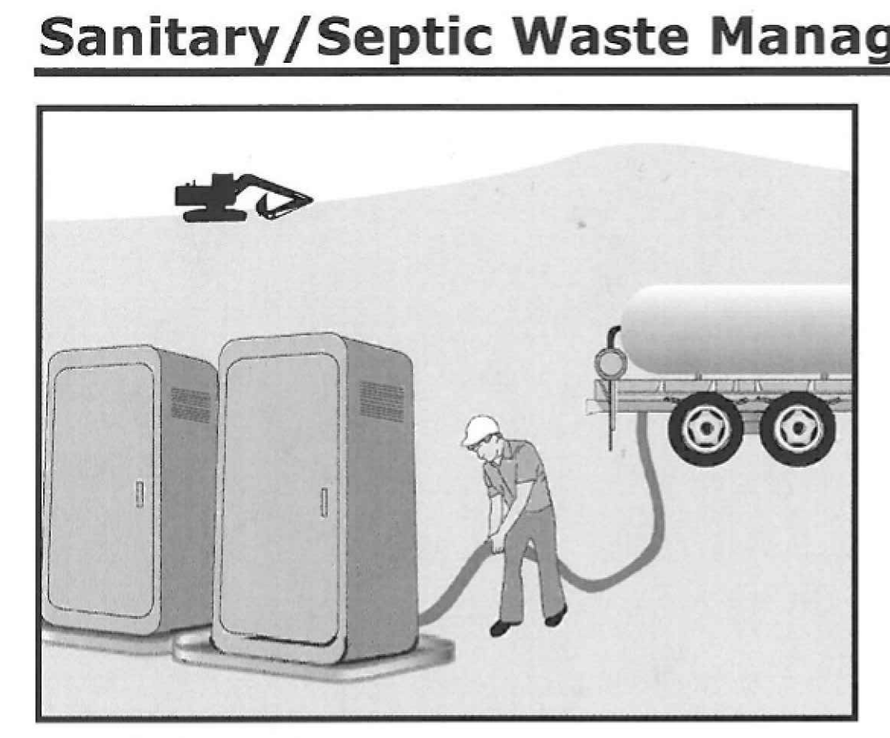
Legend:
☑ Primary Objective
☒ Secondary Objective

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



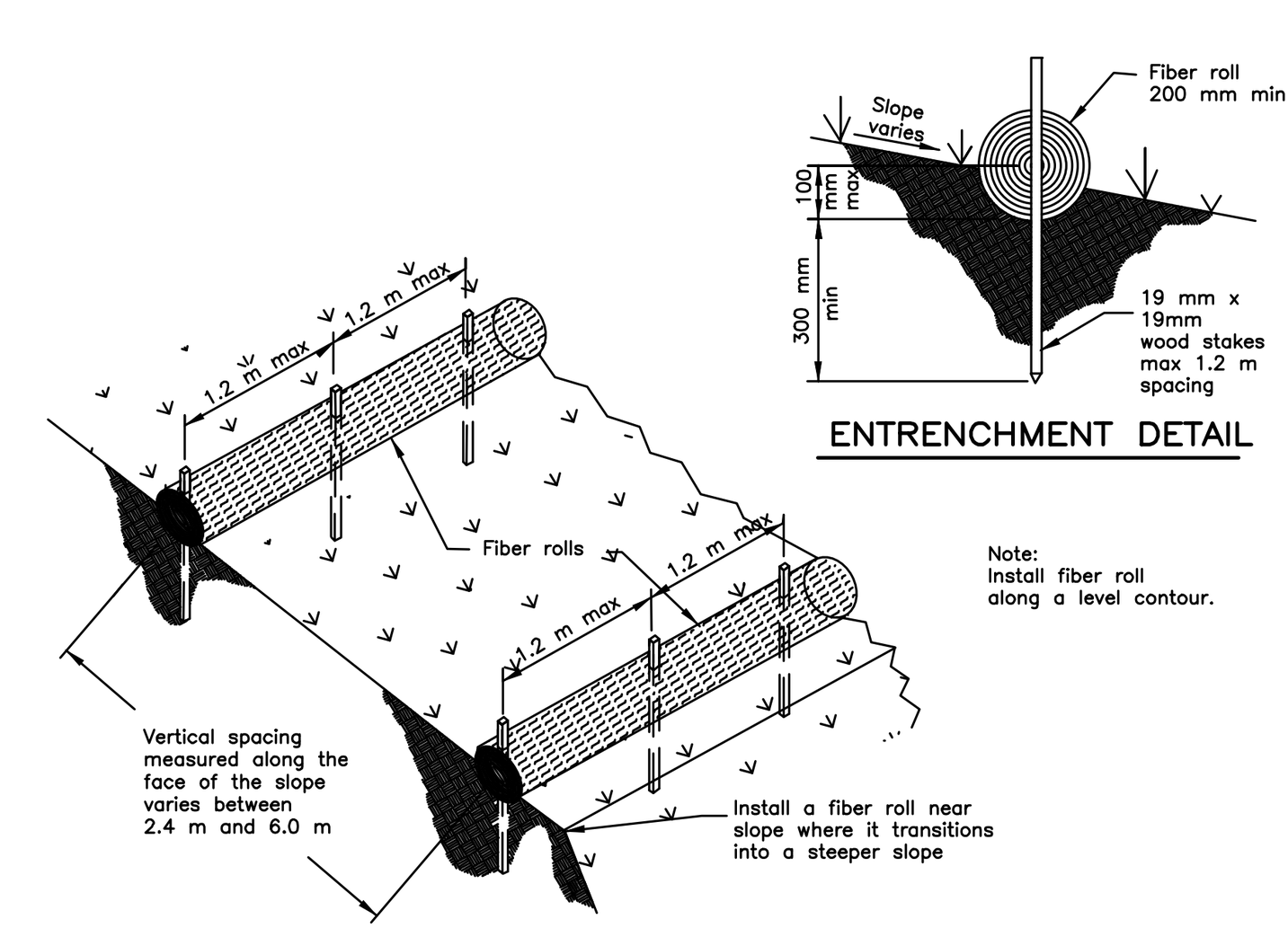
Categories		
EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	☑

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



FIBER ROLL
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER ★ STATE OF CALIFORNIA ★ Guy R. Giraudo No. 56569 Exp. 06-30-27 CIVIL

APPROVED BY: 4/20/26
GUY R. GIRAUDO

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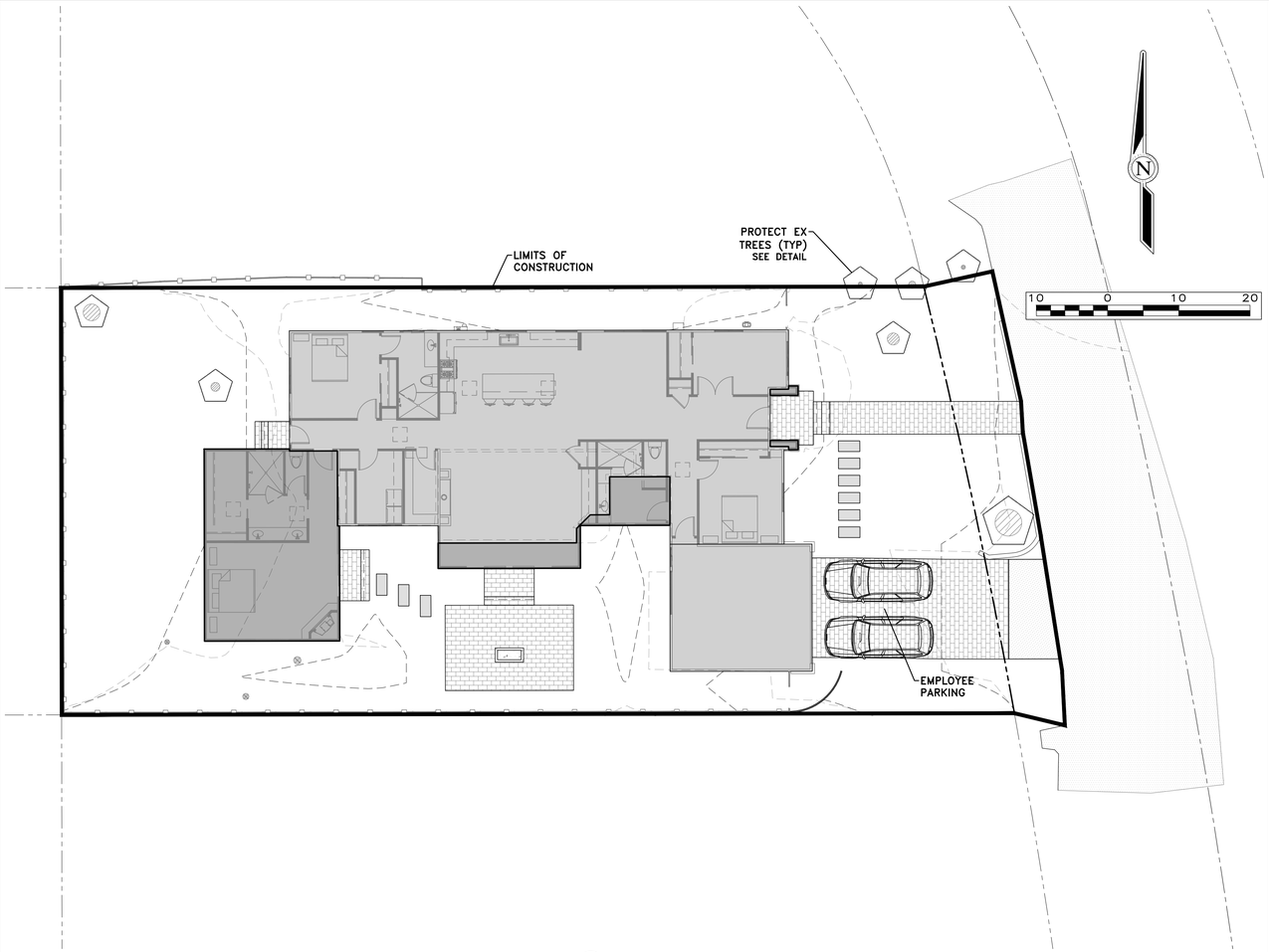


A PLAN
SCALE: 1" = 10'

SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 75 CY OF CUT & 10 CY OF FILL.

CONSTRUCTION STAGING:
A. MOBILIZE, CLEAR AND GRUB

B. SITE GRADING

C. UTILITY INSTALLATION

D. CONSTRUCT STRUCTURE

E. INSTALL PAVERS AND LANDSCAPING

F. SITE CLEANING, PUNCH LIST

MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY. SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTES:
HAUL TRUCKS SHALL BACK ONTO THE SITE FROM RIDGEWOOD RD. HAUL TRUCKS WILL EXIT THE SITE, HEADING SOUTH ON RIDGEWOOD RD. THEY WILL THEN FOLLOW THE ROUTE SHOWN IN DETAIL B, FROM RIDGEWOOD RD TO RIO RD TO CA HWY 1. FLAGGERS SHALL BE STATIONED ON RIDGEWOOD RD AS TRUCKS BACK FROM THE PUBLIC RIGHT-OF-WAY ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

TRUCK STAGING AREA:
VEHICLES OR TRUCKS SHALL NOT QUEUE ON RIDGEWOOD RD. TRUCKS SHALL QUEUE OFFSITE AND BE DIRECTED TO APPROACH THE SITE BY ONSITE PERSONNEL VIA RADIO OR PHONE.

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ON SITE WHENEVER POSSIBLE. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

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

NUMBER OF EMPLOYEES ONSITE PER DAY: APPROXIMATELY 10-20

NUMBER OF TRUCK TRIPS/DAY: 4

AMOUNT OF GRADING/DAY: 80 C.Y.

HOURS OF OPERATION/DAY: 8

DAYS OF OPERATION: MONDAY THROUGH FRIDAY

TIME OF OPERATION: 8:00 AM - 4:30 PM

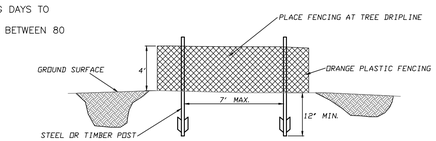
PROJECT SCHEDULING: PROJECTED START DATE IS JANUARY 1, 2027. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	5
GRADING & SOIL REMOVAL (EXPORT)	4	1
ENGINEERING MATERIALS (IMPORT)	–	–
TOTALS	8	6

TRUCK TRIP GENERATION NOTES:

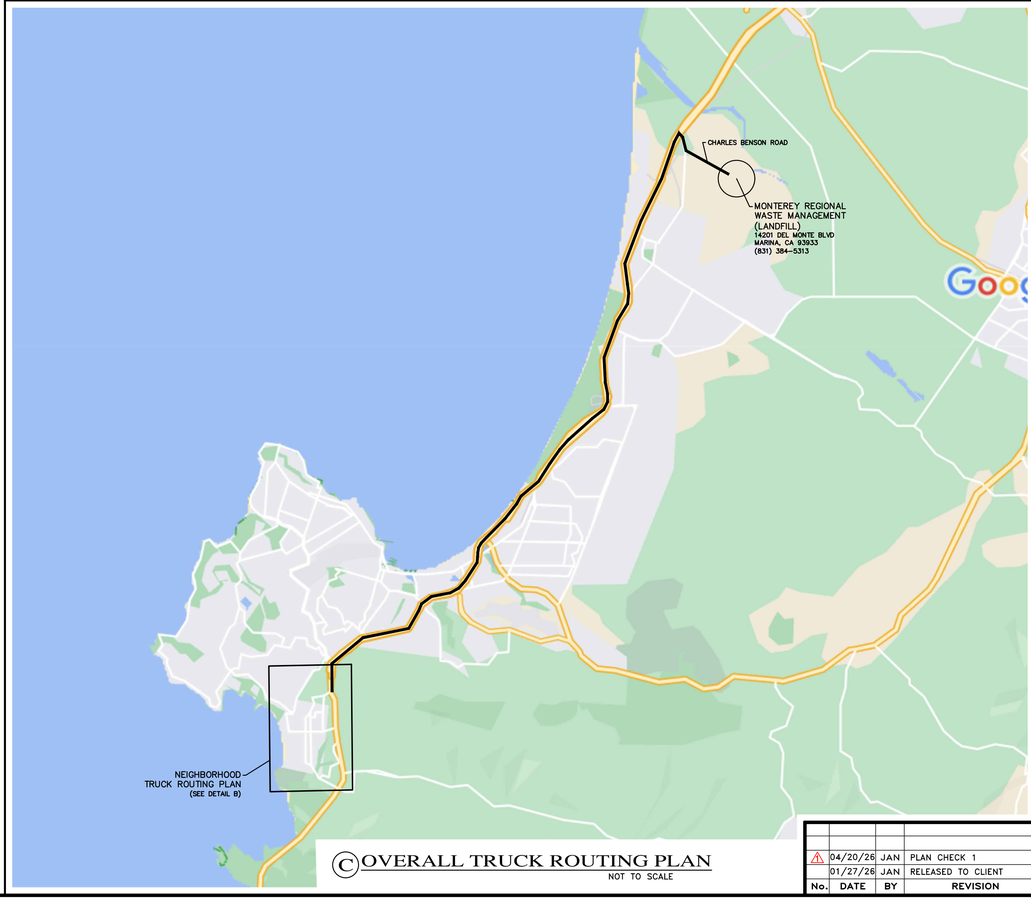
1. TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
2. THERE ARE APPROXIMATELY 65 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 6 WORKING DAYS TO COMPLETE.
4. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.



ESA FENCING
NOT TO SCALE



B NEIGHBORHOOD TRUCK ROUTING PLAN
NOT TO SCALE



C OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

PROFESSIONAL ENGINEER * REGISTERED * VIRGINIA * CIVIL
GUY R. GIRAUDO
No. 56569
Exp. 06-30-27

APPROVED BY:
GUY R. GIRAUDO
4/20/26

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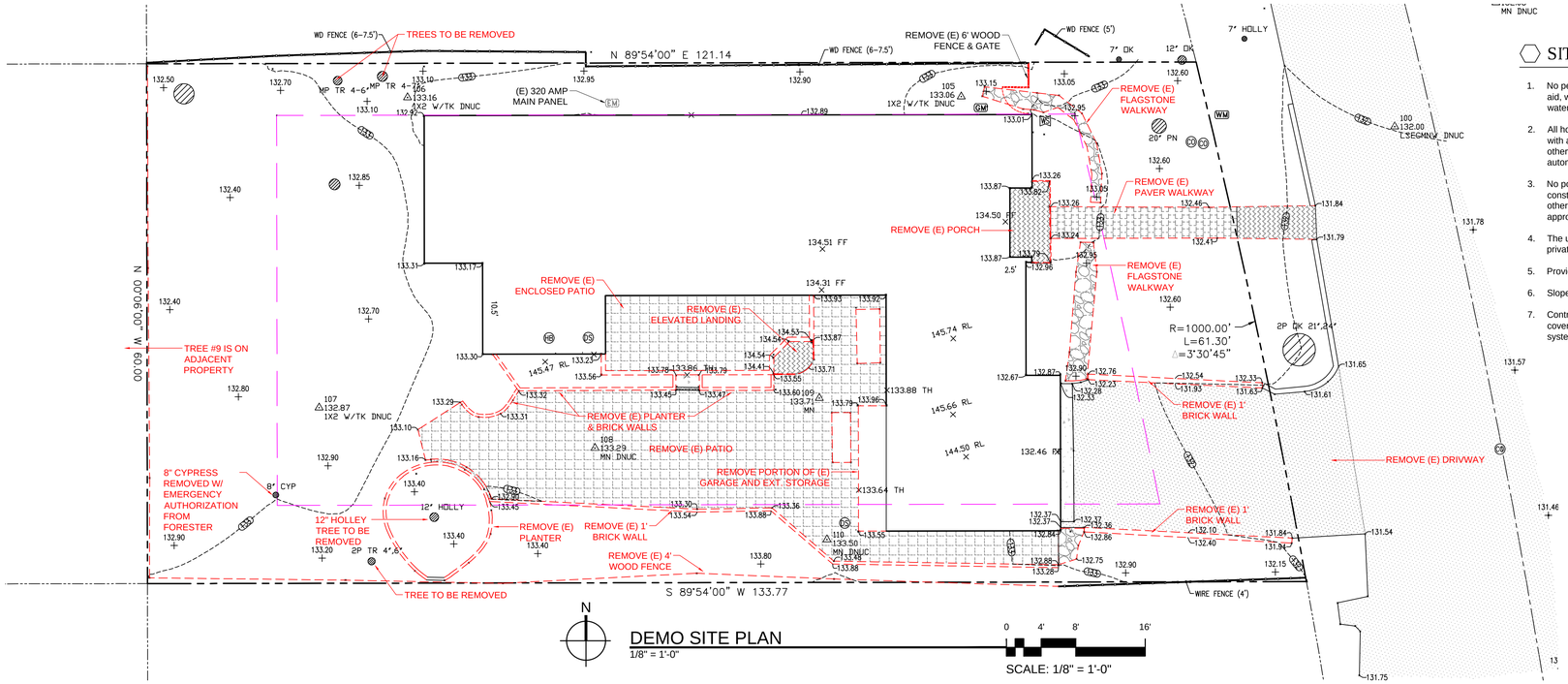
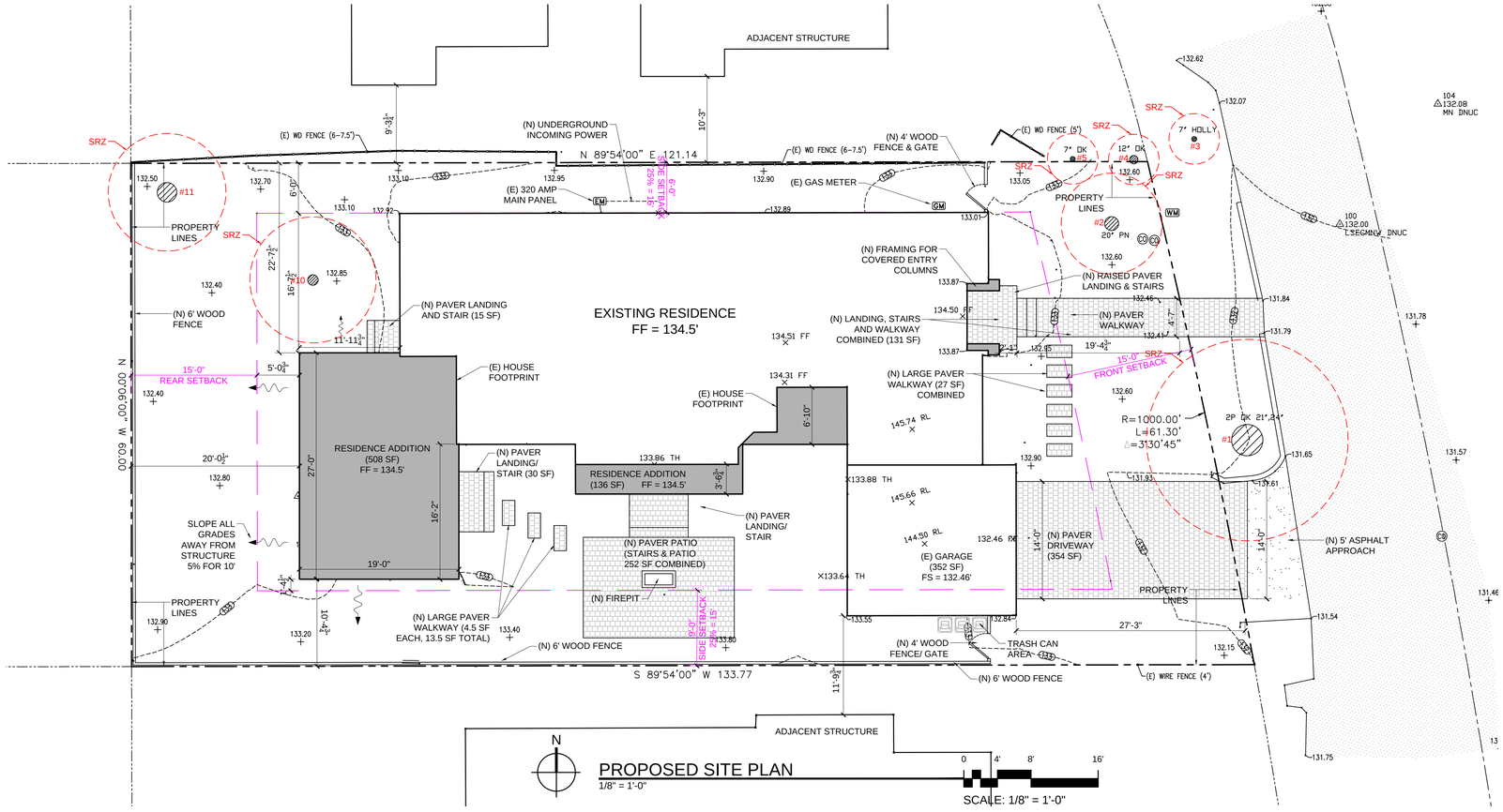
SHEET C7
OF 7 SHEETS

\\10.10.0.3\Landset_PROJECTS - LANDSET ENGINEERS\2874 - 25988 Ridgewood\2874-03 Civil Design\DWG\2874-CIVIL.dwg





SITE NOTES

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

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
CARMEL, CA 93923

APN: 009-352-002

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

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	9-25-25
PLN RE-SUBMIT	3-18-26
PLN RE-SUBMIT	4-24-26

PRINT DATE: 4/22/2026

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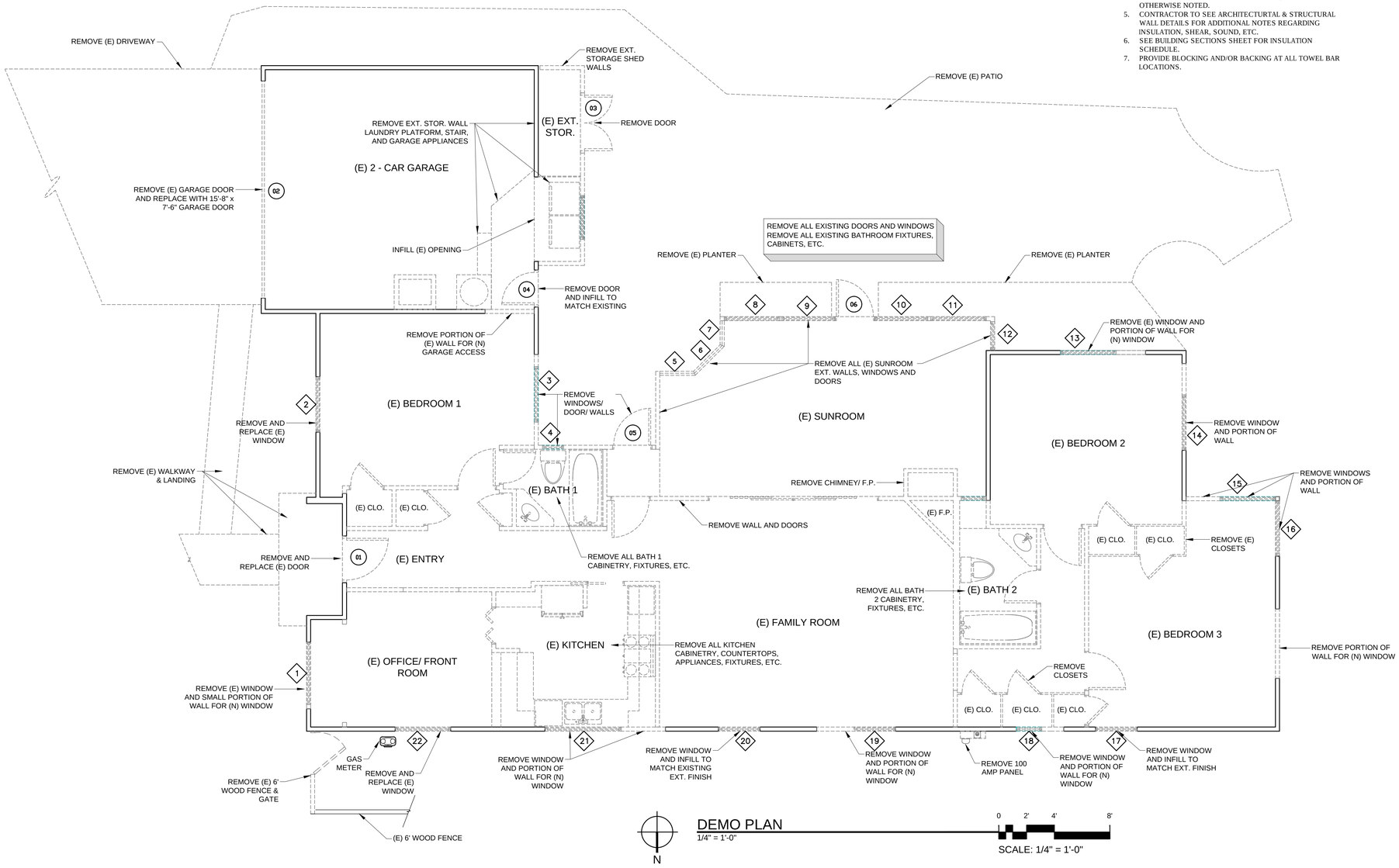
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A1.2



WALL LEGEND

- EXISTING WALLS
- DEMO WALLS
- NEW 2x4 WALLS
- NEW 2x6 WALLS

1. EXTERIOR WALLS- 2x4 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
2. INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
3. SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING GLASS MAT GYPSUM PANELS, FIBER-REINFORCED GYPSUM PANELS, NON-ASBESTOS FIBER-CEMENT BACKER BOARD, OR NON-ASBESTOS FIBER-CEMENT REINFORCED CEMENTITIOUS BACKER UNITS INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS[R702.4.2]
4. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO SEE ARCHITECTURTAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
6. SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
7. PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.

AGING-IN-PLACE DESIGN & FALL PREVENTION

IN NEW CONSTRUCTION

1. PROVIDE REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL. [R327.1.1] REINFORCEMENT SHALL BE NOT LESS THAN 2X8 BLOCKING LOCATED BETWEEN 32" AND 39-1/4" ABOVE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING. [R327.1.1 #2]
2. ALL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS SHALL BE NO MORE THAN 48" ABOVE FINISHED FLOOR AND NO LESS THAN 15" ABOVE FINISHED FLOOR. [R327.1.2]
3. AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A NET CLEAR OPENING OF NOT LESS THAN 32" MEASURED WITH THE DOOR POSITION AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.
4. DOORBELL BUTTONS, WHEN INSTALLED, SHALL EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING. [R327.1.4]

DEMOLITION NOTES

1. Cap all existing utilities to be maintained for re-use in finished construction.
2. Provide appropriate protection/coverage for existing flooring, ceiling, wall finishes, etc., to be maintained in finished construction.
3. Identify and carefully store doors, casework, millwork, light fixtures, and any other materials that will be re-used-verify with owner.
4. Contractor to verify all walls to be removed or replaced and shall provide proper shoring for structural support of any bearing walls.
5. Contractor to keep an orderly job site and dispose of debris on a periodic basis.
6. Inspect all existing foundations and framing to remain. notify designer or structural engr. if any sub- standard areas are encountered.
7. All floors are to be checked & leveled prior to any construction. shim or rebuild as necessary.
8. Provide proper protection for all trees on the construction site.

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SHEET TITLE:

DEMO PLAN

SHEET NUMBER:

A2.0

ALL EXISTING DOORS AND WINDOWS TO BE REPLACE WITH NEW

ALL NEW BATHROOM FIXTURES, CABINETRY, ETC.

ADDITION SHOWN HATCHED

WALL LEGEND

- EXISTING WALLS
- DEMO WALLS
- NEW 2x4 WALLS
- NEW 2x6 WALLS

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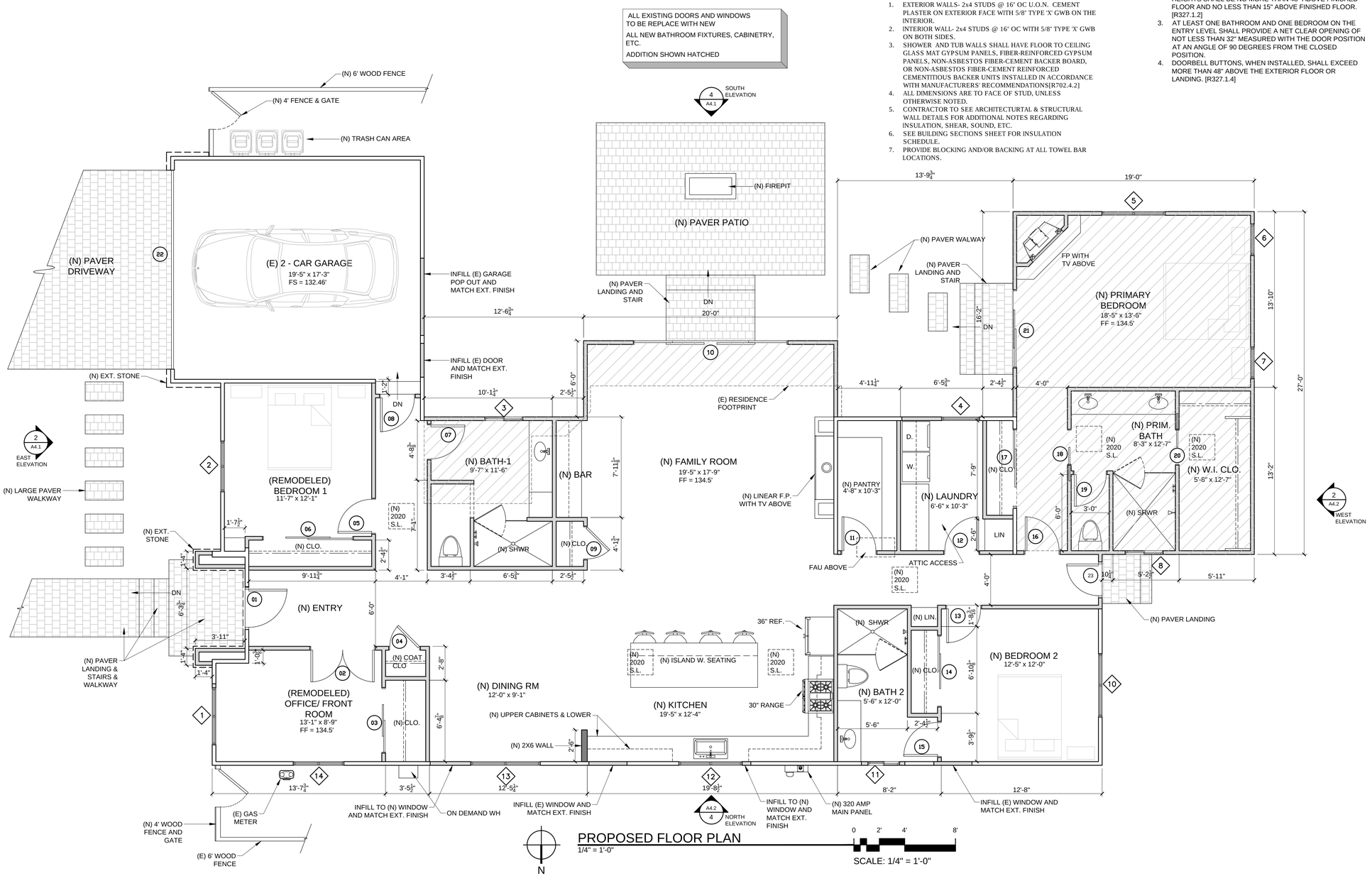

PROPOSED FLOOR PLAN

1/4" = 1'-0"

0 2' 4' 8'

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

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

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CARMEL, CA 93923

APN: 009-352-002

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SHEET TITLE:

FLOOR PLAN

SHEET NUMBER:

A2.1

FIRE SPRINKLER CALCULATIONS - REQUIRED

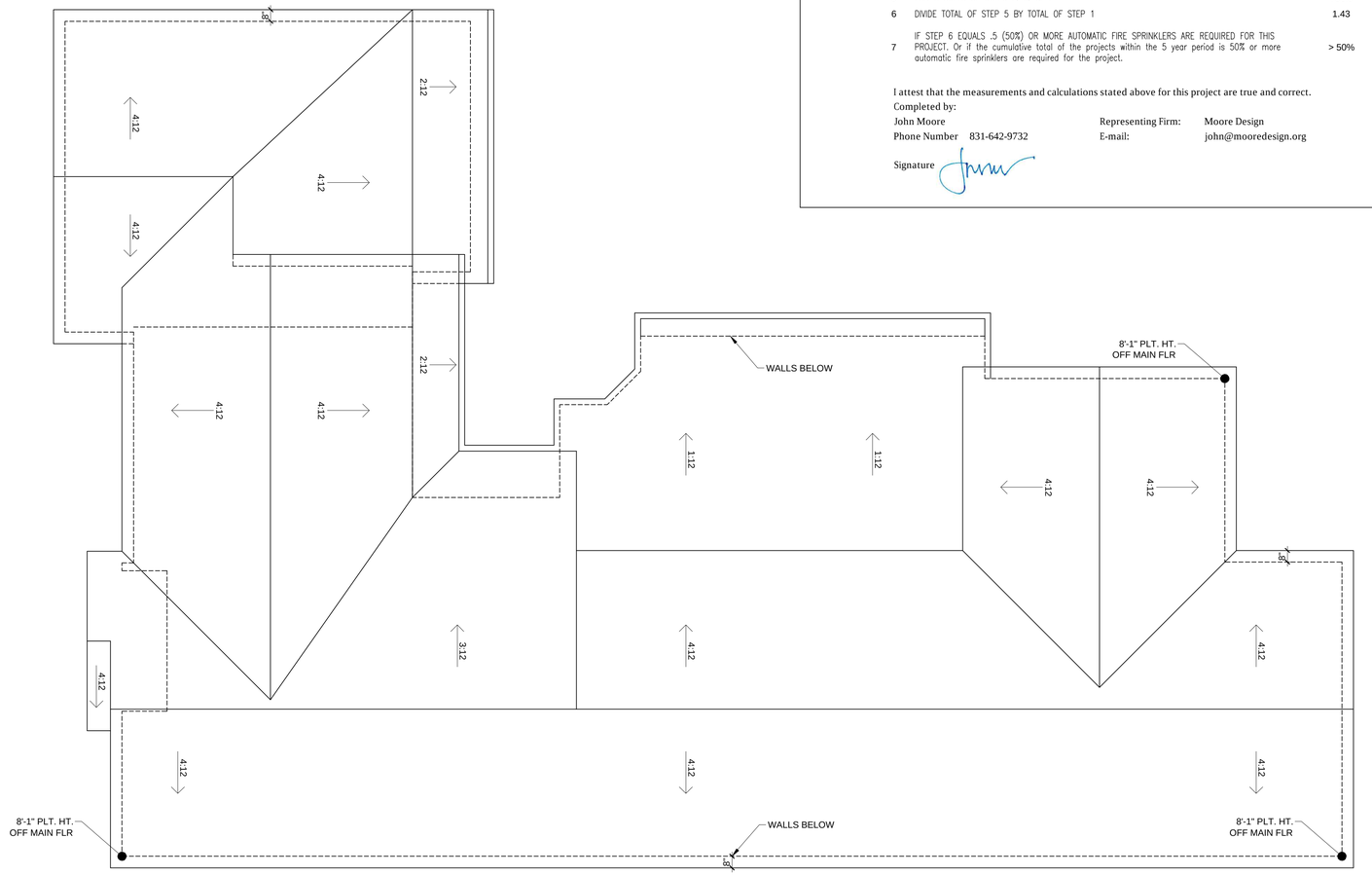
Section 102.1 Subsection 5 Monterey Fire Code Amendments of the 2022 California Fire Code

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

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

STEP	ACTION	L.F.
1	TOTAL LENGTH OF WALLS (INTERIOR & EXTERIOR) OF ORIGINAL EXISTING BUILDING	529.5
2	TOTAL LENGTH OF WALLS TO BE REPLACED/RELOCATED DURING THE REMODEL	0.0
3	TOTAL LENGTH OF WALLS TO BE PROPOSED TO BE REMOVED DURING THE REMODEL	323.5
4	TOTAL LENGTH OF WALLS OF NEW ADDITION (NOT ALREADY COUNTED IN STEPS 2 & 3)	432.5
5	ADD RESULTS OF STEPS 2, 3, & 4	756.0
6	DIVIDE TOTAL OF STEP 5 BY TOTAL OF STEP 1	1.43
7	IF STEP 6 EQUALS .5 (50%) OR MORE AUTOMATIC FIRE SPRINKLERS ARE REQUIRED FOR THIS PROJECT. Or if the cumulative total of the projects within the 5 year period is 50% or more automatic fire sprinklers are required for the project.	> 50%

I attest that the measurements and calculations stated above for this project are true and correct.
Completed by:
John Moore
Phone Number 831-642-9732
Representing Firm: Moore Design
E-mail: john@mooredesign.org
Signature



N

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

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

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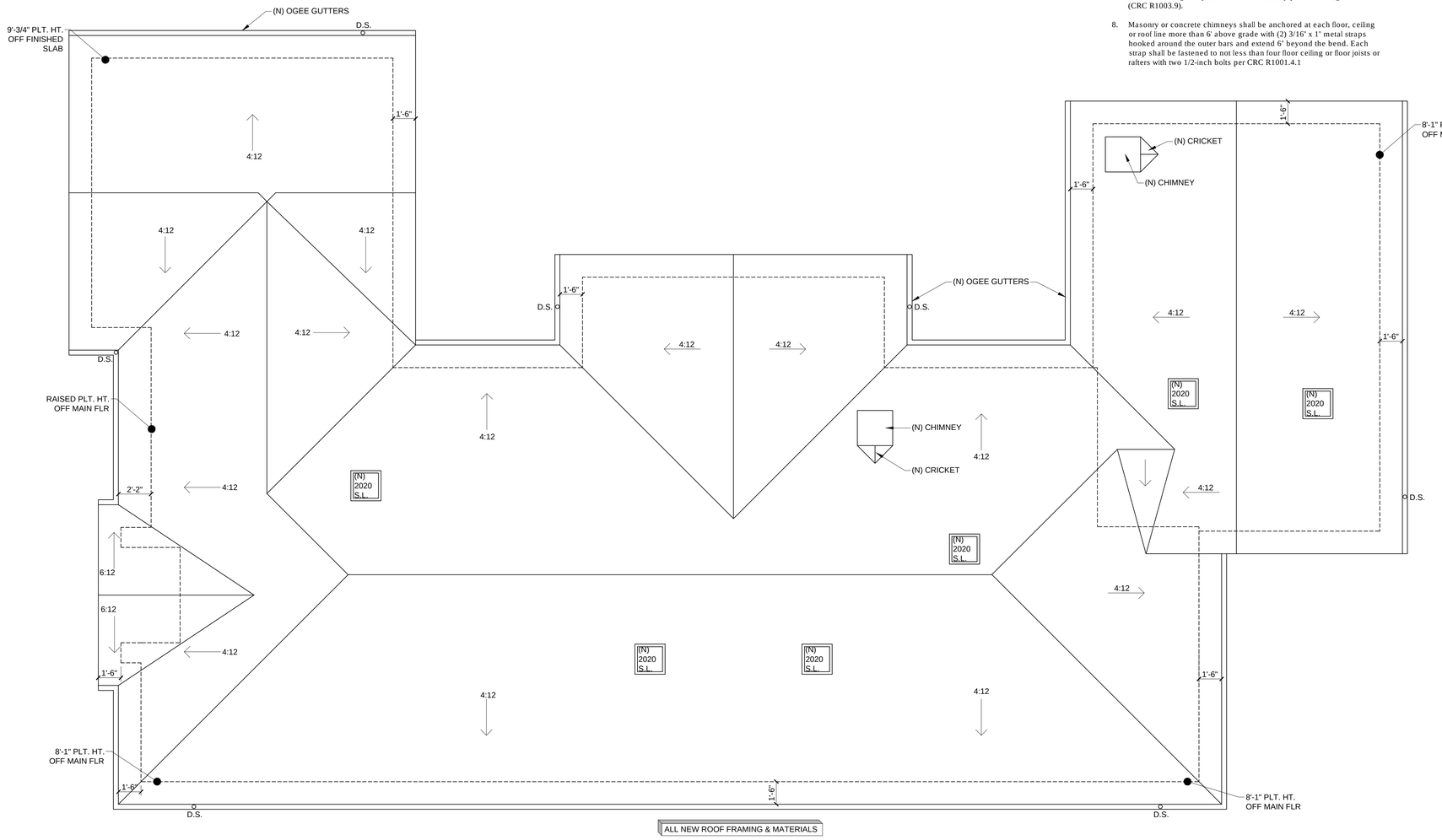
SHEET TITLE:
EXISTING ROOF PLAN

SHEET NUMBER:
A2.2

GENERAL ROOF & CHIMNEY NOTES

1. Roof Material = Presidential TL Comp. Shake Roof (Autumn Brown).
2. Field verify with owner and/or Designer color and/or blend of roofing units prior to installation
3. Roof Slope = 4/12 unless otherwise noted
4. Overhang = 1'-6" unless otherwise noted
5. Painted gutters with round downspouts
6. Gang all vent stacks to minimize quantity of roof jacks and locate roof jacks in least visible location
6. SPARK ARRESTER: Net free area of spark arrester shall not be less than four times the net free outlet of the chimney flue it serves. arresstor screen shall have heat and corrosion resistance equal to 12 gage wire, 19 gage galvanized steel or 24 gage stainless steel (CRC R1003.9.1).
7. CHIMNEY TERMINATION: Chimeys shall extend a least 2' higher than any portionof a building within 10' horizontally, but shall not be less than 3' above the highest point where the chimney passes through the roof (CRC R1003.9).
8. Masonry or concrete chimneys shall be anchored at each floor, ceiling or roof line more than 6' above grade with (2) 3/16" x 1" metal straps hooked around the outer bars and extend 6" beyond the bend. Each strap shall be fastened to not less than four floor ceiling or floor joists or rafters with two 1/2-inch bolts per CRC R1001.4.1



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

N

0 2' 4' 8'

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

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
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SHEET TITLE:

ROOF PLAN

SHEET NUMBER:

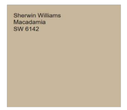
A2.3

Ridgewood LLC Remodel
25988 Ridgewood Road Carmel, CA 93923
APN# 009-352-002
Exterior Materials

Roof
Presidential TL
Comp. Shake Roof
Autumn Brown



Paint Body Color
Sherwin Williams
Macadamia
SW9517



Paint Trim Color
Sherwin Williams
Enduring Bronze
SW7055



Windows/Doors
Jeld Wen - Siteline
Clad - Wood
Chestnut Bronze
See Elevations for Grids



Skylight
Velux
Black Dark Anodized
Flat Skylight



Exterior Stone
U.S. Stone
Bradford
Prairie Shell



Wood Stain
Cabots
Burnt Hickory



Pavers
Calstone
Classic Cobble
Brown Beige Charcoal

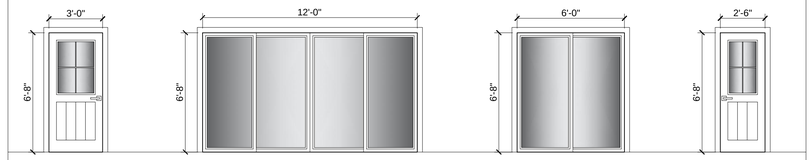


Exterior Lighting
Sodor WS-W15708
Antique Bronze
330 Lumens

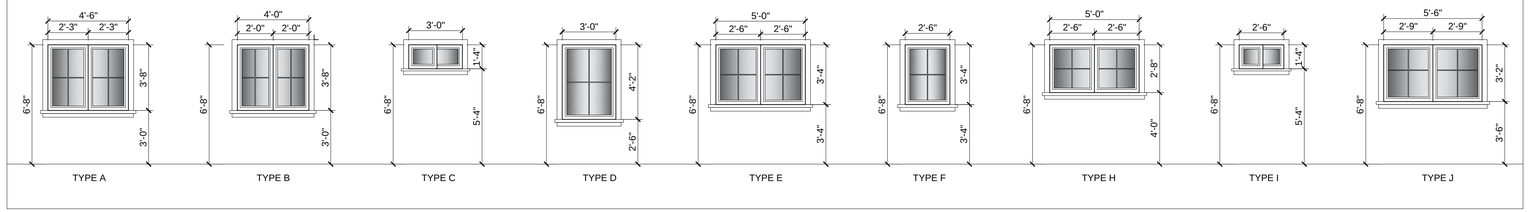


Moore Design, Inc. (831) 642-9732

EXTERIOR DOOR ELEVATIONS



WINDOW ELEVATIONS



EXISTING EXTERIOR DOOR SCHEDULE

DOOR #	LOCATION	WIDTH	HEIGHT	THICK	MATERIAL	ACTION	TYPE	REMARKS
1	ENTRY	3'-0"	6'-8"	1-3/8"	WD	SWING		
2	GARAGE	15'-8"	7'-0"	1-3/8"	WD	OH		
3	STORAGE	4'-0"	6'-5"	1-3/8"	WD	SWING		
4	GARAGE	2'-4"	6'-8"	1-3/8"	WD	SWING		
5	SUN ROOM	2'-8"	6'-8"	1-3/8"	WD	SWING		
6	SUN ROOM	2'-8"	6'-8"	1-3/8"	WD	SWING		

EXISTING WINDOW SCHEDULE

WDW #	LOCATION	WIDTH	HEIGHT	HEAD HT	JAMB	MATERIAL	ACTION	TYPE	REMARKS
1	OFFICE	4'-6"	3'-6"	6'-8"	3-1/2"	WD	DBL. CASEMENT		
2	BEDROOM 1	4'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
3	BEDROOM 1	4'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
4	BATH 1	1'-6"	2'-11"	6'-8"	3-1/2"	WD	SINGLE HUNG		
5	SUNROOM	2'-6"	6'-5"	7'-4"	3-1/2"	WD	PICTURE		
6	SUNROOM	2'-8"	6'-5"	7'-4"	3-1/2"	WD	PICTURE		
7	SUNROOM	1'-10"	4'-2"	7'-4"	3-1/2"	WD	PICTURE		
8	SUNROOM	4'-0"	4'-0"	6'-11"	3-1/2"	WD	PICTURE		
9	SUNROOM	3'-10"	5'-0"	6'-11"	3-1/2"	WD	PICTURE		
10	SUNROOM	3'-10"	5'-0"	6'-11"	3-1/2"	WD	PICTURE		
11	SUNROOM	4'-0"	4'-0"	6'-11"	3-1/2"	WD	PICTURE		
12	SUNROOM	2'-0"	4'-0"	6'-8"	3-1/2"	WD	CASEMENT		
13	BEDROOM 2	4'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
14	BEDROOM 2	4'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
15	BEDROOM 3	4'-0"	4'-0"	6'-8"	3-1/2"	WD	PICTURE		
16	BEDROOM 3	4'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
17	BEDROOM 3	3'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
18	BATH 2	1'-10"	1'-7"	7'-3"	3-1/2"	WD	PICTURE		
19	FAMILY ROOM	3'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
20	FAMILY ROOM	3'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		
21	KITCHEN	5'-6"	3'-5"	6'-8"	3-1/2"	WD	CASEMENT		O-X-O
22	OFFICE	4'-0"	4'-0"	6'-8"	3-1/2"	WD	SINGLE HUNG		

PROPOSED DOOR SCHEDULE

DOOR #	LOCATION	WIDTH	HEIGHT	THICK	MATERIAL	ACTION	TYPE	REMARKS
1	ENTRY	3'-0"	6'-8"	1-3/8"	WD	SWING	1	TEMP. - PAINTED
2	OFFICE	5'-0"	6'-8"	1-3/8"	WD	SWING		FRENCH - PAINTED
3	OFFICE	5'-0"	6'-8"	1-3/8"	WD	SLIDER		PAINTED
4	COAT CLOSET	2'-4"	6'-8"	1-3/8"	WD	SWING		PAINTED
5	BEDROOM 1	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
6	BEDROOM 1	7'-0"	6'-8"	1-3/8"	WD	SLIDER		PAINTED
7	BATH 1	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
8	GARAGE	2'-8"	6'-8"	1-3/8"	WD	SWING		SEE DOOR NOTE 8
9	FAM. RM. CLO.	2'-6"	6'-8"	1-3/8"	WD	SWING		PAINTED
10	FAMILY ROOM	12'-0"	6'-8"	1-3/8"	WD	SLIDER	2	4-PANEL PAINTED - TEMP.
11	PANTRY	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
12	LAUNDRY	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
13	BEDROOM 2	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
14	BEDROOM 2	5'-6"	6'-8"	1-3/8"	WD	SWING		PAINTED
15	BATH 2	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
16	PRIMARY BED.	2'-8"	6'-8"	1-3/8"	WD	SWING		PAINTED
17	PRIMARY BED.	6'-0"	6'-8"	1-3/8"	WD	SLIDER		PAINTED
18	PRIMARY BATH	2'-8"	6'-8"	1-3/8"	WD	POCKET		PAINTED
19	PRIMARY BATH	2'-6"	6'-8"	1-3/8"	WD	SWING		PAINTED
20	PRIMARY BATH	2'-8"	6'-8"	1-3/8"	WD	POCKET		PAINTED
21	PRIMARY BED.	6'-0"	6'-8"	1-3/8"	WD	SLIDER	3	PAINTED - TEMP.
22	GARAGE	15'-8"	7'-6"		ALUM.	OVERHEAD		PAINTED
23	HALLWAY	2'-6"	6'-8"	1-3/8"	WD	SWING	4	PAINTED - TEMP.
	CONTRACTOR TO VERIFY ALL SIZES AND VERIFY WITH OWNER IF ANY DOORS CAN BE REUSED							
	PROVIDE GALV PAN UNDER ALL EXTERIOR DOORS							

PROPOSED WINDOW SCHEDULE

WDW #	LOCATION	WIDTH	HEIGHT	HEAD HT	JAMB	MATERIAL	ACTION	TYPE	REMARKS
1	OFFICE	4'-6"	3'-8"	6'-8"	3-1/2"	WD	DOUBLE CASE.	A	
2	BEDROOM 1	4'-6"	3'-8"	6'-8"	3-1/2"	WD	DOUBLE CASE.	A	
3	BATH 1	3'-0"	1'-4"	6'-8"	3-1/2"	WD	HORIZ. SLIDER	C	TEMP.
4	LAUNDRY RM.	3'-0"	4'-2"	6'-8"	3-1/2"	WD	CASEMENT	D	TEMP.
5	PRIMARY BED.	5'-0"	3'-4"	6'-8"	3-1/2"	WD	DOUBLE CASE.	E	
6	PRIMARY BED.	2'-6"	3'-4"	6'-8"	3-1/2"	WD	CASEMENT	F	
7	PRIMARY BED.	2'-6"	3'-4"	6'-8"	3-1/2"	WD	CASEMENT	F	
8	PRIMARY BATH	3'-0"	1'-4"	6'-8"	3-1/2"	WD	HORIZ. SLIDER	C	TEMP.
9	NOT USED								
10	BEDROOM 2	5'-0"	2'-8"	6'-8"	3-1/2"	WD	DOUBLE CASE.	H	
11	BATH 2	2'-6"	1'-4"	6'-8"	3-1/2"	WD	HORIZ. SLIDER	I	TEMP.
12	KITCHEN	5'-0"	2'-8"	6'-8"	3-1/2"	WD	DOUBLE CASE.	H	
13	DINING ROOM	5'-6"	3'-2"	6'-8"	3-1/2"	WD	DOUBLE CASE.	J	
14	OFFICE	4'-0"	3'-8"	6'-8"	3-1/2"	WD	DOUBLE CASE.	B	

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
CARMEL, CA 93923

APN: 009-352-002

MOORE DESIGN Inc.
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john@mooredesign.org

DRAWING RECORD

DESCRIPTION	ISSUED
PLN SUBMIT	9-25-25
PLN RE-SUBMIT	3-18-26
PLN RE-SUBMIT	4-24-26

PRINT DATE: 4/22/2026

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SHEET TITLE:
SCHEDULES

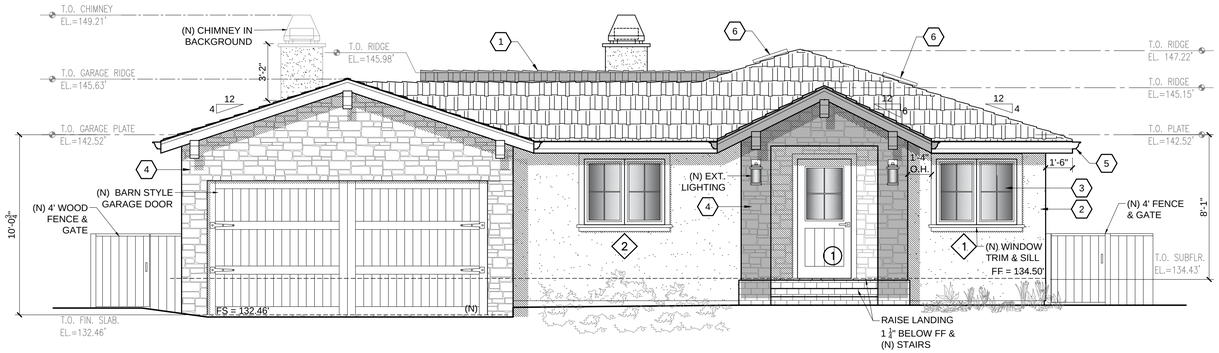
SHEET NUMBER:
A3.1



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

0 2' 4' 8'

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



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

0 2' 4' 8'

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

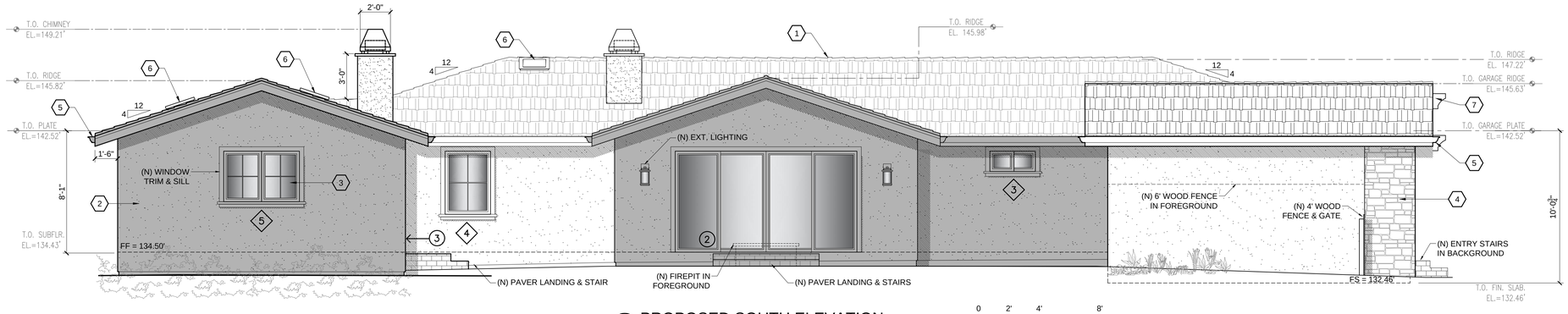
ALL NEW ROOF FRAMING & ROOFING MATERIAL
ALL NEW DOORS AND WINDOWS
ADDITION SHOWN SHADED



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

0 2' 4' 8'

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



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

0 2' 4' 8'

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

ALL NEW ROOF FRAMING & ROOFING MATERIAL
ALL NEW DOORS AND WINDOWS
ADDITION SHOWN SHADED

SHEET NOTES

1. ROOF - PRESIDENTIAL TL COMP SHAKE ROOF - AUTUMN BROWN
2. WALLS - TWO COATS EXTERIOR PAINT (SHERMAN WILLIAMS MACADAMIA SW9517) OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
3. WINDOWS - JELD WEN CLAD-WOOD DOUBLE PANE WINDOWS (CHESTNUT BRONZE) WITH 1X TRIM AND 2X SILL (ENDURING BRONZE SW 7055).
4. EXTERIOR STONE - U.S. STONE - BRADFORD - PRAIRIE SHELL.
5. GUTTERS - PAINTED OGEE GUTTERS WITH 3" ROUND DOWNSPOUTS.
6. SKYLIGHTS - VELUX DARK ANODIZED FLAT SKYLIGHTS.
7. CORBELS - DECORATIVE CORBELS (CABOTS - BURNT HICKORY STAIN).

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
CARMEL, CA 93923

APN: 009-352-002

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SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

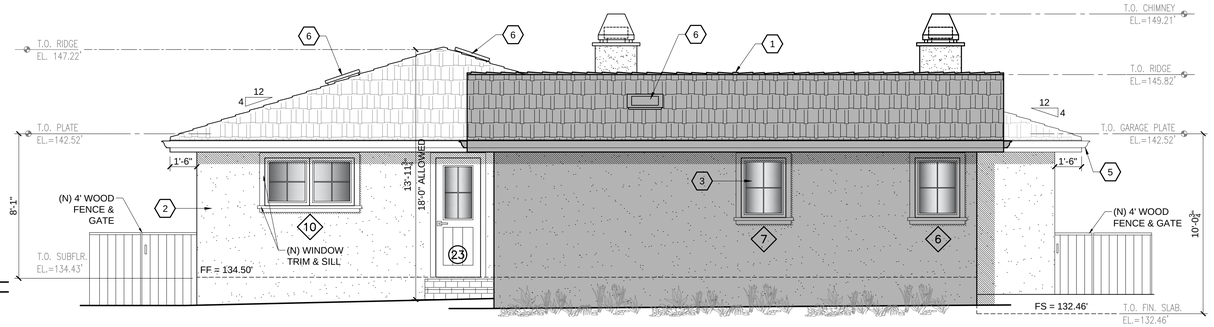
A4.1



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

0 2' 4' 8'

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

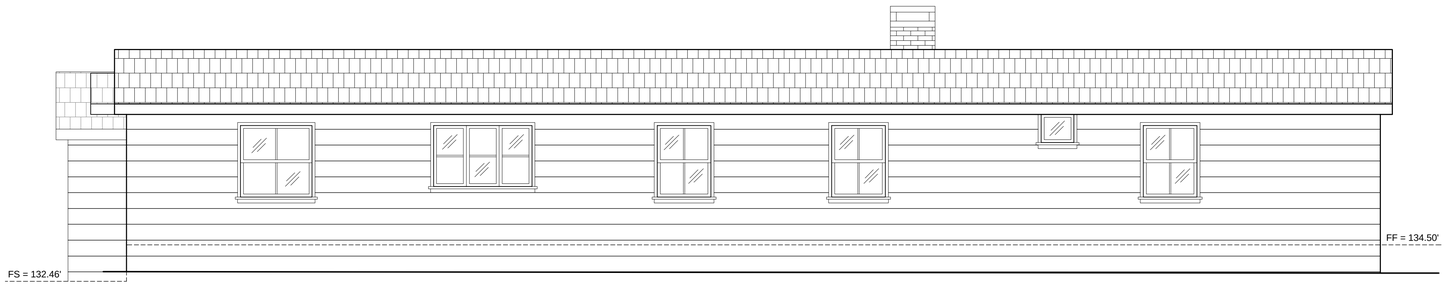


2 PROPOSED WEST ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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

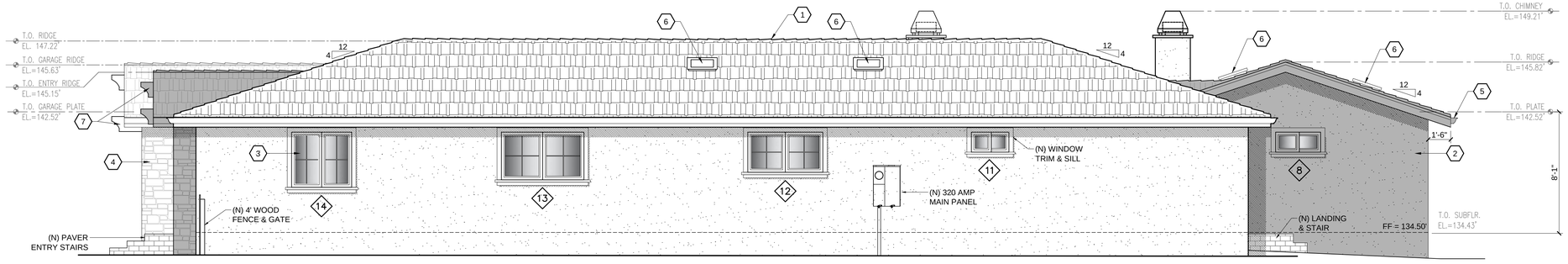
ALL NEW ROOF FRAMING & ROOFING MATERIAL
ALL NEW DOORS AND WINDOWS
ADDITION SHOWN SHADED



3 EXISTING NORTH ELEVATION
1/4" = 1'-0"

0 2' 4' 8'

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



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

0 2' 4' 8'

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

ALL NEW ROOF FRAMING & ROOFING MATERIAL
ALL NEW DOORS AND WINDOWS
ADDITION SHOWN SHADED

SHEET NOTES

1. ROOF - PRESIDENTIAL TL COMP SHAKE ROOF - AUTUMN BROWN
2. WALLS - TWO COATS EXTERIOR PAINT (SHERMAN WILLIAMS MACADAMIA SW9517) OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
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7. CORBELS - DECORATIVE CORBELS (CABOTS - BURNT HICKORY STAIN).

PROJECT NAME:

RIDGEWOOD LLC REMODEL AND ADDITION

25988 RIDGEWOOD ROAD
CARMEL, CA 93923

APN: 009-352-002

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DRAWING RECORD

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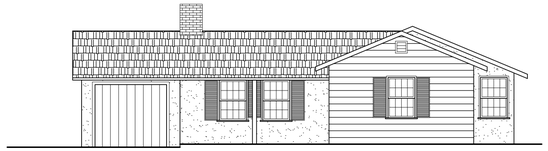
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

A4.2



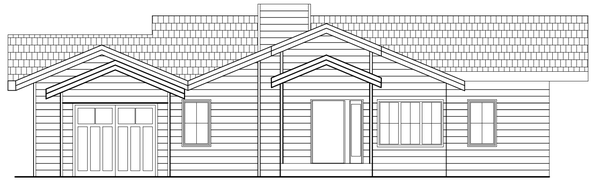
ADJACENT RESIDENCE (SOUTH)



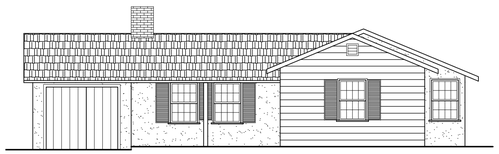
1 EXISTING STREETSCAPE
1/8" = 1'-0"

0 4' 8' 16'

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



ADJACENT RESIDENCE (NORTH)



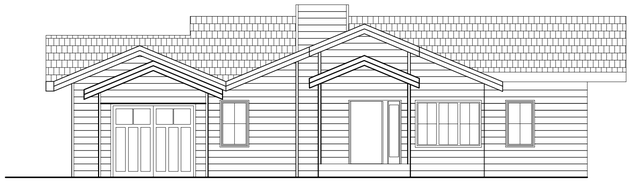
ADJACENT RESIDENCE (SOUTH)



2 PROPOSED STREETSCAPE
1/8" = 1'-0"

0 4' 8' 16'

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



ADJACENT RESIDENCE (NORTH)

PROJECT NAME:

RIDGEWOOD LLC
REMODEL AND
ADDITION

25988 RIDGEWOOD
ROAD
CARMEL, CA 93923

APN: 009-352-002

MOORE DESIGN Inc.
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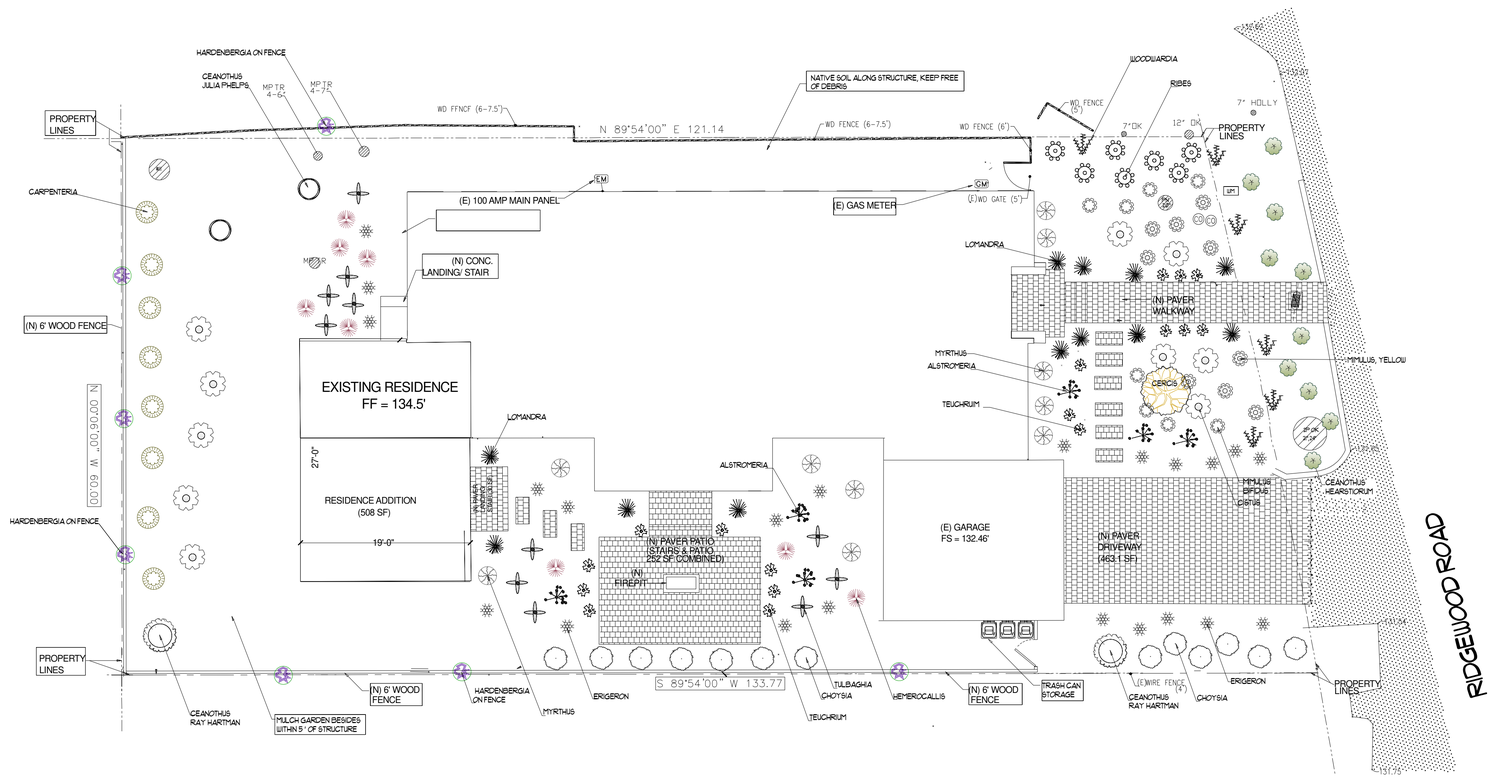
SHEET TITLE:

STREETSCAPE

SHEET NUMBER:

A4.3



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME		SIZE	QTY	** WUC
	ALSTROMERIA "INDIAN SUMMER"	PERUVIAN LILY		5 GAL	6	M
	CARPENTERIA CALIFORNICA	CALIFORNIA ANEMONE BUSH		5 GAL	8	L
	CEANOTHUS HEARSTIORUM	HEARST'S CALIFORNIA LILAC	*	5 GAL	10	VL
	CEANOTHUS"JULIA PHELPS"	JULIA PHELPS CALIFORNIA LILAC	*	5 GAL	2	VL
	CEANOTHUS RAY HARTMAN	RAY HARTMAN CALIFORNIA LILAC	*	15 GAL	2	VL
	CERCIS "FOREST PANSIE"	WESTERN REDBUD	*	15 GAL	1	L
	CHOYSIA TERNATA	MEXICAN ORANGE		5 GAL	13	M
	CISTUS "VICTOR REITER"	PINK ROCK ROSE		5 GAL	10	L
	ERIGERON KARVINSKIANUS	MEXICAN FLEABANE		1 GAL	22	L
	HARDENBERIA VIOLACEA	HAPPY WANDERER VINE		5 GAL	7	M
	HEMEROCALLIS HYBRIDYS , YELLOW	YELLOW DAY LILY		1 GAL	8	L
	LOMANDRA "PLATINUM BEAUTY	VARIEGATED MAT RUSH		5 GAL	12	M
	MIMULUS BIFIDUS	WHITE STICKY MONKEY FLOWER	*	1 GAL	8	VL
	MIMULUS "JELLY BEAN YELLOW"	YELLOW STICKY MONKEY FLOWER	*	1 GAL	9	VL
	MYRTHUS COMMUNIS	MYRTLE	*	5 GAL	10	L
	RIBES AUREUM VAR. GRACILLIMUM	GOLDEN CURRANT	*	5 GAL	7	L
	TEUCHRIUM CHAMAEDRYS	WALL GERMANDER		1 GAL	17	L
	TULBAGHIA FRAGRANCE	SOCIETY GARLIC		1 GAL	11	L
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	*	5 GAL	6	M

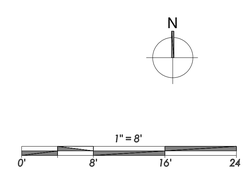
* NATIVE

** FROM : WATER USE CLASIFICATION OF LANDSCAPE SPECIES
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)

M MODERTE WATER NEEDS
L LOW WATER NEEDS
VL LOW WATER NEEDS

GENERAL NOTES

1. CONTRACTOR TO OBTAIN SOIL ANALYSIS PRIOR TO BEGINNING OF PLANTING AND TO PREPARE, AMEND AND FERTILIZE EXISTING SOIL FOLLOWING RECOMMENDATIONS IN THE SOIL ANALYSIS.
2. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES.
3. STAKE ALL TREES WITH MINIMUM 6' TALL LODGEPOLE STAKES, FOLLOWING STANDARD NURSERY PRACTICES.
4. INSTALL 3" MULCH TO ALL PLANTING AREAS EXCEPT WITHIN 5 FEET OF BUILDINGS. MULCH TO BE MICRO BARK OR SIMILAR. SUBMIT A SAMPLEOF MULCH FOR OWNER & LANDSCAPE DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.
5. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
6. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
7. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
8. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
9. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS.
10. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS. IRRIGATION SYSTEM TO BE A DESIGN BUILD. ALL SHRUB AREAS TO BE DRIP IRRIGATED.



Capriola & Mitchell Design Services

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831.595.7053
NINACAPRIOLADESIGN.COM
Nina Capriola

DORIS MITCHELL
831.595.5205
CSCL #1117738

Project Aname: RIDGEWOOD LLC

PLANTING PLAN

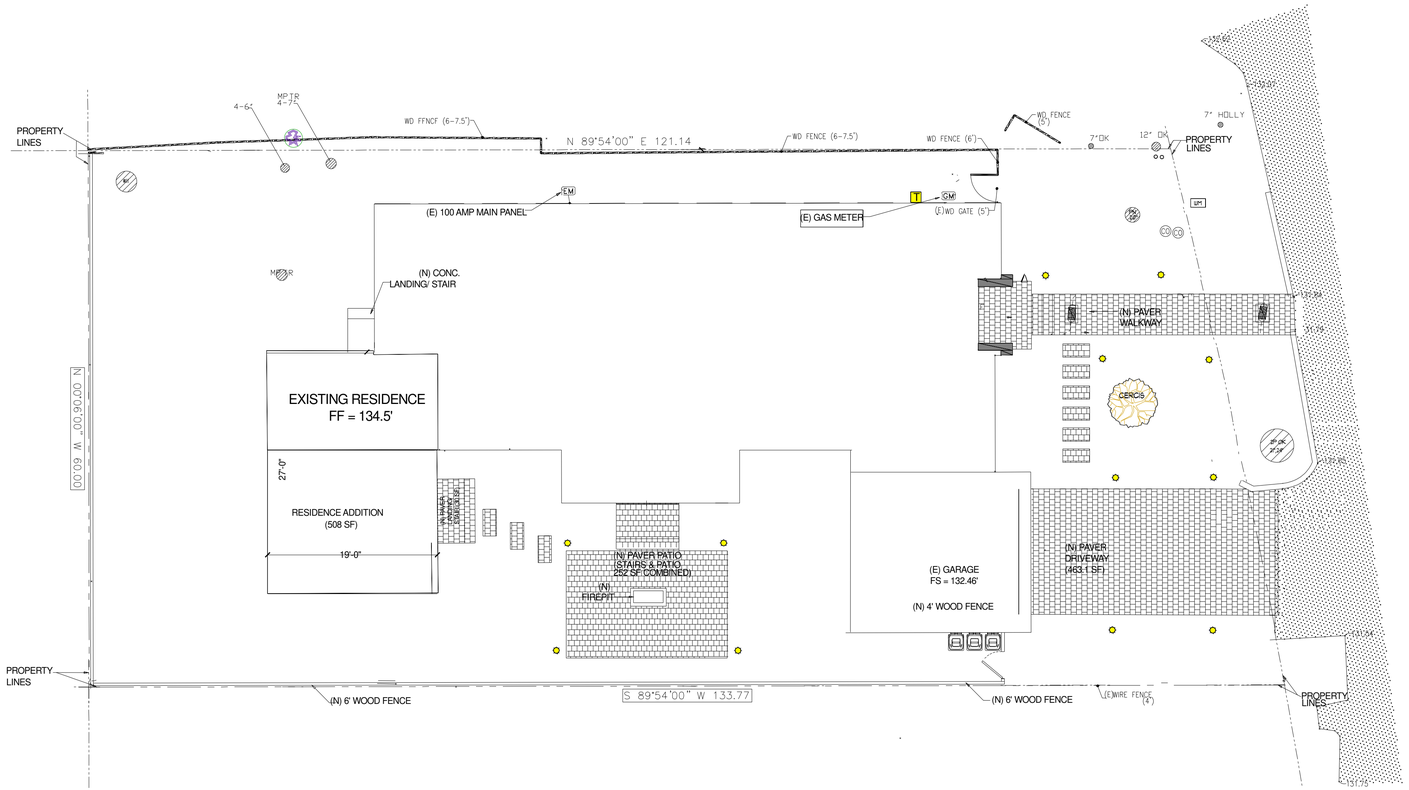
Date: 11/04/2025
Revised: 11/25/2025
Revised: 04/16/2026

Scale: 1/8"= 1'-0"
Drawn by: NC, DM

Project Address
25988 RIDGEWOOD ROAD
Carmel, CA 93923

A.P.N. 009-352-002

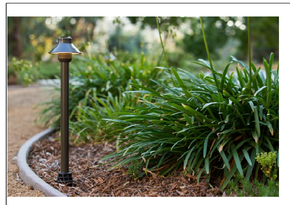
Sheet: L-1



Low voltage Lighting legend

Symbol	Description	Quantity
☼	Path light by FX Luminaire , SP-A-LED-20-W12R-BZ	12
T	Transformer, FX Luminaire EX 150	1

SP-A-LED-20-W12R-BZ





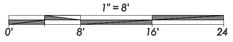
***SP-A** PATH LIGHT SPECIFICATIONS*

Output	*LED20W*
Total Lumens	35
Input Voltage	11 to 15V
Input Power (W):	1.2
VA	1.7
Efficacy (Lumens/Watt)D	30
Color Rendering	80+
Dimming	Phase*
Luxor Compatibility	
ZD Option	Use Luxor Cube (LCM-LV)
Minimum Rated Life (L70)	33,000 Hrs

GENERAL NOTES

1. THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSE ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
2. FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHOULD FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION
3. ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE
4. ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT>/=6" BELOW FINISH GRADE PER ELECTRICAL CODE
5. IN ORDER TO MINIMIZE FUTURE DISTURBANCE ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS, DRIVEWAYS AND WALLS
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVESUNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE
7. ALL UNDERGROUND SPLICES SHALL BE UL486 RATED AND INSTALLED IN UNDERGROUND J BOXES WITH WATER TIGHT CONNECTORS LEAVING 12 INCHES OF EXCESS WIRE SLACK
8. ALL EXTERIOR 120V ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE
9. ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLET
10. ALL TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD
11. ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS
12. THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHT EFFECT.
13. CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST FIXTURE FOR OPTIMAL OPERATION
14. CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE AND VERIFY ALL WIRE CONNECTIONS AT THE FIXTURES
15. ALL WIRE CONNECTIONS AT THE FIXTURES SHALL BE MADE USING WATER TIGHT CONNECTIONS
16. ALL LIGHTS TO BE SPACED AT MINIMUM 10 INCHES APART UNLESS SEPARATED BY FENCE OR WALL
17. ALL PATH/AREA LIGHTS TO BE MOUNTED NO HIGHER THAT 18 INCHES ABOVE GROUND
18. SITE LIGHTS SHALL BE LESS THAT 15 WATT PER FIXCTURE, APPROXIMATELY 225 LUMENS





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Project Aname: RIDGEWOOD LLC

LIGHTING PLAN

Date: 11/4/2025
Revised: 11/25/2025
Revised: 04/17/2026

Scale: 1/8"= 1'-0"
Drawn by: NC, DM

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25988 RIDGEWOOD ROAD
Carmel, CA 93923

A.P.N. 009-352-002

Sheet: L-2

Exterior Volume Handout

Allowed Volume Worksheet

(include with application materials)

Project Address: 25900 RIDGEWOOD RD. Site Area: 7,667 SF

Property Owner Name(s): RIDGEWOOD LLC

1. Total Base Floor Area Allowed (not including basement bonus): 2,887 sq. ft.

2. Total Base Floor Area Proposed (not including basement bonus): 2,852 sq. ft.

PROPOSED AREAS				ALLOWED VOLUMES	
a. One Story Floor Area (3:12 or greater):	2,852	sq. ft.	X(12)=	34,224	cu. ft.
b. One Story Floor Area (less than 3:12):		sq. ft.	X(11)=		cu. ft.
c. Two Story Floor Area (3:12 or greater):		sq. ft.	X(11)=		cu. ft.
d. Two Story Floor Area (less than 3:12):		sq. ft.	X(10)=		cu. ft.
e. Unused floor area or basement floor area not including bonus:	350	sq. ft.	X(12)=	4,200	cu. ft.
Total Allowed Volume			=	38,424	cu. ft.

Example: A 1,700 square foot residence on a 4,000 square foot site. The residence includes 1,200 sq. ft. on the main level and 500 sq. ft. on the upper level, both with a roof pitch of 6:12.

PROPOSED AREAS				ALLOWED VOLUMES	
a. One Story Floor Area (3:12 or greater):	1,200	sq. ft.	X(12)=	14,400	cu. ft.
b. One Story Floor Area (less than 3:12):		sq. ft.	X(11)=		cu. ft.
c. Two Story Floor Area (3:12 or greater):	500	sq. ft.	X(11)=	5,500	cu. ft.
d. Two Story Floor Area (less than 3:12):		sq. ft.	X(10)=		cu. ft.
e. Unused floor area or basement floor area not including bonus:	100	sq. ft.	X(12)=	1,200	cu. ft.
Total Allowed Volume			=	**21,100**	**cu. ft.**

25980 RIDGEWOOD LLC DS25291
VOLUME STUDY
CALCULATIONS & FINDINGS

AVERAGE GRADE

O = 133'

FF. RESIDENCE: 134.5'
+133.0'
1.5'/ADD TO CALCS

AVERAGE GRADE: 133.0'
FF GARAGE: -132.46'
.54'/DEDUCT FROM CALCS

ALLOWABLE VOLUME = 34,644 CF
PROPOSED VOLUME = 33,246.92 CF

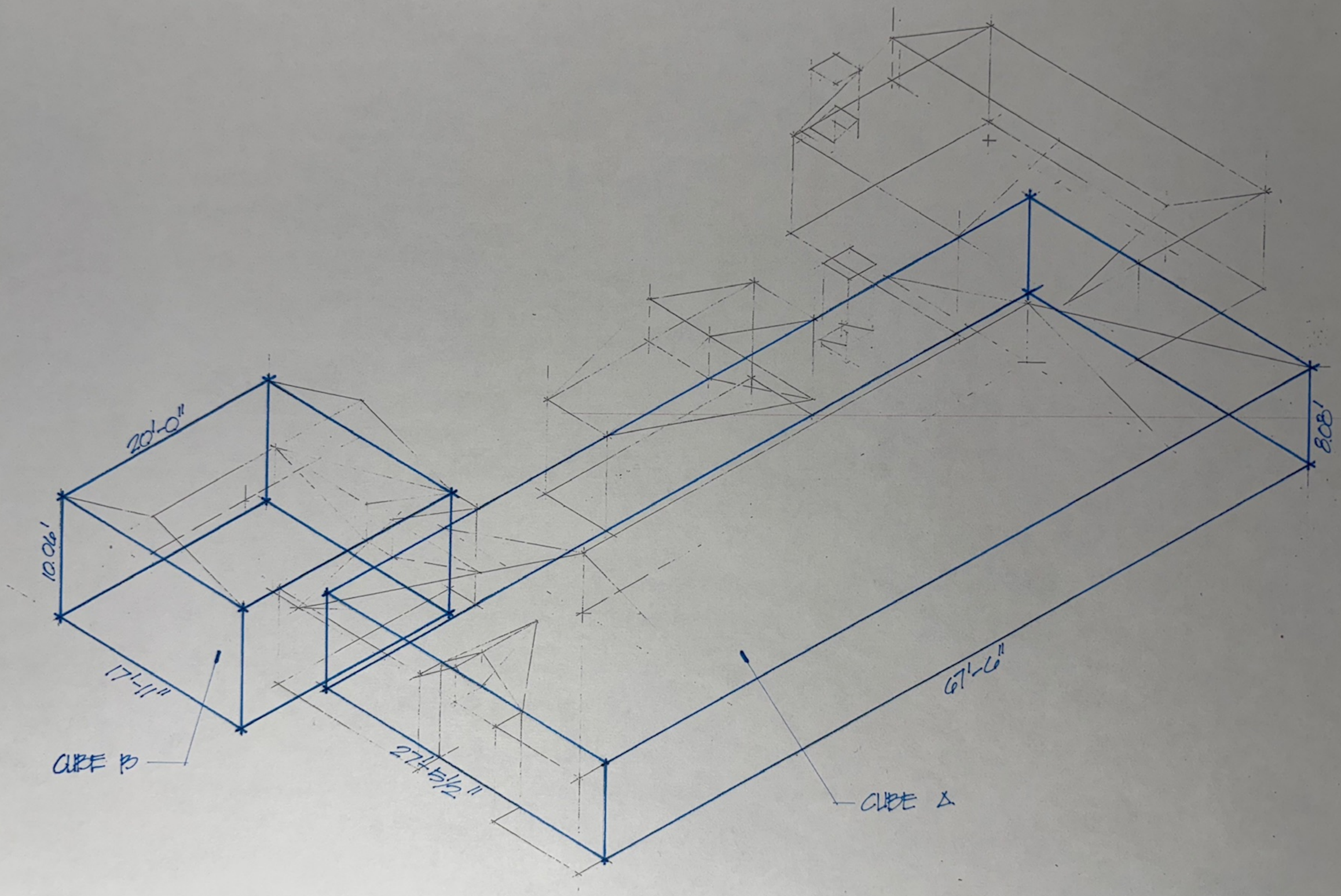
VOLUME PASSES 0.23.24

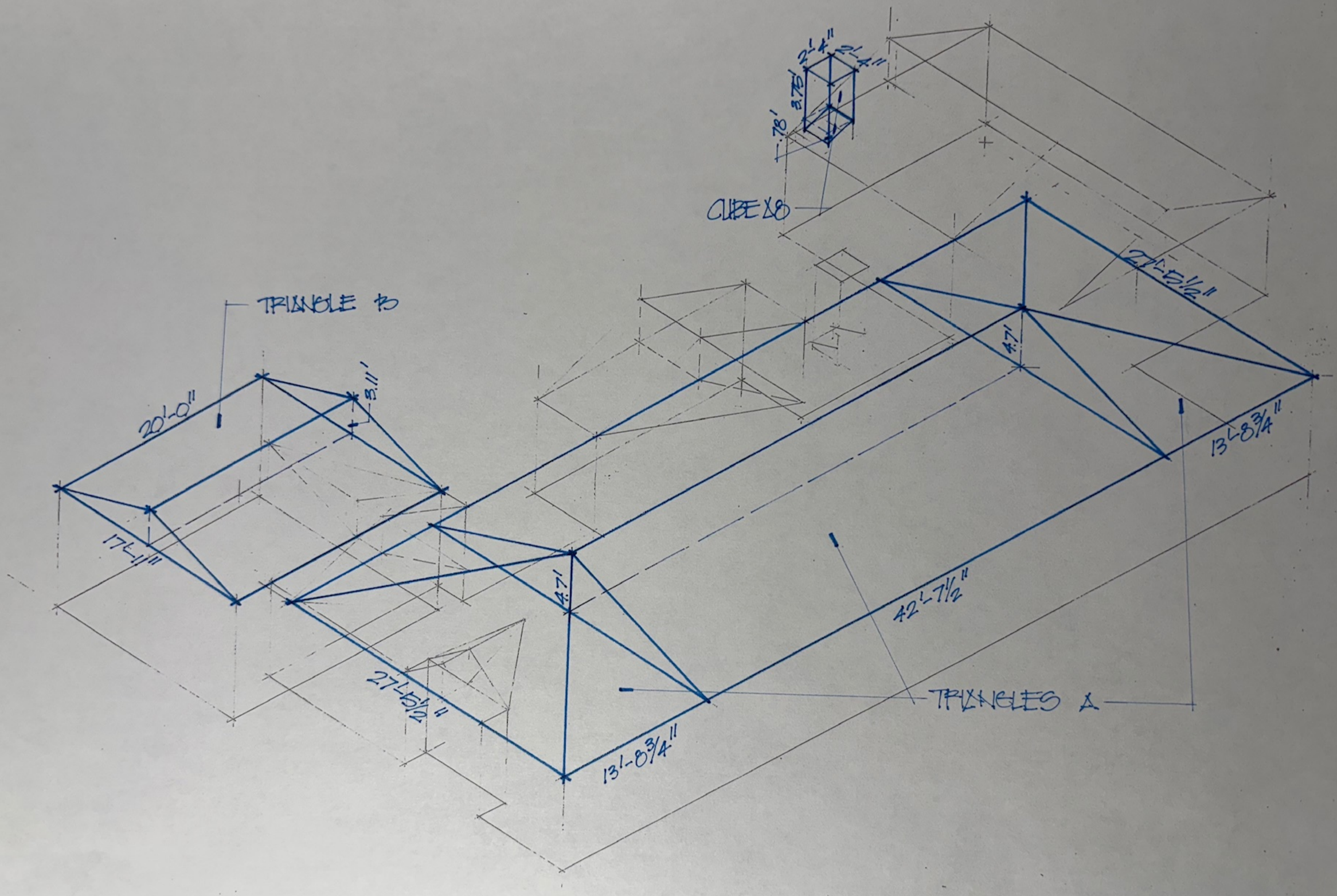
25980 RIDGEWOOD LLC
VOLUME STUDY
CALCULATIONS

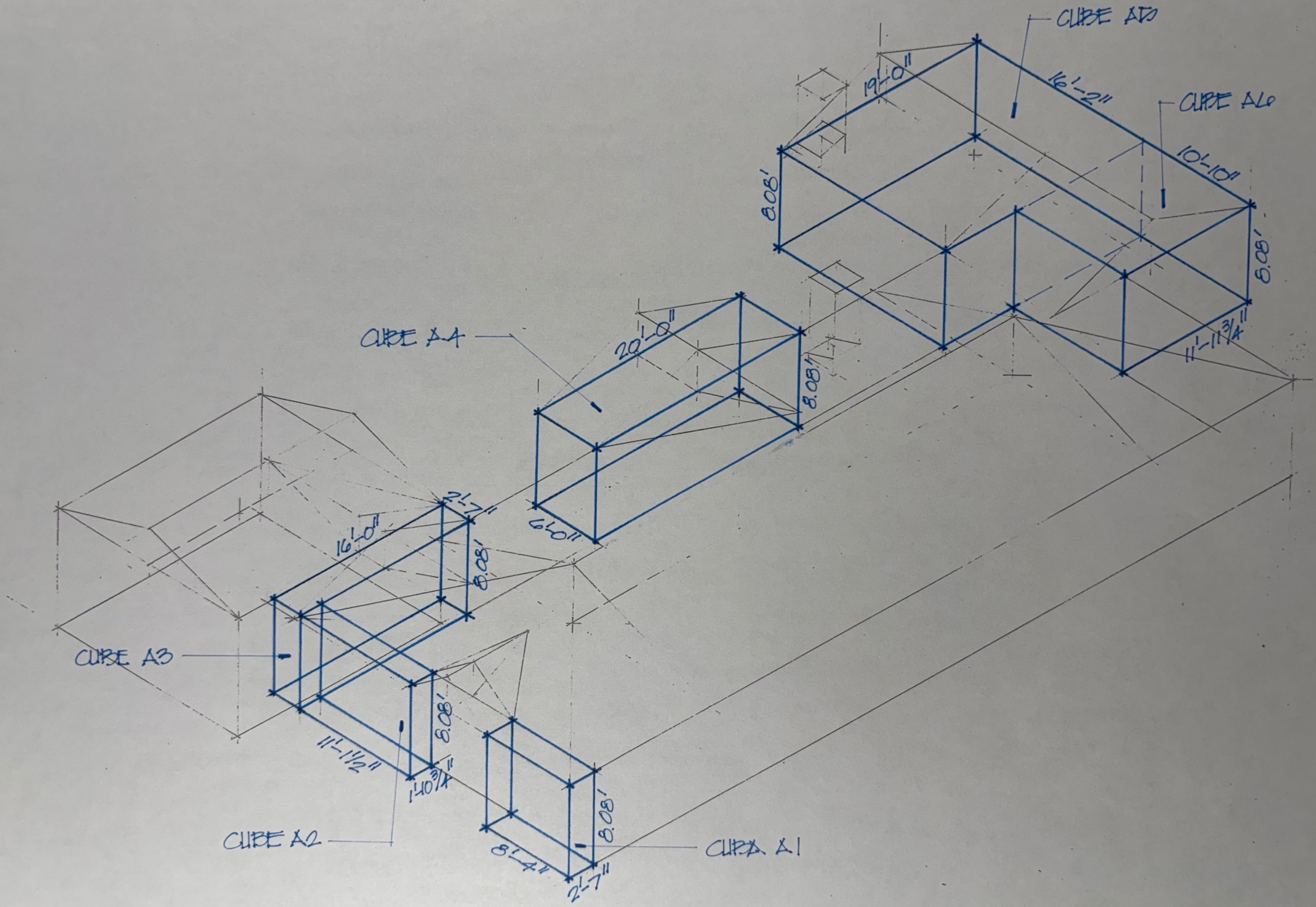
FORMS A	ADD 1.5' TO VERTICAL CALCS		
CUBE A	9.58' x 27'-5 1/2" x 67'-6"	=	17,755.93 CF
TRIANGLES A	4.7' x 27'-5 1/2" x 42'-7 1/2" ÷ 2	=	2,750.48
	4.7' x .333 x 13'-8 3/4" x 27'-5 1/2" x (2)	=	1,180.02
CUBE A1	9.58' x 2'-7" x 8'-4"	=	206.24
TRIANGLES A1	2.63' x 2'-7" x 8'-4" ÷ 2	=	28.31
	2.63' x 7'-10 3/4" x 8'-4" ÷ 4	=	43.26
CUBE A2	9.58' x 1'-10 3/4" x 11'-1 1/2"	=	202.05
CUBE A3	9.58' x 2'-7" x 16'-0"	=	395.97
TRIANGLES A3	3.11' x 2'-7" x 16'-0" ÷ 2	=	64.27
	3.11' x 2'-7" x 8'-0" ÷ 4 x (2)	=	32.14
CUBE A4	9.58' x 6'-0" x 20'-0"	=	1,149.6
TRIANGLES A4	3.46' x 6'-0" x 20'-0" ÷ 2	=	207.6
	3.46' x 10'-0" x 20'-0" ÷ 4	=	173
CUBE A5	9.58' x 16'-2" x 19'-0"	=	2,942.66
TRIANGLE A5	3.3' x 16'-2" x 19'-0" ÷ 2	=	506.83
CUBE A6	9.58' x 10'-10" x 11'-11 3/4"	=	1,243.24
TRIANGLES A6	3.3' x 10'-10" x 11'-11 3/4" ÷ 2	=	214.13
	2.47' x 2'-5 3/4" x 10'-10"	=	66.39
	.83' x 2'-5 3/4" x 10'-10" ÷ 2	=	11.15
	2.47' x 3'-8" x 10'-0" ÷ 2	=	49.06
	1.24' x 3'-8" x 3'-8" ÷ 4	=	4.17
CUBE A7	5.0' x 2'-4" x 2'-4"	=	27.22
	.78' x 2'-4" x 2'-4" ÷ 2	=	2.12
CUBE A8	3.75' x 2'-4" x 2'-4"	=	20.42
	.78' x 2'-4" x 2'-4" ÷ 2	=	2.12
FORMS A	SUB-TOTAL	=	29,278.38 CF

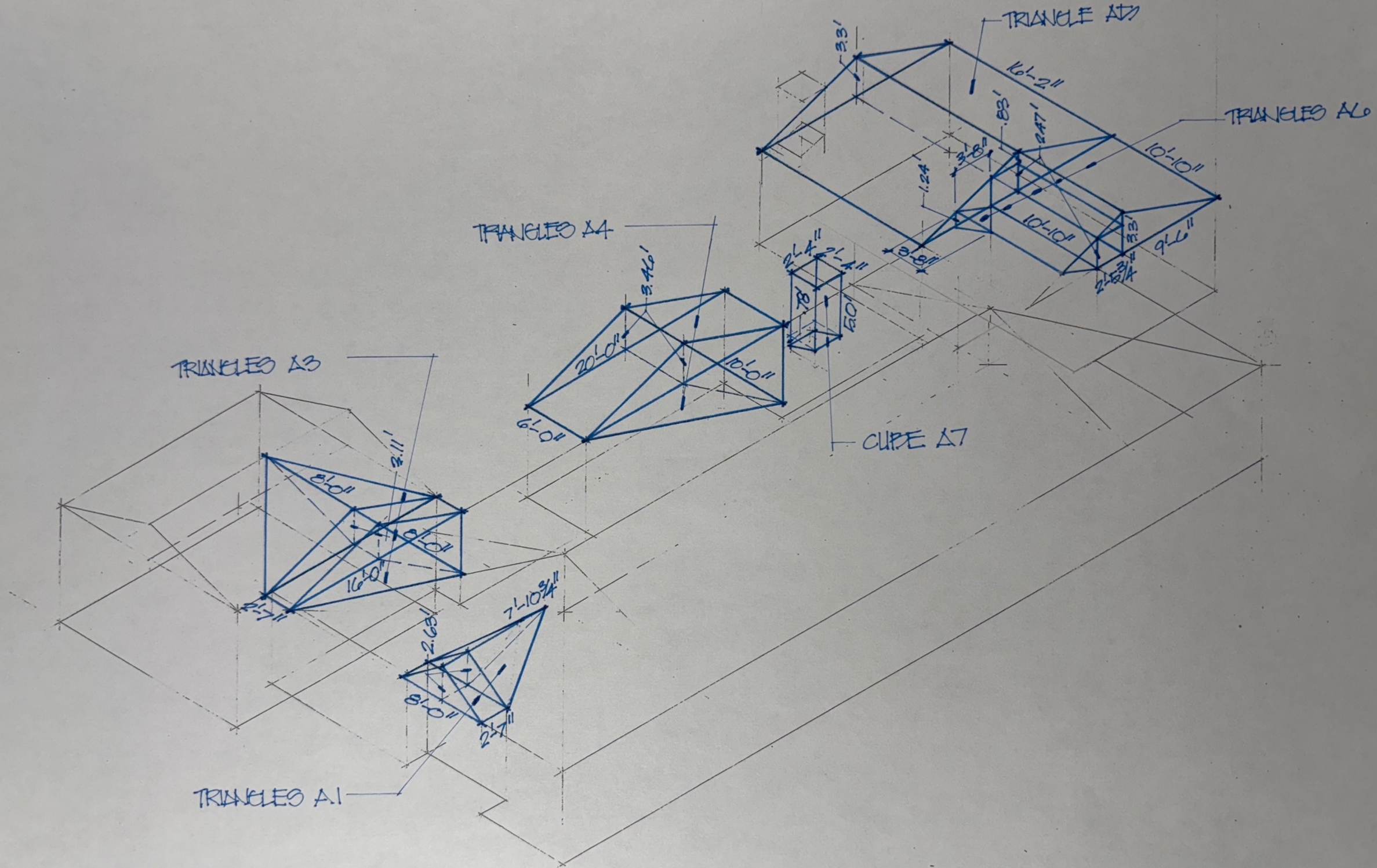
25980 RIDGEKLOOD LLC
VOLUME STUDY
CALCULATIONS

FORMS B	DEDUCT 0.54' FROM VERTICAL CALCS		
CUBE B	9.52' x 17'-11" x 20'-0"	=	3,411.33 CF
TRIANGLE B	3.11' x 17'-11" x 20'-0" ÷ 2	=	557.21
FORMS B	SUB-TOTAL		3,968.54 CF
	TOTAL PROPOSED VOLUME	=	33,246.92 CF


20'-0"
10.06'
17'-11"
CUBE B
27'-5½"
8.08'
67'-6"
CUBE A


CUBE X8
2'-4"
2'-4"
2'-4"
3.75'
7.78'
TRIANGLE B
20'-0"
3.11'
17'-1"
4.7'
27'-5½"
13'-8¾"
4.7'
27'-5½"
13'-8¾"
42'-7½"
TRIANGLES A


CUBE A5
19'-0"
16'-2"
CUBE A6
10'-10"
8.08'
8.08'
11'-11 3/4"
CUBE A4
20'-0"
8.08'
16'-0"
2'-7"
6'-0"
8.08'
CUBE A3
11'-11 1/2"
8.08'
1'-10 3/4"
CUBE A2
8'-4"
8.08'
2'-7"
CUBE A1


TRIANGLE A5
TRIANGLES A6
TRIANGLES A4
TRIANGLES A3
CUBE A7
TRIANGLES A1
16'-2"
10'-10"
10'-10"
9'-6"
3.3'
.83'
2.47'
3'-8"
1.24'
3'-8"
3.3'
2'-5 3/4"
2'-4"
2'-4"
.78'
5.0'
3.46'
20'-0"
10'-0"
6'-0"
3.11'
8'-0"
8'-0"
16'-0"
2'-7"
7'-10 3/4"
2.63'
8'-0"
2'-7"

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

June 10, 2026
PUBLIC HEARINGS

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

SUBJECT:

DS 25356 (Dale): Consideration of a Final Design Study, DS 25356 (Dale), for the demolition of a 1,168-square-foot, one-story single-family residence and the construction of a 1,600-square-foot, one-story single-family residence and 227-square-foot detached carport at San Carlos Street 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-155-019-000

Proposed CEQA Action: Find the project categorically exempt from environmental review pursuant to Sections 15302 and 15303 of the CEQA Guidelines and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case

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Application: DS 25356 (Dale) **Applicant:** Merritt Hawley for MAAD, Inc.
APN: **Owner:** DALE ROBERT LEVERS & PATRICIA JOAN TRS
Block & Lot: 116, 17
Location: San Carlos Street 2 northwest of 11th Avenue

Recommendation:

Staff recommends that the Planning Commission consider the project and:

1. Make findings for approval to adopt a Resolution (**Attachment 1**)

    a. Finding the acceptance of a Final Design Study categorically exempt from environmental review pursuant to CEQA guidelines sections 15302 and 15303 and that none of the exceptions contained in section 15300.2 apply in this case; and

b. Accepting a Final Design Study, DS 25356 (Dale), for the demolition of an existing 1,168-square-foot, one-story single-family residence, and the construction of a 1,600-square-foot, one-story single-family residence and 227 square-foot detached carport within the front setback located on San Carlos Street 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-155-019-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is requesting approval of a Final Design Study to demolish an existing single-family residence and construct a new single-family residence. The applicant is also proposing to construct a new carport in the front setback, and is proposing site coverage and landscape improvements throughout the site.

BACKGROUND/ PROJECT DESCRIPTION

The project site is a 4,000 square-foot lot that contains an existing 1,168 square-foot residence, deemed ineligible for listing on the Historic Inventory on March 19, 2025. The Planning Commission considered and accepted the Concept Design on March 11, 2026, via Resolution 2026-08-PC. Following the Concept hearing, the applicant revised the plans to propose a 1,600 square-foot residence and 227 square-foot detached carport, rather than a 1,585 square foot residence and 215 square-foot detached carport as reviewed by Commission. The applicant has also revised the plans to respond to specific Planning Commission feedback regarding the façade fenestration, and has moved the detached carport out of the side setback as required by the municipal code (see **Attachment 2**: Project Plans; **Attachment 3**: Data Table; and **Attachment 4**: Site Photos).

As discussed in Staff Analysis below, the proposed project meets all site development standards of the zoning district and revisions have been made to comply with the Commission's direction. However, issues brought before the Commission by the neighbor immediately to the north remain, based on a requested site visit to the north neighbor's property on June 4, 2026. The north neighbor has indicated they intend to prepare a letter for the Commission's consideration. In addition, the neighbor to the south has verbally expressed issues with the project and has also indicated they intend to submit a letter of concern.

Staff Analysis:

The Conditions for Concept Acceptance from Resolution 2026-008-PC are listed below, with a staff response:

1. ***Tree Removal Permit****. Prior to scheduling for final details review, the applicant*

shall submit a tree removal permit for the existing non-significant acacia tree for consideration by the City Forester.

The applicant submitted a tree removal permit for the existing non-significant acacia tree. Tree Removal Permit #26055 was approved by the City Forester on March 17, 2026 and the tree was subsequently removed. This condition has been satisfied.

2. ***Landscape Plan****. Prior to scheduling for final details review, the applicant shall submit a revised landscape plan for review by the Planning Division and City Forester that meets the submittal requirements of the Track 2 submittal checklist, and additionally includes the species, size, and location of new trees to be planted on-site necessary to meet the site's recommended tree density (3 upper canopy; 1 lower canopy). The landscape plan shall comply with the requirements of CMC Chapter 17.34 and the applicable Residential Design Guidelines.*

General Plan Policies P5-55 and P5-60 relate to application of adopted tree density requirements. The applicant has indicated that they intend to bring the site to the recommended tree density for the site, as represented on the proposed site plan/landscaping plan, which includes three upper canopy trees and one lower canopy tree as required by the City Forester. The existing elm has been categorized by the City Forester as an upper canopy tree and is proposed to be retained. The applicant additionally proposes to plant two new Monterey Cypress upper canopy trees, and one new Eastern redbud lower canopy tree. A condition of approval is typical to ensure compliance with the general plan policies and supporting implementation measures listed in Carmel-by-the-Sea Municipal Code (CMC) Chapter 17.48. The Landscape Plan will be reviewed by the City Forester prior to issuance of a building permit, as required by Final Details Condition of Approval #22.

3. ***Drainage Plan****. Prior to scheduling for final details review, the applicant shall submit a revised drainage plan for review by the Planning Division, City Forester, and Environmental Compliance that meets the submittal requirements of the Track 2 submittal checklist and relocates drainage features (e.g. rain garden) to avoid the root protection zone of the significant elm tree.*

Final approval of the site drainage plan is subject to review and approval by the Building Division and/or Environmental Compliance Division, as appropriate, as required by Final Details Condition of Approval #26.

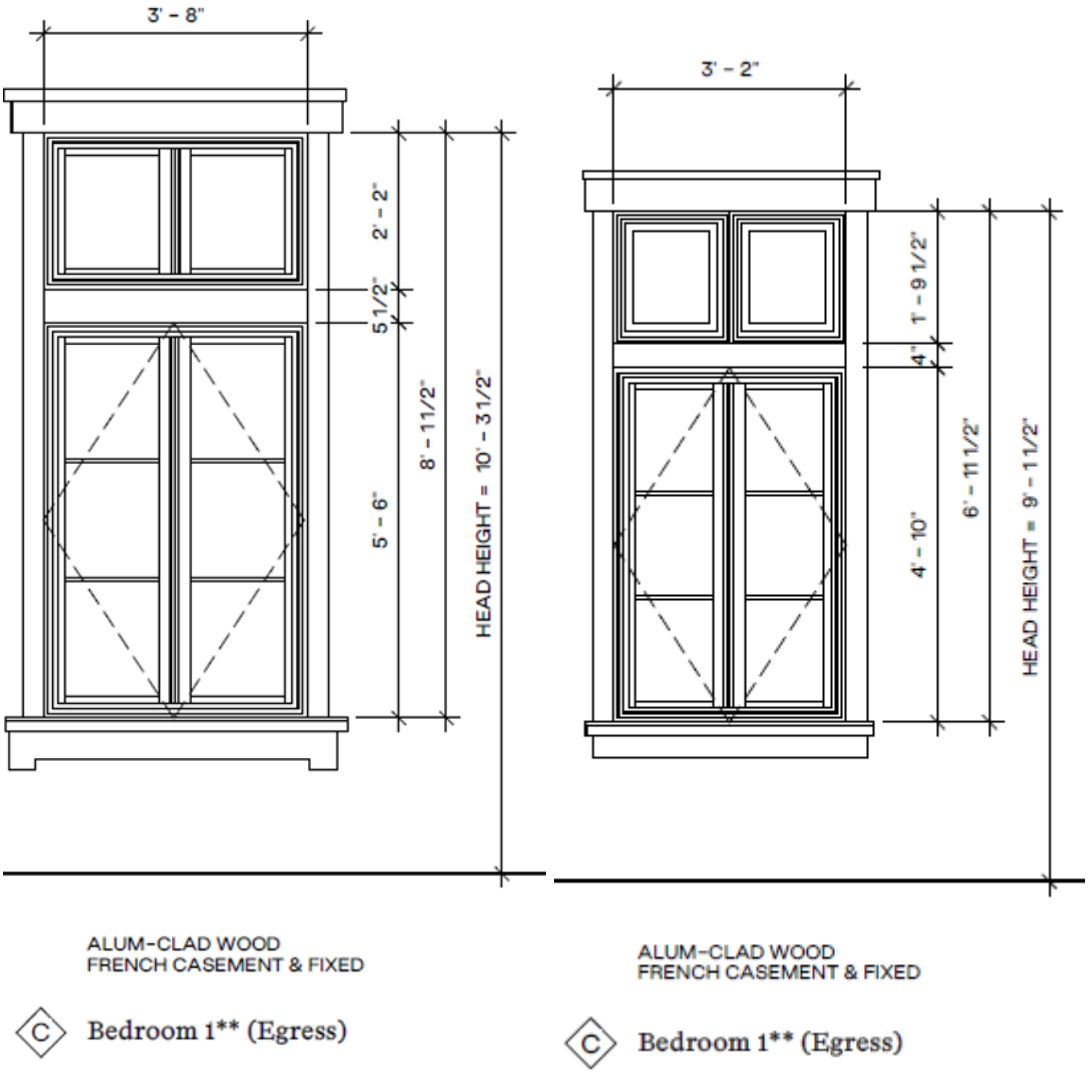
4. ***Volume Study****. The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that*

would affect volume (changes in massing, heights, site planning, grading, etc) shall be incorporated into the plans submitted for the volume study.

Following acceptance of the Concept Design Study, the applicant submitted revised plans to the Community Planning and Building Department. The project passed the volumetric study, based on the plans dated April 7, 2026. The City's volumetric consultant found that 21,235.93 cubic feet of volume was proposed, less than the maximum allowed volume of 21,600 cubic feet.

5. ***Fenestration**. Prior to scheduling for Final Details review, the applicant shall work with staff to revise the design of the transom window at the front (east) elevation.*

The applicant has revised the plans to feature a modified window at the south portion of the east façade. The window considered by the Planning Commission at the Concept hearing (image left) and the revised window design (image right) are pictured below. Note the reduced height and width dimensions.



6. ***Side Setback****. Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set and the story poles to relocate the proposed carport out of the south side minimum 3' setback.*

The applicant has revised the plans and storypoles to relocate the proposed carport out of the south side minimum 3' setback. This condition has been satisfied.

7. ***Submittal Requirements****. Prior to scheduling for Final Details review, the applicant shall work with staff to revise the plan set to include the requisite information necessary for scheduling for final details review, as determined by the Community Planning and Building Department.*

The applicant has revised the plans to include required information, as requested by Planning staff. The revisions/additions are described in **Attachment 5**. This condition has been satisfied.

Detached Carport

According to CMC Section 17.10.030.A.1, "*To encourage variety and diversity in neighborhood design, detached garages and carports may be authorized by the Planning Commission within rear yard setbacks or front or side yard setbacks facing a street,"* provided that the proposal is compliant with the following municipal code requirements:

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

   Staff Response: The carport is proposed to be 11'7" wide, 20'$10^{1/2}$" long. The carport is proposed to be 13' 3" tall and 227 square feet (200 of which is categorized as floor area, 27 square feet of which is categorized as site coverage). The project meets standard #1.

2. At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space.

   Staff Response: The existing right-of-way along the property frontage features decomposed granite and a rock border along the fenceline. The existing right-of-way is void of landscaping. A landscaping plan has been included in the plan set, depicting at least 50% of the Right of Way preserved in a natural and forested condition. Proposed right of way plantings include Tuscan Blue Rosemary, Pigeon Point Coyote Brush, and Pozo Blue Sage. The proposal is consistent with Residential Design Guideline 1.5 which states, "Maintain and enhance the informal, vegetated, open space character of the right-of-way." Staff also finds the proposed landscaping consistent with Residential Design Guidelines 4.1, 4.5, 6.1, and 10.3, as well as CMC Sections 17.34.040, 17.34.070, and CMC Section 12.24.020.E. The proposed driveway spanning the right-of-way is decomposed granite, as is the 4-foot-wide pedestrian walkway adjacent to the driveway. The project meets standard #2.

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

   Staff Response: The site only features one significant tree, which is located at the rear property line far from the proposed carport. The project meets standard #3.

4. The protection of the free and safe movement of pedestrians and vehicles.

   Staff Response: As represented in the plans, the carport location does not appear that it would impact the free and safe movement of pedestrians or

vehicles. The speed limit on San Carlos is 25 miles per hour; the roadway is flat and the right-of-way fronting the subject property is not heavily forested such that driver visibility would be impeded. Pedestrians primarily utilize the sidewalk along the east side of San Carlos Street, rather than the west side of the street where no sidewalk is present. The proposed carport is setback approximately 1'11" from the front property line and is approximately 13'7" from the street edge of pavement–as such there is limited potential for the carport to impact free and safe movement of pedestrians or vehicles. The project meets standard #4.

5. All development on site will be in scale with adjacent properties.

   Staff Response: Residential Design Guideline p.33 states, *Position a garage (or carport) to maximize opportunities for open space, views and privacy.* The property presently lacks a garage or carport and is non-conforming in regards to parking. The applicant's proposal to construct a carport at the south side of the property within the front setback maintains open space to the north and preserves views into the site to a greater degree than an enclosed garage would. Additionally, at 227 square feet, the carport is smaller than the maximum permitted size of 250 square feet. The project meets standard #5.

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

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

Public Correspondence: The property owner reached out to neighbors in November 2025 soliciting feedback and open discussion about the proposed project (**Attachment 6**); neighbors did not engage. Staff received public correspondence from the north neighbor on March 10, 2026 prior to the March 11, 2026 Concept hearing; the north neighbor has not provided additional, subsequent correspondence at time of publication of this staff report. The south neighbor did not provide public correspondence nor participate in the Concept hearing; however, the south neighbor subsequently requested Planning staff tour the site (toured on June 4, 2026) and requested the Commission conduct a tour at the Final Details hearing. Photographs of the storypoles from both the south and north neighboring properties have been included in **Attachment 4**. Staff has not received any public correspondence regarding the Final Details hearing prior to authoring this staff report.

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.

Views: 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. The Planning Commission is tasked with determining what an equitable balance is among properties and what constitutes a "substantial" view blockage.

The applicable Residential Design Guideline objective is *to balance and share view opportunities to natural features and landmarks*. Guideline 5.2 says to *maintain view opportunities to natural features that lie outside the property. Locate buildings so they will not substantially block views enjoyed by others.* Neighboring properties presently enjoy unobstructed views across the front of the subject property, due to the fact the existing residence is situated 31' feet from the front property line. The applicant's proposal to located the proposed carport at the south side of the property, rather than the north, protects the north neighbor's access to light. Because the south neighboring property is a corner lot, fronting 11th Avenue to the south, the south neighbor's access to view and light are preserved. The question of what constitutes a substantial blockage of a view is entirely subjective and at the discretion of the Planning Commission. Staff did not identify a substantial view impact.

Light: The Planning Commission did not condition the Concept approval to include a solar study, nor did the Commission request or require any changes to the proposed building footprint, roof forms, or roof pitch. Neither the General Plan, Residential Design Guidelines, nor the Municipal Code provide an objective standard by which to measure solar impacts, however, the Planning Commission should consider whether there is an equitable balance of access to natural light. Staff did not identify a substantial light impact (e.g. a two-story structure proposed along a north property line).

Other Project Components:

Environmental Review: Staff recommends that acceptance of a Final Design Study be found categorically exempt from environmental review pursuant to CEQA guidelines sections 15302 and 15303 and that none of the exceptions contained in section 15300.2 apply in this case.

Attachments:

1. Attachment 1 - Resolution
2. Attachment 2 - Project Plans
3. Attachment 3 - Data Table
4. Attachment 4 - Site Photos

5. Attachment 5 - Revisions Following Concept Hearing
6. Attachment 6 - San Carlos 2 NW 11th_November 2025 Neighbor Letter_Redacted

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-CC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACTION ON THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTIONS 15302 AND 15303 AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE; AND APPROVING A TRACK 2 DESIGN STUDY AND COASTAL DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCTION OF A 1,600 SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND A 227-SQUARE-FOOT DETACHED CARPORT IN THE FRONT SETBACK. THE PROPERTY IS LOCATED AT SAN CARLOS STREET 2 NORTHWEST OF 11TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT. APN 010-155-019-000.

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

WHEREAS, the Applicant proposes to demolish the existing single-family dwelling located at San Carlos Street 2 northwest of 11th Avenue (Block 116, Lot 17, APN 010-155-019-000), and construct a new 1,600 square-foot one-story single family dwelling and a new 227-square-foot detached carport in the front setback ("Project"); and

WHEREAS, 200 square feet of the carport is categorized as floor area, as the municipal code requires to meet the onsite parking regulation, and 27 square feet is categorized as site coverage; and

WHEREAS, the project additionally includes landscaping and site work alterations throughout the site associated with the construction of the new single-family dwelling; and

WHEREAS, the project requires approval of a Track 2 Design Study and a Coastal Development Permit by the Planning Commission (Carmel-by-the-Sea Municipal Code [CMC] Sections 17.52.090, and 17.58.040.B); and

WHEREAS, on June 29, 2026, a notice of public hearing was published in the Carmel Pine Cone for the June 10, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 31, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 31, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on June 10, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning

DRAFT

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.

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:

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

2. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.58.040.B.

    a. Preliminary Site Assessment. A preliminary site assessment was completed on September 19, 2025.

    b. Historic Resources Board. In accordance with CMC Section 17.32.060.B.1, on March 19, 2025, the Department of Community Planning and Building made a determination that the subject property does not constitute an historic resource and is therefore ineligible for the Carmel Inventory of Historic Resources. This determination is valid for a period of 5-years and will expire on March 19, 2030.

    c. Concept Design Study. On March 11, 2026, the Planning Commission accepted the Design Concept, as conditioned (Resolution No. 2026-008-PC).

3. The Planning Commission has considered the Design Study and Coastal Development Permit application, including the project plans (**Exhibit B**) at a public hearing. Based on the facts of this particular case, the Planning Commission determines that, with conditions of approval, the required findings (see Sections 1-4 below) can be made and therefore approves the Design Study and Coastal Development Permit.

4. Conditions of approval have been incorporated (**Exhibit A**) to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

5. Approval of the Design Study and Coastal Development Permit by the Planning Commission is appealable to the City Council pursuant to CMC Section 17.54.040.C.

Section 1: FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMIT (CMC Section 17.64.010.B).

1. Finding – Local Coastal Program Consistency: 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 (LCP).

    Pursuant to CMC Section 17.02.060.C: *"A proposed use is consistent with all elements of the Carmel General Plan and Coastal Land Use Plan when all the following conditions exist:"*

a. Evidence: *"1) The proposed use is compatible with the land use designation in which the use is located, as shown by the General Plan diagram and/or as described in the text of the Land Use and Commercial Character Element of the General Plan and the Coastal Land Use Plan."*

As illustrated in the City's General Plan Land Use Map, Figure 1.3 of the General Plan/Coastal Land Use Plan, the land use designation of the site is "Single Family Residential". As described in the Plan(s), *"this land use designation is intended to provide for single-family residential development at densities ranging from two (2) units per acre to eleven (11) units per acre. Above-ground building intensity in this area may not exceed 45 percent floor area ratio and all development requires at least 45 percent open space. Proportionately less floor area and greater open space are required on larger lots."*

The project consists of the demolition of an existing single-family residential dwelling and construction of a single-family dwelling and detached carport which is consistent with the land use designation as well as the underlying zoning for the site. The zoning designation for the site is Single Family (R-1), and the new single-family dwelling meets the associated development standards for a single-family dwelling.

Policy P1-49 requires, *"Total site coverage (structural and other impermeable coverage) on 4,000 square foot lots shall not exceed 55% of the site. Locate open space so that it visually links with adjacent properties. (LUP)."*

As demonstrated on sheet A0.1 and A1.0 of the proposed plans, the total of all proposed impervious coverage (structural and other impermeable coverage) for the site is 2,063 square feet, or 52% (1,600 square-foot residence, 227 square-foot carport, and 63 square feet of impervious site coverage).

b. Evidence: *"2) The proposed use is in conformance with, or would not impede implementation of, the goals and policies of the General Plan and the Coastal Land Use Plan and the intent thereof."*

As demonstrated in Section 2, Finding 1, Evidence "a", both the existing use of a single-family residential site and proposed use of a single-family residential site is consistent with land use and zoning designations. The use does not impede the implementation, goals, or policies of the General Plan or Coastal Land Use Plan.

c. Evidence: *"3) The proposed use is established and maintained in a manner consistent with all elements of the General Plan and the Coastal Land Use Plan, and all applicable provisions contained therein."*

As demonstrated in Section 1, Finding 1, Evidence "a" and "b", the existing use of a single-family residential site and proposed use of a single-family residential site is consistent with land use and zoning designations.

d. Evidence: *"4) The proposed physical development conforms with the goals and policies of the General Plan and the Coastal Land Use Plan, including, but not limited to, such design considerations as:*

a) Providing public access, recreational use of, and views to open-space lands, while

protecting natural resources;

b) *Maintaining a mix of commercial uses compatible with the character of Carmel-by-the-Sea as a residential village; and*

c) *Ensuring that design considers such items as natural site features; architectural, environmental and cultural preservation; usable open space; and relationship to surrounding uses in terms of scale, siting, architectural features and neighborhood development patterns."*

Subsection a

The subject application has no impact on public access, and/or recreational use of open space lands and does not conflict with the policies described in the Coastal Access and Recreation Element of the General Plan/Coastal Land Use Plan as these policies do not relate to the proposed project. These policies are generally implemented through ordinances applicable to sites located within the Beach and Riparian Overlay District, which the subject site is not located within. On March 11, 2026, the Planning Commission accepted the Design Concept (Resolution No. 2026-008-PC). As part of this resolution, the Commission made findings that the project does not adversely impact public and private views (CMC Section 17.64.080.A.5).

The applicant has adequately demonstrated the areas of site disturbance. Sheet C2 of the proposed plans identify that 73 cubic yards of cut are proposed and 53 cubic yards of fill (net 20 cubic yards of cut). The project is consistent with the Residential Design Guidelines (Guidelines 3.1-3.4) as there is no construction located within steep slope areas; excavations are primarily located within the building footprint, as encouraged by the Residential Design Guidelines; visual impacts of retaining walls are minimized and there are no abrupt changes in grade between the subject site and adjacent property.

The project is in conformance with subsection a.

Subsection b

As demonstrated in Section 1, Finding 1, Evidence "a", the existing use of a single family residential site is consistent with land use and zoning designations. The project cannot meet subsection b at face value, because commercial uses are generally prohibited in the single-family district, however, residential uses and associated development is consistent with the General Plan and Coastal Land Use Plan -see General Plan Goals G1-1 and G1-2. The project meets subsection b.

Subsection c

General Plan Policy P1-37 and P1-47 establish the standard of review - Design Review and the use of the Residential Design Guidelines. The Design Review process and Residential Design Guidelines inform the considerations described in subsection c. Provided the project is found consistent with the requisite findings for Design Review approval and is found consistent with the Residential Design Guidelines, the project can be found to be consistent with subsection c.

An analysis for consistency with the Residential Design Guidelines is provided in Section 2, Findings 3 and 5-14, below. It is found in Section 2 that the project is consistent with the Residential Design Guidelines, therefore the project meets subsection c.

2. Finding – Public Access & Recreation: The project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).

    a. Evidence: The subject property is located at San Carlos Street 2 northwest of 11th Avenue (APN: 010-155-019-000) which is not between the first public road and the sea. Therefore, this finding does not apply in this case.

Section 2: FINDINGS REQUIRED FOR DESIGN REVIEW (CMC Section 17.58.060).

1. Finding – General Plan and Local Coastal Program Consistency: The project conforms to the applicable policies of the General Plan and the Local Coastal Program.

    a. Evidence: General Plan Policies P5-55 and P5-60 relate to application of adopted tree density requirements. The applicant has indicated that they intend to bring the site to the recommended tree density for the site, as represented on the proposed site plan/landscaping plan, which includes three upper canopy trees and one lower canopy tree as required by the City Forester. The existing elm has been categorized by the City Forester as an upper canopy tree and is proposed to be retained. The applicant additionally proposes to plant two new Monterey Cypress upper canopy trees, and one new Eastern redbud lower canopy tree. A Condition of Approval is typical to ensure compliance with the general plan policies and supporting implementation measures listed in CMC Section 17.48. The Landscape Plan will be reviewed by the City Forester prior to issuance of a building permit, as required by Final Details Condition of Approval #22.

    b. Evidence: General Plan Policy P5-194 requires, *"Integrate storm water quality protection into construction and postconstruction activities at all development sites. Evaluate the ability of each site to detain storm water runoff and require incorporation of detention facilities or other controls as appropriate. As part of site approval or as a condition on a tentative map, require permanent storm water pollution control measures or systems and an ongoing maintenance program, as necessary. (LUP)"*

    The applicant has indicated that they intend to comply with the requirements of CMC Chapter 15.18, Site Drainage. CMC Chapter 17.43 further implements water quality protection requirements. Final approval of the site drainage plan (Sheet C3 of the project plans) is subject to review and approval by the Building Division and/or Environmental Compliance Division, as appropriate, as required by Condition of Approval #26.

    c. Evidence: As further demonstrated Section 1, Finding 1 and supporting evidence, the project conforms to the Carmel-by-the-Sea General Plan.

    d. Evidence: As further demonstrated Section 1, Findings 1 and 2 and supporting evidence, the project conforms to the Carmel-by-the-Sea Local Coastal Program.

2. Finding – CMC Compliance: The project complies with all applicable provisions of this code.

    a. Evidence: See data table below.

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	1,168 SF house	1,600 SF house, 200 sf carport floor area (note 27 square feet of the carport is categorized as site coverage)
Site Coverage	396 SF/556 SF	1,242 SF	475 SF
Trees (Upper/Lower)	3/1	1/1	2/1
Ridge Height ($1^{st}/2^{nd}$)	18'/24'	10'-2 $^{13/16}$"	16' $9^{1/2}$"
Plate Height ($1^{st}/2^{nd}$)	12'/18'	6'11"	8'1
Setbacks	Minimum Required	Existing	Proposed
Front	15'	31'	$18'^{1/2}$"
Composite Side Yard	10 (25%)	4' 7/16"	10'
Side Yard	3'	1' 6 $^{5/8}$" north 2' 5 $^{13/16}$" south	3'2" north 3' south
Rear	15'/3'**	16'4"	15'

3. Finding – Design Guidelines Consistency: The project is consistent with applicable adopted design review guidelines.

    a. Evidence: CMC Section 17.10.010 states, "The purpose of this chapter is to establish standards and requirements for physical development in the R-1 single-family residential district. To implement the General Plan and the Coastal Land Use Plan, the following design objectives for the R-1 district are established…."

    CMC section 17.10.060 states, "The City Council shall maintain design guidelines to implement the design objectives outlined in CMC section **17.10.010**, Purpose and Design Objectives. The Planning Commission and the Department of Community Planning and Building shall use these Guidelines to review proposed construction. Designs that conflict with municipal code standards or which fail to achieve reasonable compliance with the adopted R-1 design objectives shall not be approved."

    CMC section 17.58.060.D further states, "In addition to any other findings required by this code, before approving any project in the single-family residential (R-1) district that deviates from the City's applicable adopted design guidelines, the Director, Historic Preservation Board, or the Planning Commission shall adopt specific findings based on information in the record to show how the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC § 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines."

    While a deviation from the Design Guidelines is proposed (a 12:12 roof pitch on a single-story residence), the project is still generally found to be in reasonable compliance with the adopted R-1 design objectives, as found in Section 4.

4. Finding – Zoning Standards and Permits: 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.

    a. Evidence: The proposed construction of the new single-family dwelling conforms with all zoning standards applicable to the site.

5. Finding – Neighborhood Character: 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.

    a. Evidence: As demonstrated in Resolution No. 2026-008-PC, and the response to the Conditions for concept acceptance described herein, the project responds to the requirements of Section 2, Finding 5. Additionally, the applicant has provided a comprehensive landscaping plan pursuant to the requirements of CMC Chapter 17.34. Conditions of Approval are included to ensure protection of existing trees throughout construction and to ensure appropriate landscaping is maintained. The proposed front setback is 18'$^{1/2}$" which exceeds the minimum 15' required. Existing non-conforming side setbacks are proposed to be brought into compliance.

6. Finding – Natural Features and Built Environment: The project is compatible with, and sensitive to, the natural features and built environment of the site and of the surrounding area. The project respects the constraints of the site and avoids excessive grading, cuts and fills. The site does not feature areas of steep slopes and there are no abrupt changes in grade.

    a. Evidence: As demonstrated in Section 1, Finding 1, Evidence "d", the project is consistent with the findings for Natural Features and Built Environment.

7. Finding – Modesty and Simplicity: 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.

    a. Evidence: As demonstrated in Resolution No. 2026-008-PC, the project is consistent with the finding for Modesty and Simplicity.

8. Finding – Mass and Bulk: 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.

    a. Evidence: CMC Section 17.58.060.C.8.b requires, *"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"* (also see Section 2, Finding 12).

    Residential Design Guidelines 7.0-7.7 are the applicable Design Guidelines that pertain to mass and scale.

    The neighboring properties to the north and south are one-story residences that establish context for the purpose of mass and scale in conformance with the guidelines. While the subject

block face does feature one two-story home, the majority of homes are a single story.

Achieving appropriate mass and scale, as described in the Concept Design Guidelines can be accomplished by *"[keeping] the actual building mass in scale with those seen traditionally. This can be achieved by building less than the allowed floor area, constructing some floor area below grade, avoiding excessive roof volume and keeping above-ground floor levels close to grade. Where a large building mass does occur, some relief should be provided by introducing just a few varied roof lines, offsets or smaller building elements. However, the result should remain simple in character and the overall composition should appear to be a set of discreet rectangular building masses, rather than a complex assemblage of varying planes around a single building mass."*

The project has passed the required volumetric study. The proposed project would result in an increased floor area, from 1,168 square feet to 1,800 square feet, and an increased ridge height, from 10'3" to 16'9 ½". The residence is proposed to be irregularly rectilinear and largely in the same location of the existing home, meeting the 10' composite setback, 3' minimum side setback, and 15' minimum rear setback. The proposed residence meets the applicable zoning standards pertaining to height, floor area, setbacks, etc. The proposed design is in scale and character with the adjacent properties which is one of the objectives of the Design Guidelines pertaining to mass and bulk. The proposed project achieves all of the applicable design objectives of CMC Section 17.58.010, Purpose and Applicability (see Section 4).

b. Evidence: As demonstrated in Resolution No. 2026-008-PC, and passed volume study, the project is consistent with the finding for Mass and Bulk.

9. Finding – Detail and Material: 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.

a. Evidence: At the Concept hearing, the applicant proposed a large window (3'8" x 5'6") at the front elevation, topped with a transom (3'8" x 2'2"), which, combined, reached 8' 11½" tall (10' 3½" from grade). The applicant has revised the façade fenestration in response to Resolution No. 2026-008-PC, and Conditions for concept acceptance #5 which stated, *"Prior to scheduling for Final Details review, the applicant shall work with staff to revise the design of the transom window at the front (east) elevation."*

The applicant revised the design as directed by the Commission. The updated design features a large window (3'2" x 4'10") topped with a transom (3'2" x 1'9 ½"), which, combined, are 6' 11½" tall (9'11½" from grade).

Design Guidelines 9.3 and 9.12 state: *"appropriately sized [windows] can be used to reduce scale and achieve a well-integrated design. Making any of these elements oversized can exaggerate a building's scale and should be avoided"; "avoid grand [windows] that are out of proportion with the human form"; "locate and size windows and doors to achieve a human scale while avoiding mass and privacy impacts"; and "provide windows on walls facing the street to help convey a human scale."* The updated design no longer appears oversize.

10. Finding – Forest and Open Space: 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.

    a. Evidence: As demonstrated in Section 2, Finding 5, the project is consistent with Finding #10 pertaining to Forest and Open Space.

11. Finding – Simple and Modest Roof Forms: 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.

    a. Evidence: The building footprint is rectilinear, with few offsets, and is largely in the same location of the existing home. The gabled roof forms are consistent with the City's design objectives.

12. Finding – Context: 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.

    a. Evidence: Refer to Section 2, Finding 8, Evidence "a".

13. Finding – Size and Scale: The development is similar in size, scale and form to buildings on the immediate block and neighborhood.

    a. Evidence: Refer to Section 2, Finding 8, Evidence "a".

14. Finding – Significant Trees: 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 a minimum of six feet from significant trees.

    a. Evidence: As demonstrated in Resolution No. 2026-008-PC, and the response to the Conditions for concept acceptance described herein, the project is consistent with the finding for Significant Trees.

    b. Evidence: As demonstrated on the site plan, all buildings and structures are proposed to be setback a minimum of six feet from significant trees.

    c. Evidence: Tree Removal Permit #26055 to remove a non-significant acacia was approved by the City Forester on March 17, 2026.

Section 3: FINDINGS REQUIRED FOR FINAL DETAILS PHASE APPROVAL (CMC Section 17.64.080.B).

1. Finding – Character: 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 design on nearby sites.

a. Evidence: The Residential Design Guidelines suggest a new building should be different in style from buildings on nearby and abutting properties. The proposed structure is proposed to be a Tudor-style residence clad in stucco and wood shingle, with a synthetic cedar shake roof. The adjacent neighboring property to the south is clad with horizontal wood siding. The adjacent neighboring property to the north features wood cladding.

b. Evidence: The Residential Design Guidelines suggest building forms, materials and details that contrast strongly within a single building or with neighboring buildings are discouraged. Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified. As illustrated in the proposed project plans, including project rendering, proposed materials are well integrated throughout the site, maintain a consistent and cohesive appearance, and appear to be authentic, integral elements of the overall building design concept.

2. Finding – Materials and Design: 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.

    a. Evidence: The proposed design features natural materials: stucco and wood shingle siding. The design will add variety and diversity along the streetscape.

3. Finding – Design Elements: 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.

    a. Evidence: The proposed design features skylights that are appropriately shielded from view from the public right-of-way. The proposed chimney meets the dimensional standards outlined in the municipal code. Design elements throughout the property will complement the character of the structure and neighborhood.

4. Finding – Visual Continuity: 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.

    a. Evidence: The City Forester has preliminarily approved the proposed landscape plan. Fences and walls meet regulatory standards, as do the proposed site coverage elements. At the Concept review, the Planning Commission offered support for the proposed detached garage located in the front setback.

Section 4: FINDINGS REQUIRED FOR DEVIATIONS FROM THE DESIGN GUIDELINES (CMC Section 17.58.060.D)

1. Finding: The municipal code allows the Planning Commission to deviate from the Residential Design Guidelines when the proposed deviation from the design guidelines achieves all of the applicable design objectives of CMC Section 17.58.010, Purpose and Applicability, as well as, or better than, would be achieved by adherence to the adopted design guidelines. CMC Section 17.58.010 states that the design review process is intended to:

    "1. Promote design that maintains the City's intimate and human scale and complements, rather than overrides, natural constraints;

2. Ensure that the design of new homes, residential additions, and exterior alterations preserves the traditional characteristics of scale, good site design, and sensitivity to neighboring properties;
3. Encourage the construction of residences that are diverse and innovative in design yet compatible with the City's forest setting as well as the site design and materials used in surrounding structures;
4. Promote residential design that respects the privacy, solar, access, and private views of neighboring properties;
5. Maintain a tradition of architectural diversity that enhances the character of the commercial district and adds a lively sense of history to Carmel's village ambiance by promoting commercial building design that respect these traditions; and
6. Encourage originality and invention so long as the results encompass the unifying values of human scale and the use of natural materials and their role in preserving village character and avoid out-of-scale or bizarre building forms or incompatible design."

a. Evidence: The proposed design features steeply pitched gabled roof forms (12:12) on both the one-story house and the carport. Design guideline 8.4 states: "*A roof form should be in proportion to the scale of a building. In general, moderately pitched roofs (4:12 to 6:12) are preferred. Shallow to moderately pitched roofs are appropriate on one story buildings. More steeply pitched roofs with low plate lines can be used on two story buildings.*" The one-story plate height for the proposed one-story building is 8'1" tall, which is less than the allowable 12' plate height limit and reinforces the human scale of the proposed design. At the Concept hearing, the Commission did not identify significant privacy, solar access, or view impacts to neighboring properties.

b. Evidence: The steeply pitched roof design is essential to executing the proposed Tudor-inspired architectural style, which supports the design objective to "encourage the construction of residences that are diverse and innovative in design yet compatible with the City's forest setting." Adhering to the guideline by lowering the roof pitch would be uncomplimentary to the proposed architectural style of the residence. At the Concept hearing, the Commission supported the proposed roof pitch as integral to the architectural style.

Section 5: CEQA FINDING – EXEMPT

1. Finding – Categorical Exemption: Approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified.

    a. Evidence: CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures) categorically exempts the construction or conversion of limited numbers of small, new facilities and accessory structures. The project is for the demolition of a 1,168-square-foot, one-story single-family residence and the construction of a 1,600-square-foot, one-story single-family residence and 227-square-foot detached garage, which qualifies under this exemption.

    b. Evidence: The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case as explained below;

        i. Location. The project is for the demolition of a single-family residence and construction of a new single family residence. The existing and proposed use as a

single-family home is a permitted use for the site's designated residential zoning district.

ii. Cumulative Impact. No successive projects on the project site are known or expected to occur over time that would result in cumulatively considerable impacts.

iii. Significant Effect. The proposed project would not result in any significant impacts due to unusual circumstances. The proposed project does not request a variance and remains in context and consistent with the existing conditions of the R-1 zoning district.

iv. Scenic Highways. The project is not located on a state designated scenic highway.

v. Hazardous Waste. The subject is not a site listed pursuant to Section 65962.5 of the Government Code.

vi. Historic Resource. The subject site was determined to be ineligible for the Carmel Historic Inventory. The proposed project will not have any negative effects on a historic resource.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** that the action on the project (DS 25356, Dale) exempt from environmental review pursuant to CEQA Guidelines Section 15303 and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case, and **APPROVE** the Design Study [DS 25356, Dale] to allow the demolition of a 1,168-square-foot, one-story single-family residence and the construction of a 1,600-square-foot, one-story single-family residence and 227-square-foot detached garage. The property is located at San Carlos Street 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District, APN: 010-155-019-000.

All of which are in conformance with the attached plans (**Exhibit B**) and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

Exhibit A
Conditions of Approval

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** The approval of Design Study DS 25356 (Dale) authorizes the demolition of a 1,168-square-foot, one-story single-family residence and the construction of a 1,600-square-foot, one-story single-family residence and 227-square-foot detached carport at San Carlos Street 2 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-155-019-000. The approved work is depicted in the plans prepared by Merit Amanti as approved by City of Carmel-by-the-Sea Planning Commission on June 10, 2026, unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC Section 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.

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

	Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	**Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved windows and doors.
15.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
16.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the

	public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
17.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
18.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
19.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
20.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
21.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
22.	**Landscaping and 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. Landscaping shall be consistent with the requirements of CMC Chapter 17.34 and the applicable Residential Design Guidelines.
23.	**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.
24.	**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 Section 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • 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.
25.	**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	
26.	**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.
27.	**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.
28.	**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.
29.	**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	
30.	**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.
31.	**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.

Exhibit B
Project Plans

SAN CARLOS RESIDENCE

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

ABBREVIATIONS

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

SYMBOLS

- 2 / A6 — DETAIL KEY: DETAIL NUMBER, SHEET NUMBER
- A / A7 — SECTION KEY: SECTION NUMBER, SHEET NUMBER
- C / A8 — INTERIOR ELEVATION KEY: ELEVATION NUMBER, SHEET NUMBER, ARROWS INDICATE ELEVATIONS SHOWN
- 8'-0" — CEILING HEIGHT
- 2 — REVISION
- 3 — DOOR SYMBOL (SEE DOOR SCHEDULE)
- A — WINDOW SYMBOL (SEE WINDOW SCHEDULE)

PROJECT TEAM

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

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CIVIL ENGINEER:
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GEOTECHNICAL ENGINEER:
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BUTANO GEOTECHNICAL ENGINEERING, INC.
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LANDSCAPE ARCHITECT:
OONA JOHNSEN
OONA JOHNSEN LANDSCAPE ARCHITECTURE LLC
667 LIGHTHOUSE AVENUE, SUITE 303
PACIFIC GROVE, CA 93950
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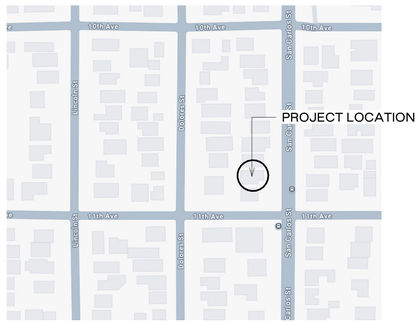
VICINITY MAP



SHEET INDEX

SHEET 1	A0.1 TITLE SHEET & PROJECT DATA
SHEET 2	A0.2 TOPOGRAPHIC SURVEY
SHEET 3	A9.2 TREE ASSESSMENT
SHEET 4a	A1.0 EXISTING/DEMOLITION & PROPOSED SITE PLANS
SHEET 4b	C1 SITE DEMOLITION PLAN
SHEET 5a	C2 SITE GRADING PLAN
SHEET 5b	C3 SITE DRAINAGE & UTILITY PLAN
SHEET 5c	C4 DRAINAGE MANAGEMENT PLAN
SHEET 5d	C5 EROSION CONTROL PLAN
SHEET 6a	A2.0 EXISTING/DEMOLITION & PROPOSED FLOOR PLANS
SHEET 6b	A8.0 DOOR SCHEDULE
SHEET 6c	A8.1 WINDOW SCHEDULE
SHEET 7	A3.1 EAST & WEST ELEVATIONS
SHEET 8a	A3.0 NORTH ELEVATIONS
SHEET 8b	A3.2 SOUTH ELEVATIONS
SHEET 9	A3.3 STREETSCAPE ELEVATION
SHEET 10	A2.1 DEMOLITION & PROPOSED ROOF PLANS
SHEET 11a	L100 PLANTING PLAN
SHEET 11b	L200 IRRIGATION PLAN
SHEET 11c	L201 IRRIGATION NOTES & SCHEDULES
SHEET 11d	L202 IRRIGATION DETAILS
SHEET 11e	L203 IRRIGATION DETAILS
SHEET 11f	E1.0 SITE LIGHTING PLAN
SHEET 12	A9.1 FINISH MATERIALS
SHEET 13	A9.0 COLOR RENDERING

PROJECT DATA

PROJECT DESCRIPTION:	DEMOLITION OF (E) 1,168 SF HOUSE, (N) 1,600 SF HOUSE & (N) 200 SF DETACHED CARPORT.		
PROPERTY ADDRESS:	SAN CARLOS, 2NW OF 11TH CARMEL-BY-THE-SEA, CA 93923		
APN:	010-155-019-000		
PARCEL SIZE:	.09 ACRES (4,000 S.F.)		
BUILDING OWNER:	MELISSA DALE		
ZONING:	R-1		
OCCUPANCY:	R-3, SINGLE FAMILY RESIDENTIAL		
COMMUNITY:	CARMEL-BY-THE-SEA		
FLOOR AREA:	*ALLOWED*	*EXISTING*	*PROPOSED*
HOUSE	--	1,168 S.F	1,600 S.F.
CARPORT/PARKING	200 S.F. MIN.	222 S.F.	200 S.F.
TOTAL	***1,800 S.F.***	***1,390 S.F.***	***1,800 S.F.***
SITE COVERAGE:	*ALLOWED*	*EXISTING*	*PROPOSED*
IMPERMEABLE	396 S.F.	--	63 S.F.
CONCRETE:	--	753 S.F.	39 S.F.
TRENCH DRAIN	--	--	(15 S.F.)
STEPS	--	--	(6 S.F.)
GARDEN WALLS	--	--	(18 S.F.)
D.G.	--	--	9 S.F.
WOOD DECK & STAIRS	--	194 S.F.	--
MORTARED BRICK	--	295 S.F.	--
CARPORT	--	--	27 S.F.
PERMEABLE			
FLAGSTONE PAVERS	--	--	400 S.F.
**50% ADDITIONAL	160 S.F.		
TOTAL	***556 S.F.***	***1,242 S.F.***	***475 S.F.***
AVE NAT. GRADE:	GARAGE: +49.0' HOUSE: +47.1'		
EXTERIOR VOLUME:	*ALLOWED*		*PROPOSED*
VOLUME 1	--		3,238.5 C.F.
VOLUME 2	--		568.1 C.F.
VOLUME 3	--		2,562.6 C.F.
VOLUME 4	--		4,938.2 C.F.
VOLUME 5	--		2,614.6 C.F.
VOLUME 6	--		5,078.3 C.F.
CARPORT/PARKING	--		2,213.8 C.F.
TOTAL	***21,600 C.F.***		***21,214.1 C.F.***
BUILDING HEIGHT:	*ALLOWED*	*EXISTING*	*PROPOSED*
RIDGE HEIGHT	18'-0"	10'-2 13/16"	16'-9 1/2" MAX
PLATE HEIGHT	12'-0"	6'-11"	8'-1" MAX
SETBACKS	*MIN. REQ.*	*EXISTING*	*PROPOSED*
FRONT	15'-0"	31-0"	18'-1/2"
COMPOSITE	10'-0"	4'- 7/16"	10'-0"
SIDE	3'-0"	1'-6 5/8"	3'-2"
REAR	15'-0"	16'-4"	15'-0"
CONSTRUCTION TYPE:	V-B, SPRINKLERED (WILL BE SPRINKLERED AS PART OF BUILDING PERMIT APPLICATION)		
GRADING:	CUT: 73 C.Y. FILL: 53 C.Y.		
TREE REMOVAL:	(1) NON-SIGNIFICANT TREE #1 (ACACIA) REMOVED UNDER TREE PERMIT 26055. SIGNIFICANT TREE #2 (ELM) TO BE RETAINED, & (2) NEW UPPER CANOPY TREES OF THE MONTEREY CYPRESS SPECIES & (1) NEW LOWER CANOPY TREE OF THE EASTERN REDBUD SPECIES TO BE PLANTED.		
PARKING:	REQUIRED: 1 SPACE PROPOSED: 1 SPACE (DETACHED CARPORT)		
WATER SERVICE:	CAL AM		
SEWER SERVICE:	CARMEL AREA WASTEWATER DISTRICT		
DEFFERED SUBMITTAL:	SPRINKLERS, SOLAR DESIGN		

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
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SCALE:

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 8.21.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
REV 1 4.7.26

SHEET TITLE:
TITLE SHEET & PROJECT DATA

SHEET NUMBER:
A0.1
(SHEET 1)

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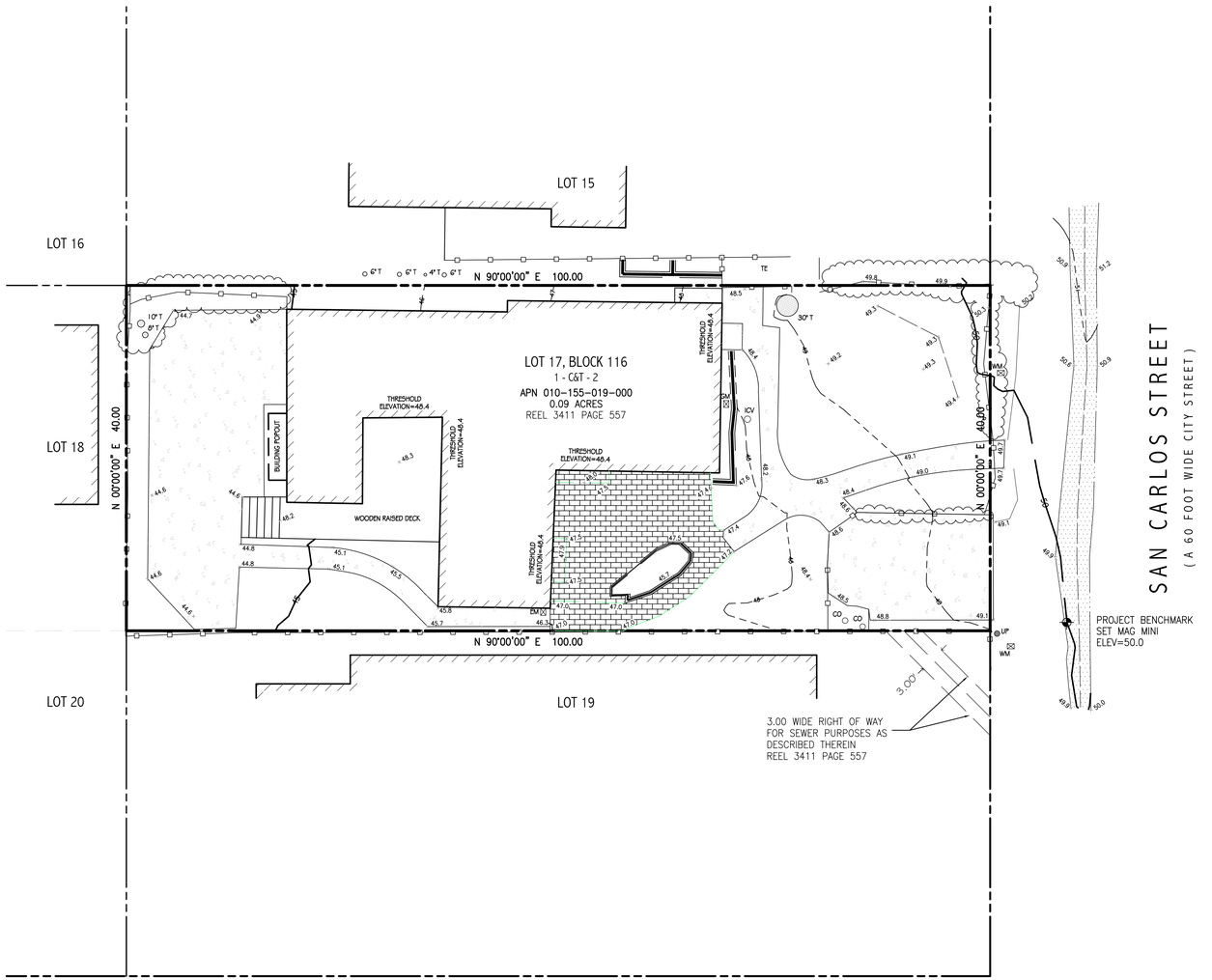
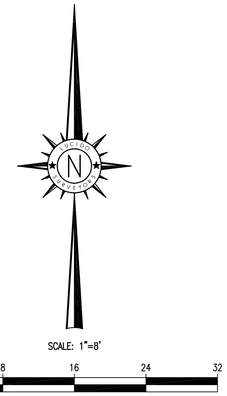
LEGEND:

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





EASEMENTS:

THERE WERE NO EASEMENTS LISTED IN THE
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CONDITION OF TITLE GUARANTEE No. A04038-CTG-165164
ORDER No. 220207797-PL.

BENCHMARK:

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

NOTES:

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

SURVEYOR'S STATEMENT

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

12/20/24
DATE

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

REVISED FEBRUARY 24, 2026

TOPOGRAPHIC SITE SURVEY

OF

San Carlos Street 2 NW 11th Street

PER

APN 010-155-019-000

Records of Monterey County

PREPARED FOR

Melissa Dale

BY

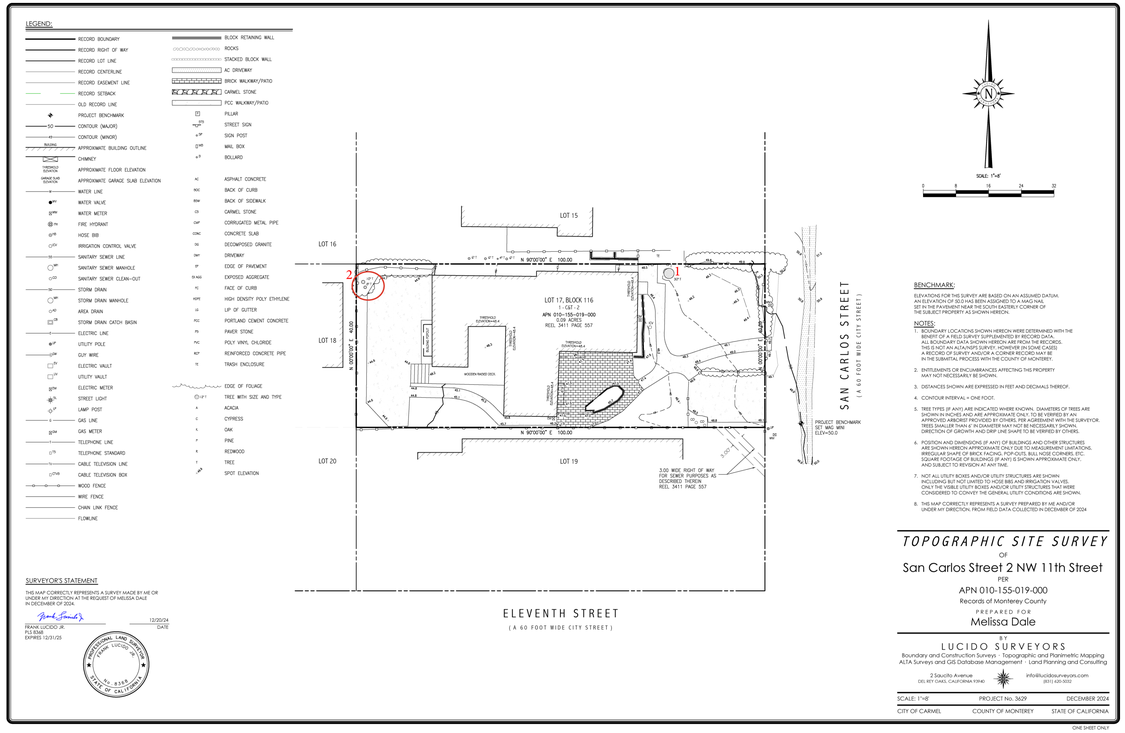
LUCIDO SURVEYORS
Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

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

ONE SHEET ONLY
(SHEET 2)



Significant Tree Evaluation Worksheet

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

Part One: Initial Screening:

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

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

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

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

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

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

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

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

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

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

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

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

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

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

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

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

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

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

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

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
ARCHITECTURE & INTERIORS
e. merritt@merrittamanti.com
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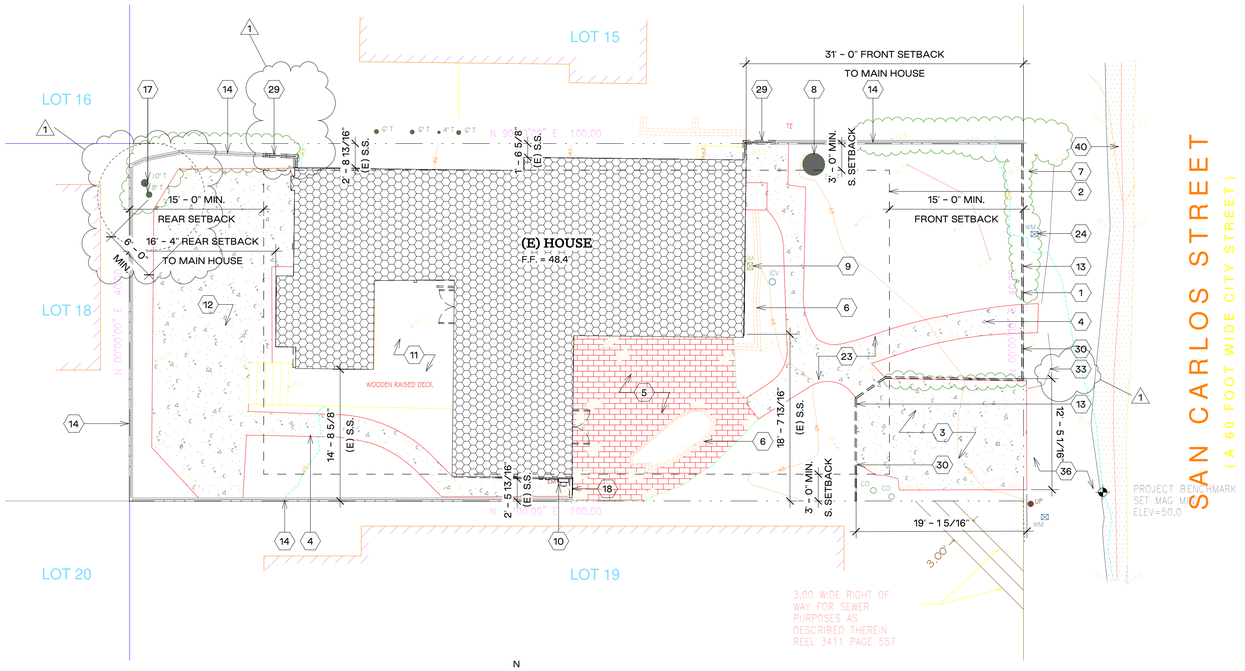
SCALE:

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

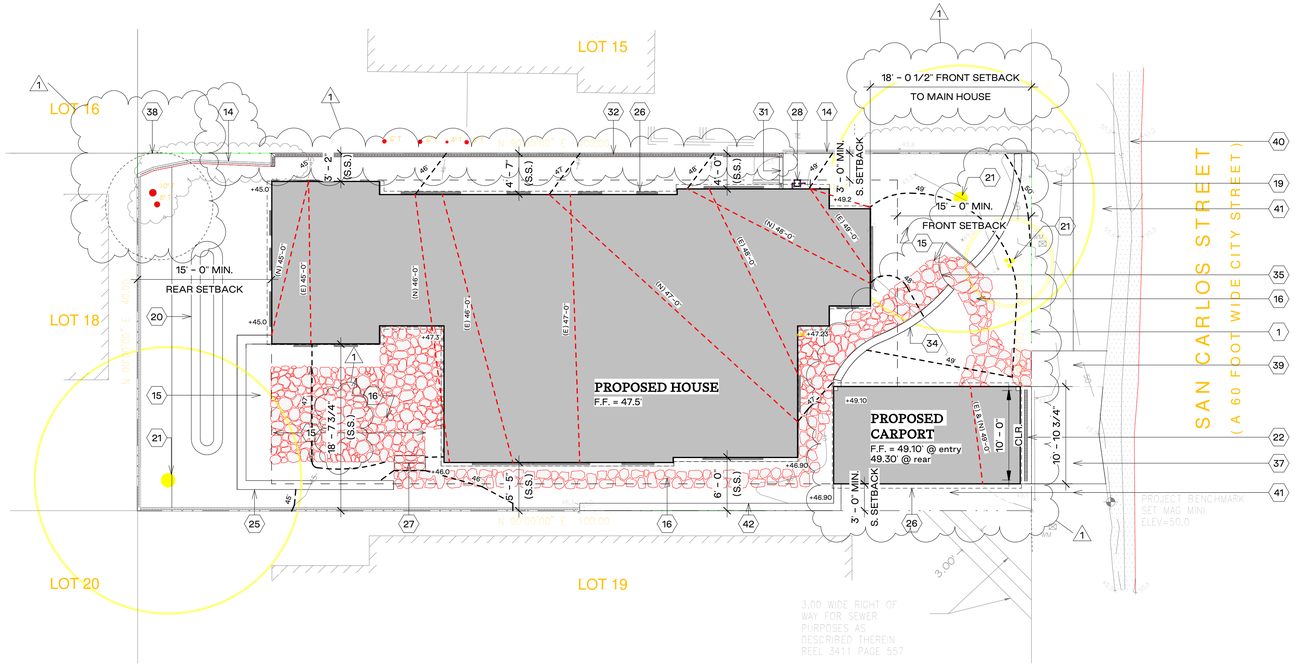
REVISIONS:

SHEET TITLE:
TREE ASSESSMENT

SHEET NUMBER:
A9.2
(SHEET 3)



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



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

SHEET NOTES

1 PROPERTY LINE
2 SETBACK LINES
3 (E) PCC PARKING PAD TO BE REPLACED
4 (E) PCC WALKWAYS TO BE REMOVED
5 (E) BRICK PATIO TO BE REMOVED
6 (E) BLOCK RETAINING WALL TO BE REMOVED
7 (E) PLANTED AREA TO BE REMOVED
8 (E) TREE REMOVED UNDER TREE PERMIT 26055
9 (E) GAS METER TO BE RELOCATED. SECURE UTILITIES AT PROPERTY LINE PER JURISDICTIONAL REQUIREMENTS
10 (E) ELECTRIC METER TO BE RELOCATED
11 (E) RAISED WOODEN DECK AND STAIRS TO BE REMOVED
12 (E) PCC PATIO TO BE REMOVED
13 (E) GRAPE STAKE WOOD FENCE TO BE REMOVED
14 (E) 6'-0"H WOOD FENCE TO REMAIN. SEE SHEET A3.3
15 PLANTED AREA
16 PERMEABLE FLAGSTONE PATH & PATIOS w/ PLANTED JOINTS
17 PROTECT (E) TREE & IVY VINES TO REMAIN. 6'-0" PROTECTION ZONE REQ'D
18 REMOVE (E) WOOD GATE
19 PLANTED R.O.W. PER CITY REQUIREMENTS. SEE LANDSCAPE DWGS
20 PLANTED AREA w/ RAIN GARDEN. SEE CIVIL DWGS
21 (N) TREE
22 TRENCH DRAIN
23 CLEAR & GRADE SITE FOR (N) CONSTRUCTION
24 (E) WATER METER
25 1'-0" WIDE RETAINING WALL
26 LINE OF ROOF OVERHANG
27 (N) MORTARED FLAGSTONE STEPS
28 (N) GAS AND ELECTRIC METERS. SEE CIVIL DWGS
29 PORTION OF (E) WOOD FENCE TO BE REMOVED
30 REMOVE (E) WOOD FENCE
31 (N) 6'-0"H WOOD FENCE TO MATCH (E) w/ (N) GATE
32 (N) 6'-0"H WOOD FENCE TO MATCH (E)
33 (E) ROCK BORDER TO BE REMOVED
34 (N) PLASTER RETAINING WALL. TOP OF WALL=3'-0"H FROM LOWEST LINE OF GRADE. SEE CIVIL DWGS & SHEET A3.3
35 (N) 3'-0"H PAINTED WOOD GATE
36 (E) DG TO REMAIN IN ROW
37 (N) COMPACTED DG DRIVEWAY TO BLEND w/ (E) DG IN ROW. SEE LANDSCAPE DWGS
38 6'-0" PROTECTION ZONE REQ'D
39 (N) COMPACTED DG PATH IN ROW
40 (E) ASPHALT
41 (N) MULCH AREA. SEE LANDSCAPE DWGS
42 (N) 10" WIDE RETAINING WALL

LEGEND

- EXISTING STRUCTURES TO BE REMOVED
- PROPOSED STRUCTURES
- PERMEABLE FLAGSTONE PAVERS w/ PLANTED JOINTS
- PROPERTY LINE
- SETBACK
- PROPOSED TOPOGRAPHY
- LINE OF ROOF OVERHANG
- 6'-0" ROOT PROTECTION ZONE

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
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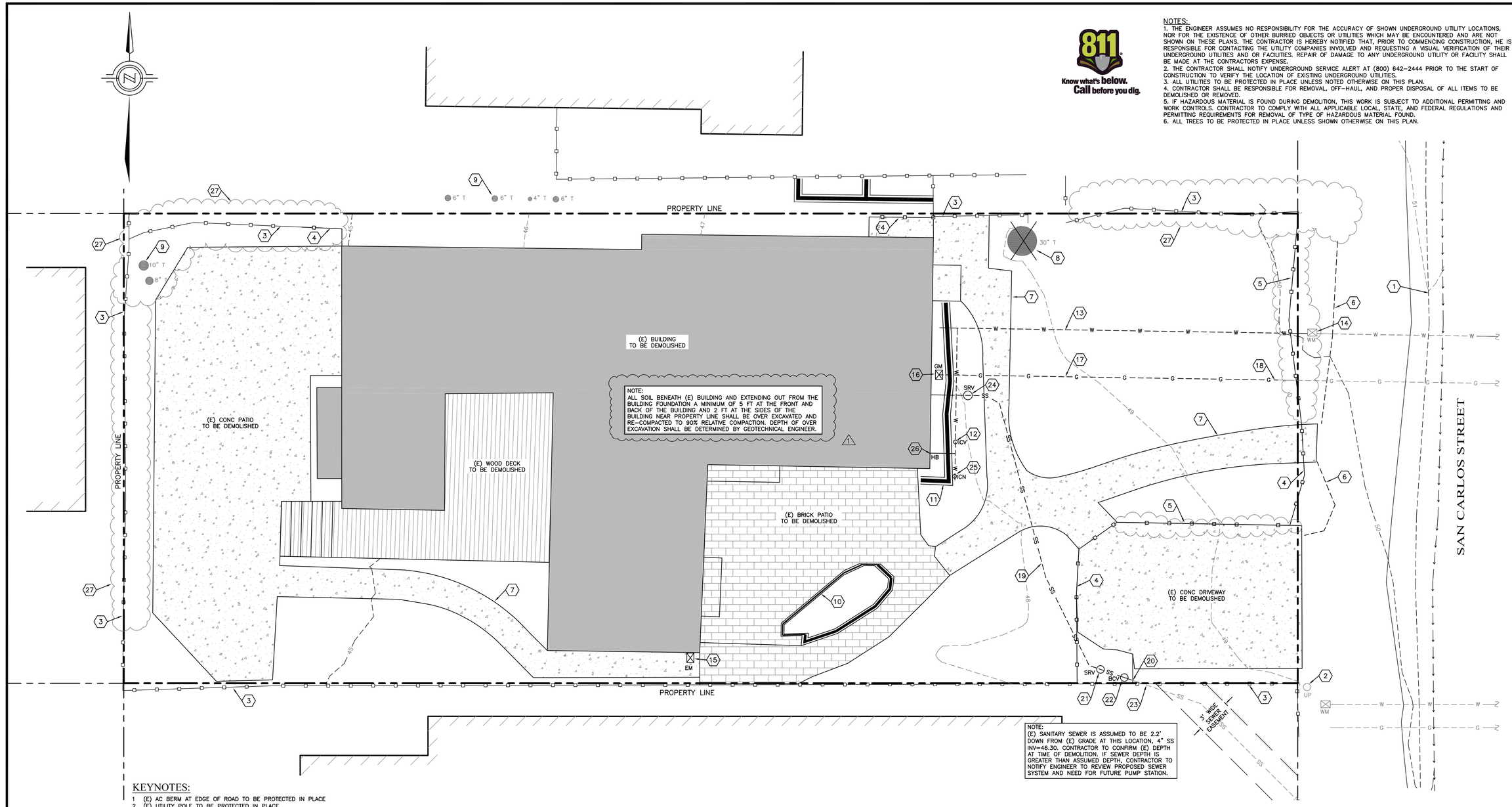
SCALE: As indicated

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 10.16.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
REV 1 4.7.26

SHEET TITLE:
EXISTING/DEMOLITION & PROPOSED SITE PLANS

SHEET NUMBER:
A1.0
(SHEET 4a)



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

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

A / C1 SITE DEMOLITION PLAN

SCALE: 1"=4'

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

4 0 2 4 8
1" = 4'

1 REVISION TO PLANNING SUBMITTAL 4/14/26

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

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMMONS No. 84985 EXP. 12-31-27 CIVIL STATE OF CALIFORNIA
PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 4-14-2026
SCALE: AS SHOWN
JOB NUMBER: 25-40
LAST REVISED: N/A
REVISED BY: N/A

SITE DEMOLITION PLAN

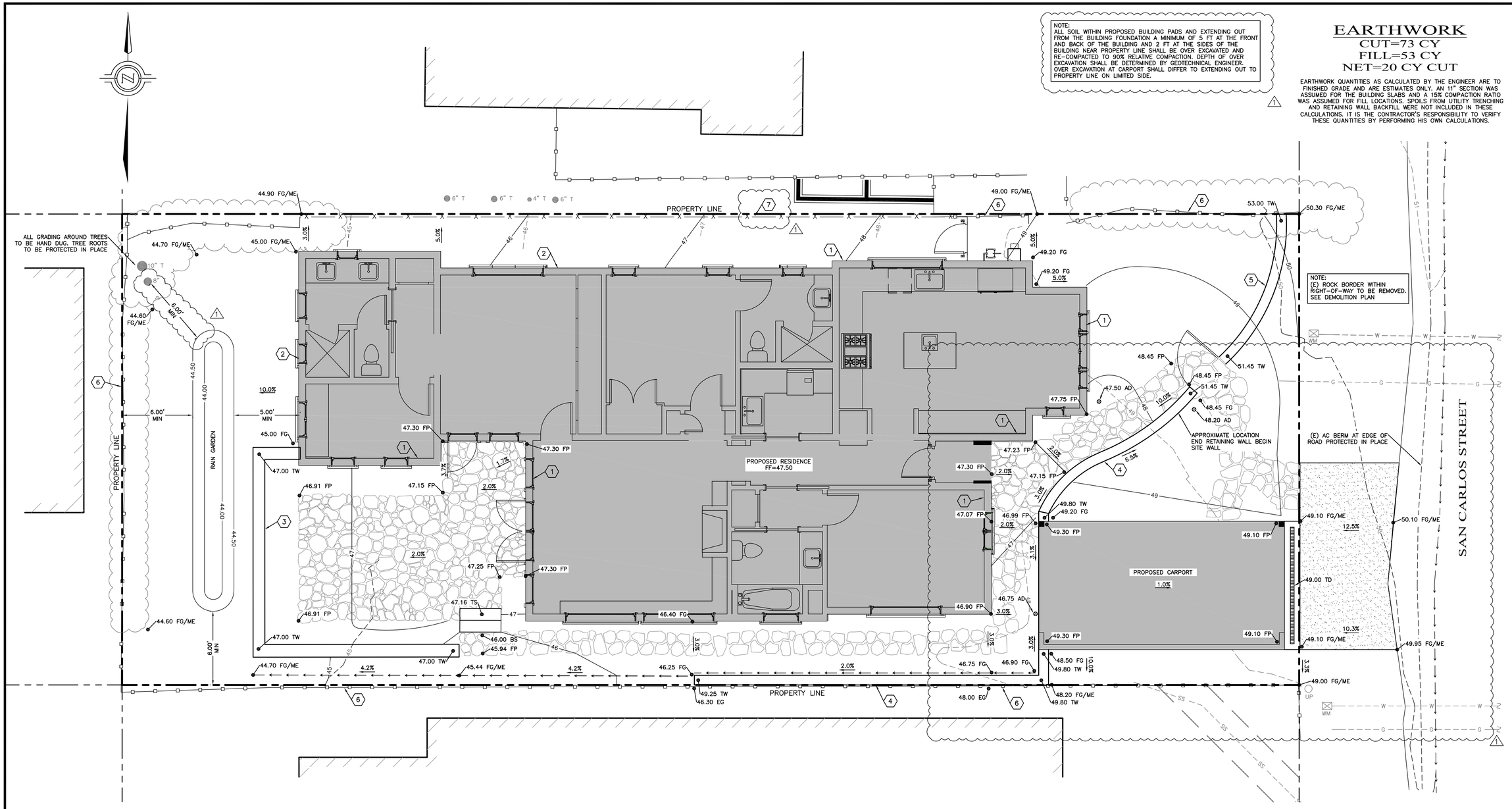
SAN CARLOS RESIDENCE
SAN CARLOS ST 2 NW 11TH ST
CARMEL-BY-THE-SEA, CA 93921
APN 010-155-019

SHEET C1
OF
5 SHEETS

NOTE:
ALL SOIL WITHIN PROPOSED BUILDING PADS AND EXTENDING OUT FROM THE BUILDING FOUNDATION A MINIMUM OF 5 FT AT THE FRONT AND BACK OF THE BUILDING AND 2 FT AT THE SIDES OF THE BUILDING NEAR PROPERTY LINE SHALL BE OVER EXCAVATED AND RE-COMPACTED TO 90% RELATIVE COMPACTION. DEPTH OF OVER EXCAVATION SHALL BE DETERMINED BY GEOTECHNICAL ENGINEER. OVER EXCAVATION AT CARPORT SHALL DIFFER TO EXTENDING OUT TO PROPERTY LINE ON LIMITED SIDE.

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

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



SITE GRADING PLAN
A / C2
SCALE: 1"=4'

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

LEGEND
(N) BUILDING, SEE ARCHITECTURAL PLANS
(N) FLAGSTONE PAVING W/ PLANTED JOINT
(N) DG DRIVEWAY TO BLEND INTO (E) RIGHT-OF-WAY AT CARPORT ENTRY

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

4 0 2 4 8
1" = 4'

1 REVISION TO PLANNING SUBMITTAL 4/14/26

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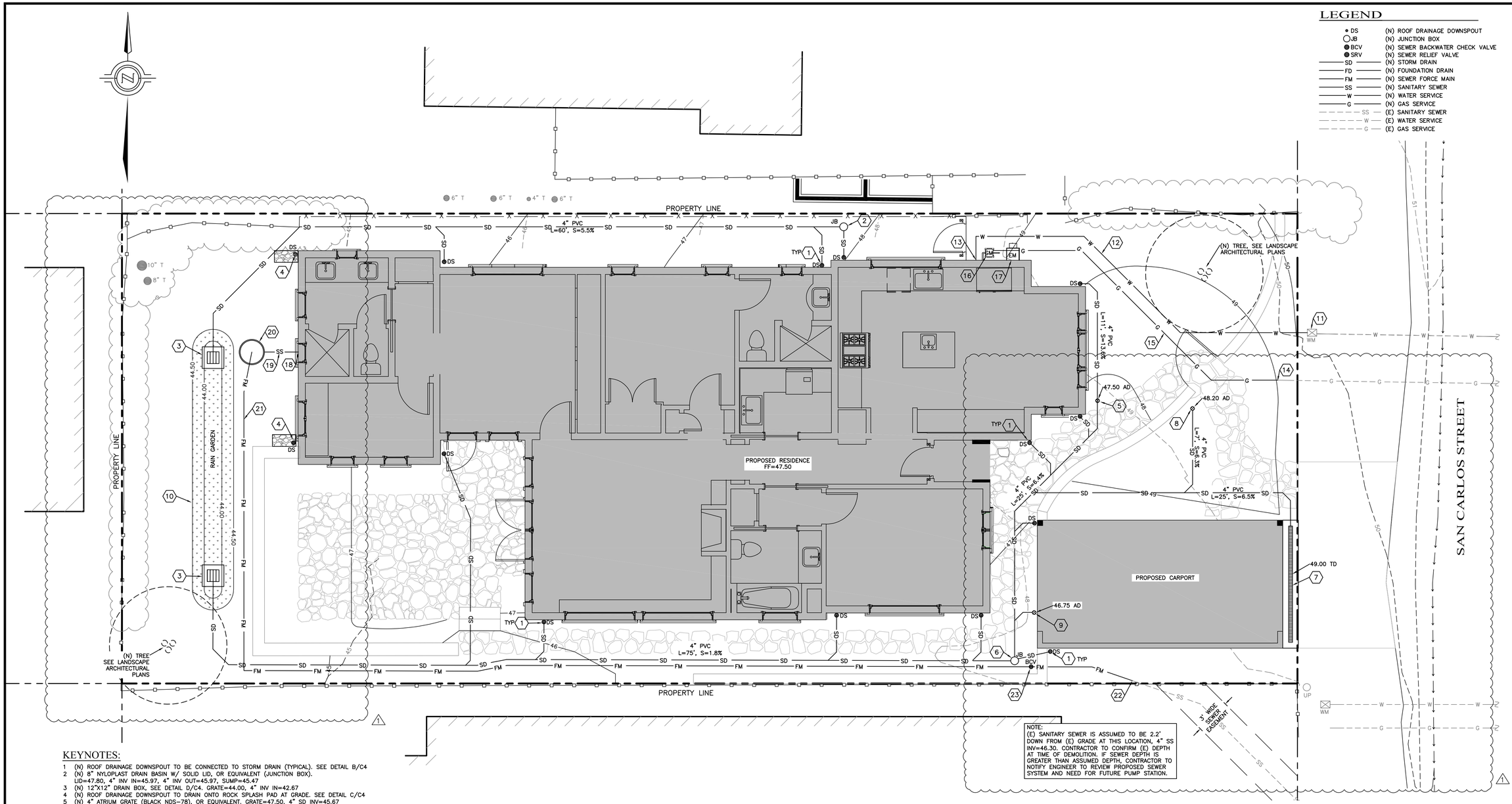
REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMMONS No. 84485 EXP. 12-31-27 CIVIL STATE OF CALIFORNIA
PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 4-14-2026
SCALE: AS SHOWN
JOB NUMBER: 25-40
LAST REVISED: N/A
REVISED BY: N/A

SITE GRADING PLAN

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

SHEET C2
OF
5 SHEETS



KEYNOTES:

1 (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN (TYPICAL). SEE DETAIL B/C4
2 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=47.80, 4" INV IN=45.97, 4" INV OUT=45.97, SUMP=45.47
3 (N) 12"X12" DRAIN BOX, SEE DETAIL D/C4. GRATE=44.00, 4" INV IN=42.67
4 (N) ROOF DRAINAGE DOWNSPOUT TO DRAIN ONTO ROCK SPLASH PAD AT GRADE. SEE DETAIL C/C4
5 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=47.50, 4" SD INV=45.67
6 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=46.90, 4" INV IN=44.07, 4" INV IN=44.07, 4" INV OUT=44.07, SUMP=43.57
7 (N) 4" ACO KS100 TRENCH DRAIN W/ IRON WAVE GRATE (ACO 480D TRAFFIC RATED), OR EQUIVALENT. GRATE=49.00, 4" SD INV=46.67
8 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=48.20, 4" SD INV=46.37
9 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=46.75, 4" SD INV=44.27
10 (N) RAIN GARDEN RETENTION AREA, SEE DETAIL E/C4
11 (E) WATER METER BOX AND SERVICE CONNECTION PROTECTED IN PLACE. CONTRACTOR TO CONNECT (N) WATER SERVICE TO (E) METER. CONTRACTOR TO COORDINATE ALL WORK W/ CALAM, WATER UTILITY PROVIDER.
12 (N) 1.5" PVC SCHEDULE 40 WATER SERVICE
13 (N) WATER SERVICE BUILDING POINT OF CONNECTION. CONTRACTOR TO INSTALL SHUT-OFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING. SEE PLUMBING PLANS
14 CONTRACTOR TO CONNECT (N) GAS SERVICE LINE TO TEMPORARILY CAPPED (E) SERVICE LATERAL. CONTRACTOR TO COORDINATE WORK WITH PG&E. LOCATION OF GAS SERVICE LATERAL SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE.
15 (N) GAS SERVICE LINE. SIZE AND TYPE OF SERVICE PIPING TO MATCH (E) SERVICE PIPING SIZE AND TYPE AT CONNECTION LOCATION. (E) SERVICE PIPING SIZE AND TYPE ARE UNKNOWN AND TO BE DETERMINED PRIOR TO DEMOLITION. (N) GAS SERVICE TRENCH TO BE COMPLIANT WITH 2022 CALIFORNIA MECHANICAL CODE 1310.1.1 WHICH STATE THAT UNDERGROUND GAS PIPING SYSTEMS SHALL BE INSTALLED WITH A MINIMUM OF 12" OF COVER, THE MINIMUM COVER SHALL BE INCREASED TO 18" IF EXTERNAL DAMAGE TO THE PIPE OR TUBING FROM EXTERNAL FORCES IS LIKELY TO RESULT. (N) PIPING TO HAVE AT LEAST 18" OF COVER FOR THIS TRENCH
16 (N) GAS METER LOCATION. CONTRACTOR TO COORDINATE INSTALLATION OF (N) SERVICE AND METER WITH PG&E
17 (N) ELECTRICAL METER LOCATION. CONTRACTOR TO COORDINATE OVERHEAD LINE INSTALLATION OF (N) SERVICE AND METER WITH PG&E
18 (N) GRAVITY SANITARY SEWER CONNECTION TO BUILDING, SEE PLUMBING PLANS. 4" SS INV=42.67
19 (N) 4" SDR-26 PVC SANITARY SEWER. L=3 FT, S=2.0%
20 (N) SANITARY SEWER PUMP STATION
21 (N) 1.5" PVC SCHEDULE 80 SEWER FORCE MAIN, L=103 FT
22 CONTRACTOR TO CONNECT (N) SEWER FORCE MAIN TO TEMPORARILY CAPPED (E) SEWER SERVICE LATERAL USING 1.5"X4" PVC REDUCER. CONTRACTOR TO COORDINATE WORK WITH CARMEL AREA WASTE WATER DISTRICT, SEWER UTILITY PROVIDER. LOCATION OF SEWER SERVICE LATERAL SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE
23 (N) BACKWATER CHECK VALVE TO BE INSTALLED PER CARMEL SANITARY DISTRICT STD PLAN NO. 4-C. CONTRACTOR TO COORDINATE WORK WITH SEWER UTILITY PROVIDER

SITE DRAINAGE & UTILITY PLAN

A/C3

SCALE: 1"=4'

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

4 0 2 4 8
1" = 4'

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PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 4-14-2026
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SITE DRAINAGE & UTILITY PLAN

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

SHEET C3
OF
5 SHEETS

KEYNOTES:

1 (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN (TYPICAL). SEE DETAIL B/C4
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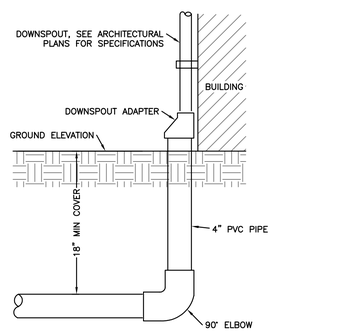
9 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=46.75, 4" SD INV=44.27

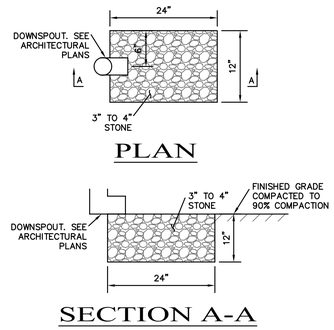
PROPERTY LINE
4" PVC L=60', S=5.5%
PROPOSED RESIDENCE ROOF AREA=1658 SFT
PROPOSED CARPORT ROOF AREA=223 SFT
4" PVC L=11', S=13.6%
4" PVC L=7', S=6.3%
4" PVC L=25', S=6.4%
4" PVC L=25', S=6.5%
4" PVC L=75', S=1.8%
RAIN GARDEN
(N) RAIN GARDEN USED TO MITIGATE STORM WATER RUNOFF FROM PROPOSED RESIDENCE AND CARPORT. CONTRIBUTING ROOF AREA=1881 SFT
RAIN GARDEN AREA=81 SFT
(CITY REQUIRED AREA=1881 SFT X 0.04=75 SFT)
ONCE SOIL IS SATURATED AND RAIN GARDEN IS FULL, STORM WATER RUNOFF OVERFLOW VOLUMES WILL FLOW OUT OF RAIN GARDEN AND INTO SURROUNDING LANDSCAPING. SEE DETAIL E/C4
SAN CARLOS STREET

1 REVISION TO PLANNING SUBMITTAL 4/14/26

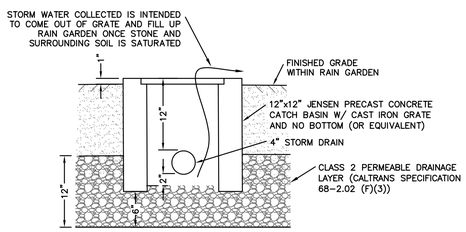
A/C4 DRAINAGE MANAGEMENT PLAN
SCALE: 1"=4'



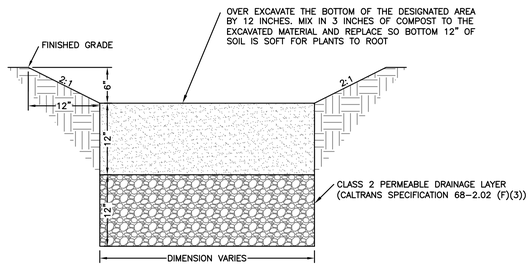
B/C4 DOWNSPOUT CONNECTION
NTS



C/C4 ROCK SPLASH PAD
NTS



D/C4 DRAIN BOX DETAIL
NTS



E/C4 RAIN GARDEN SECTION
NTS

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DRAINAGE MANAGEMENT PLAN

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

SHEET C4
OF
5 SHEETS

EROSION AND SEDIMENT CONTROL GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

CONCRETE WASHOUT

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

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

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

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

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

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

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

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

MATERIAL DELIVERY AND STORAGE

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

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

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

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

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

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

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

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

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

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

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

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

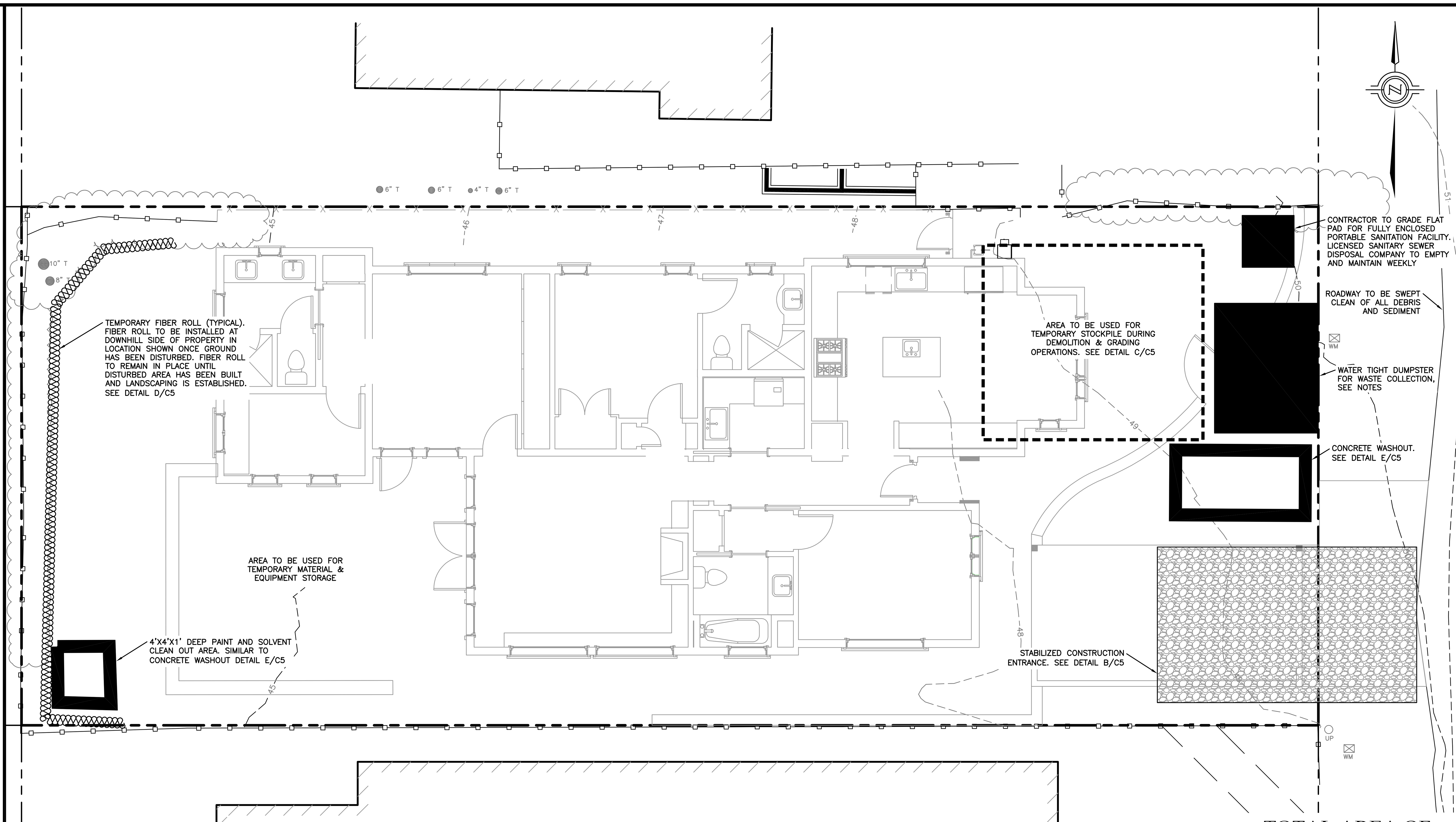
13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.

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

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

WASTE COLLECTION AREA

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



TOTAL AREA OF DISTURBANCE=0.09 AC

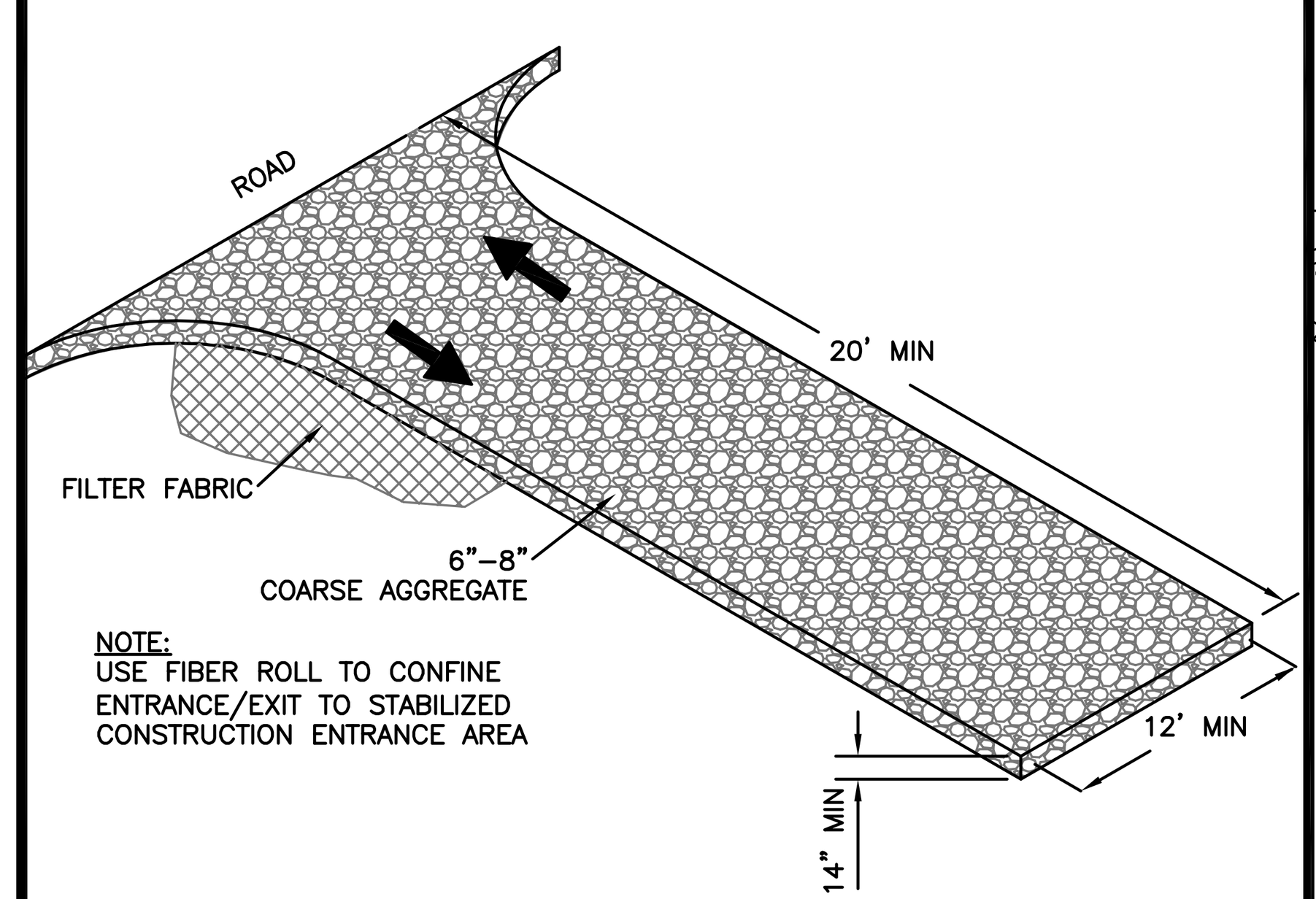
NOTES:
1. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCTOBER 15 THROUGH APRIL 15).
2. MAINTAIN ALL EROSION CONTROL MEASURES UNTIL LANDSCAPING IS ESTABLISHED

5 0 2.5 5 10
1" = 5'

EROSION CONTROL PLAN

A/C5

SCALE: 1"=5'

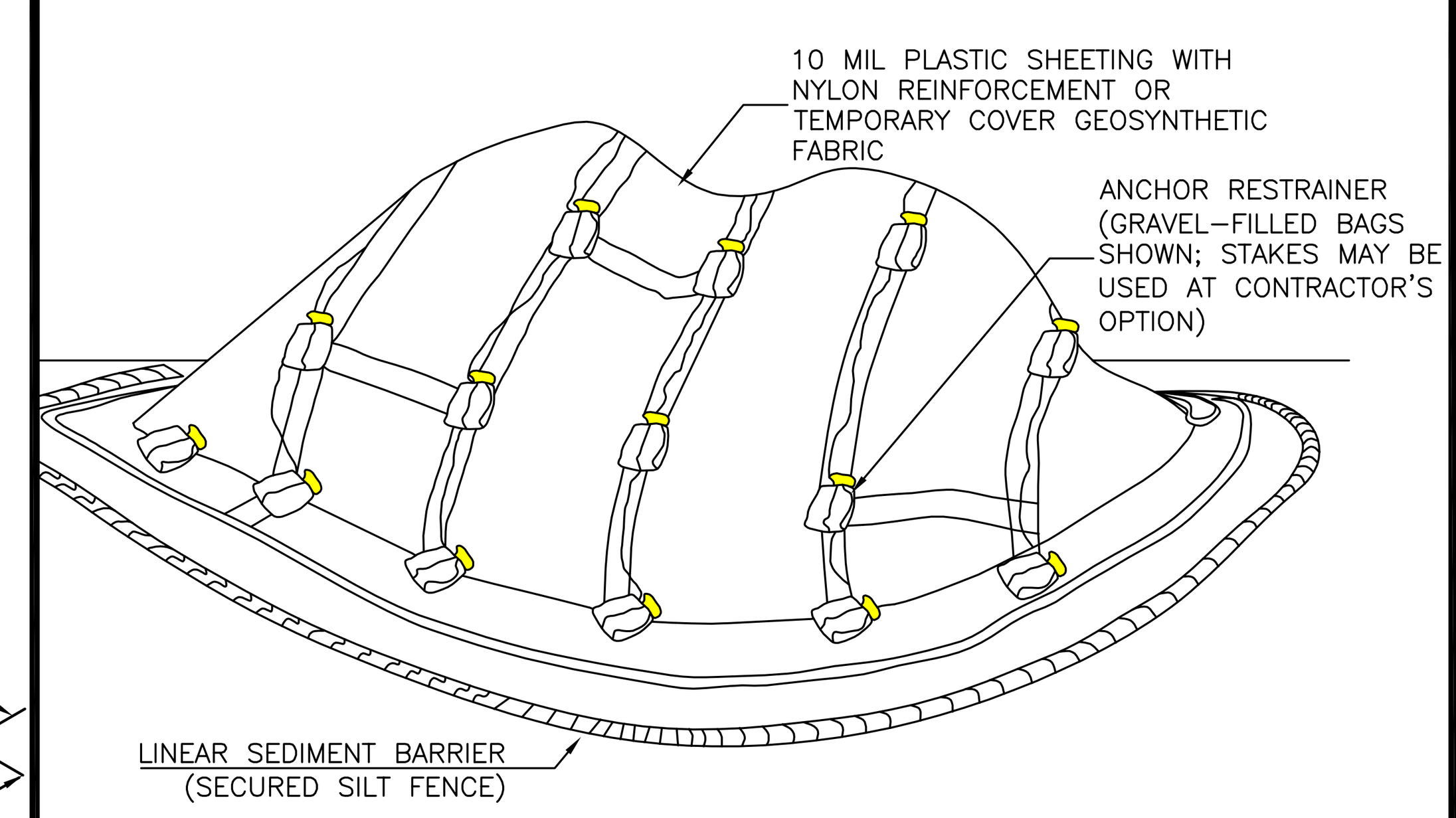


NOTE:
USE FIBER ROLL TO CONFINE ENTRANCE/EXIT TO STABILIZED CONSTRUCTION ENTRANCE AREA

STABILIZED CONSTRUCTION ENTRANCE

B/C5

NTS

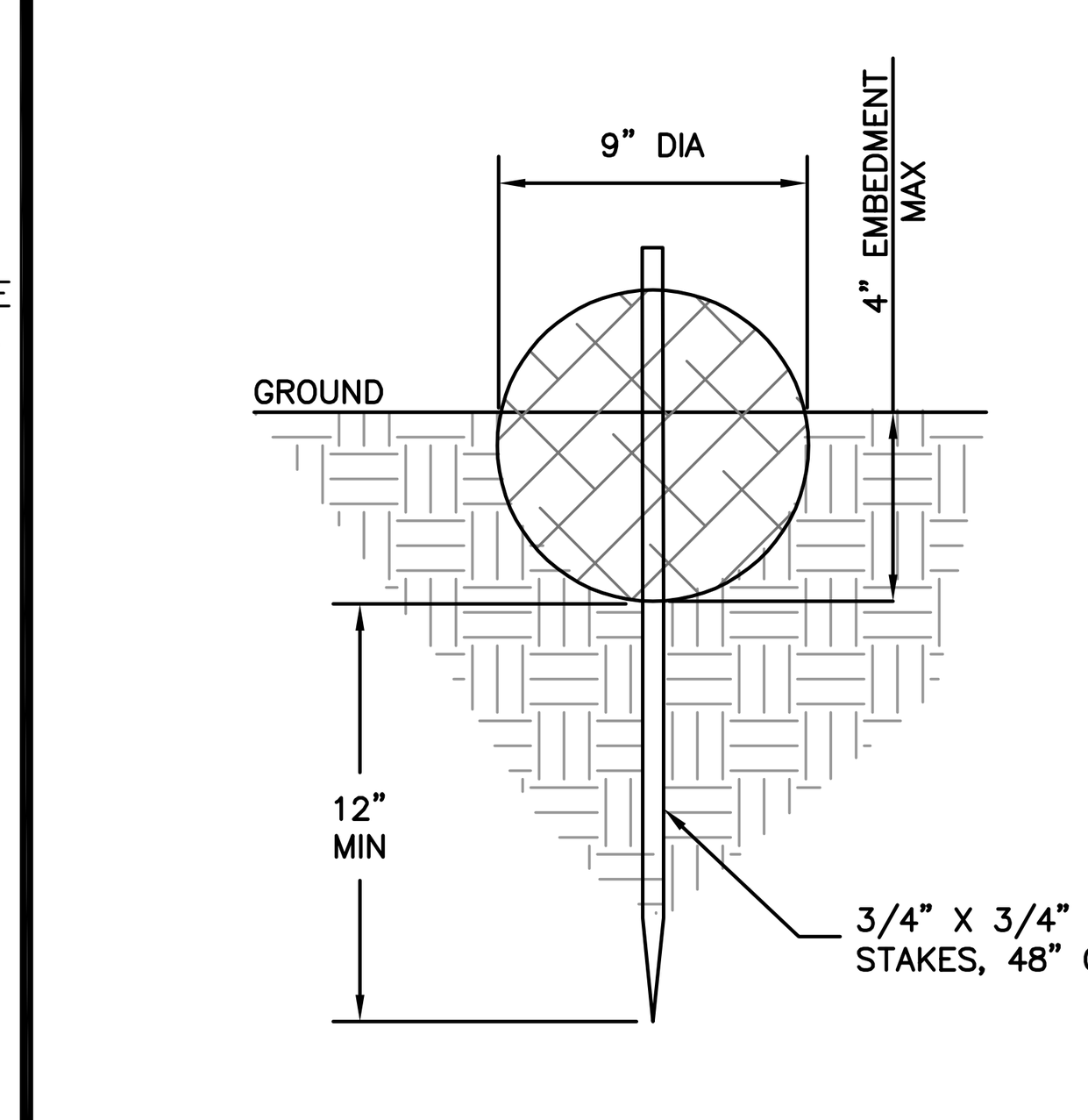


NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE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

STOCKPILE COVER DETAIL

C/C5

NTS



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

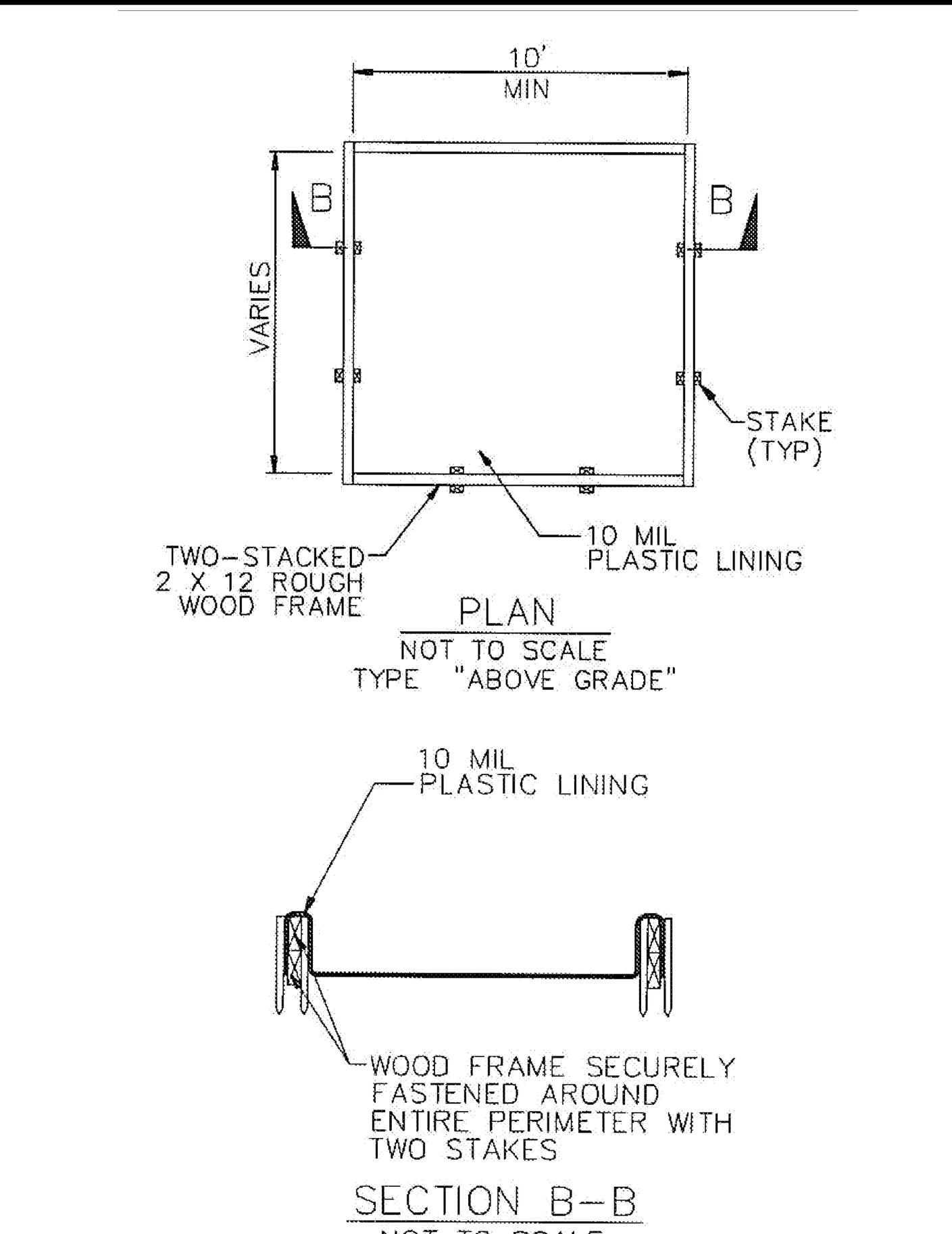
2. POSITION FIBER ROLLS END–TO–END, TYING THE BUTTED ENDS TOGETHER WITH STRONG TWINE TO ENSURE A GOOD CONNECTION.

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

FIBER ROLL

D/C5

NTS



CONCRETE WASHOUT

E/C5

NTS

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

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. ...OUT
No. ...685
EXP. 12-31-27
CIVIL
STATE OF CALIFORNIA
PLANNING SUBMITTAL

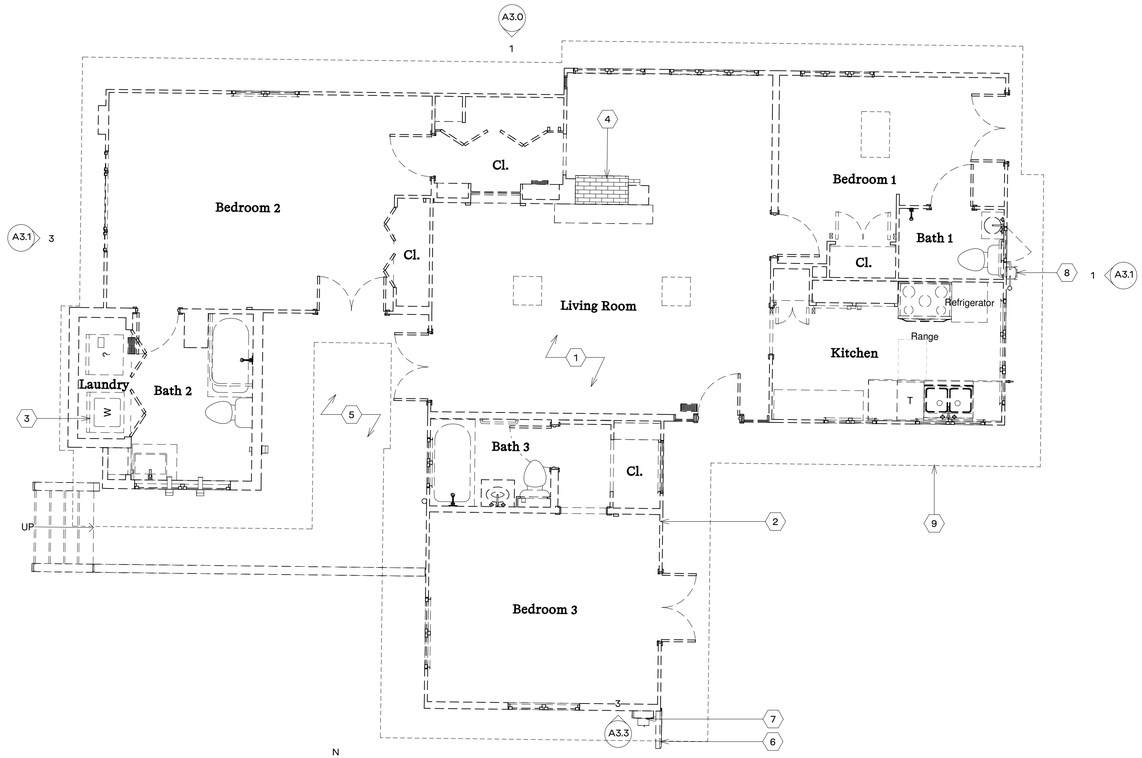
DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 4-14-2026
SCALE: AS SHOWN
JOB NUMBER: 25-40
LAST REVISED: N/A
REVISED BY: N/A

EROSION CONTROL PLAN

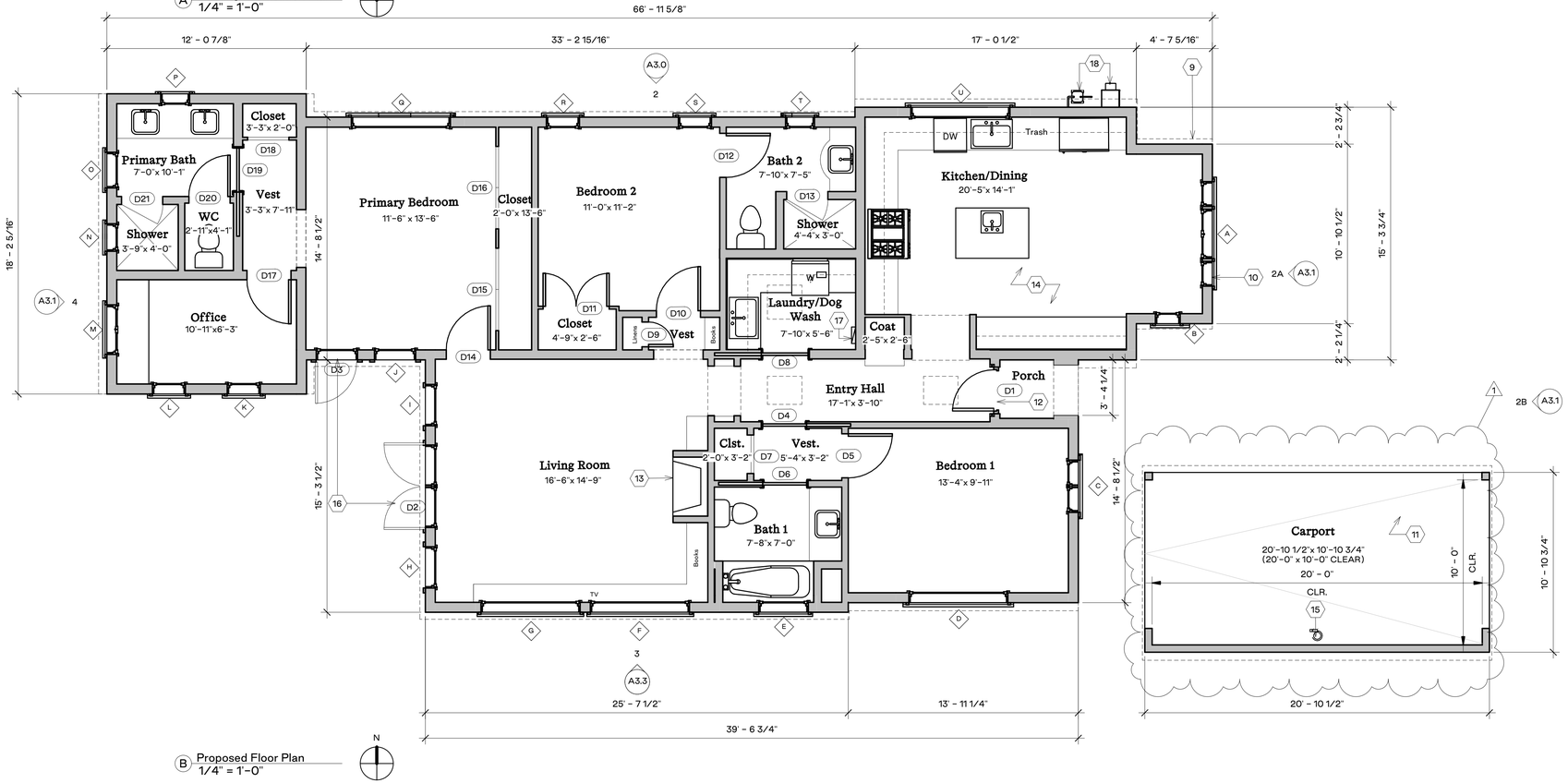
SAN CARLOS RESIDENCE
SAN CARLOS ST 2 NW 11TH ST
CARMEL-BY-THE-SEA, CA 93921
APN 010-155-019

SHEET C5
OF
5 SHEETS

(SHEET 5d)



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



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

SHEET NOTES

1. REMOVE (E) WALLS, FLOORING, ROOF, FINISHES, WINDOWS, DOORS, FITTINGS & FIXTURES. CAP & SECURE UTILITIES AT PROPERTY LINE PER JURISDICTIONAL REQUIREMENTS
2. ALL (E) EXTERIOR STRUCTURAL WALLS TO BE REMOVED
3. REMOVE (E) APPLIANCES
4. REMOVE (E) CHIMNEY & FIREPLACE
5. REMOVE (E) WOOD DECK & STAIRS
6. REMOVE (E) WOOD GATE
7. (E) ELECTRIC METER TO BE RELOCATED
8. (E) GAS METER TO BE RELOCATED. SECURE UTILITIES AT PROPERTY LINE PER JURISDICTIONAL REQUIREMENTS
9. EDGE OF ROOF ABOVE
10. ALUMINUM WOOD WINDOWS & DOORS THROUGHOUT
11. CONCRETE SLAB, SLOPED TOWARD STREET
12. WOOD GLAZED ENTRY DOOR
13. FIREPLACE INSERT & HEARTH
14. CASEWORK, APPLIANCES, FITTINGS, FIXTURES & FINISHES THROUGHOUT
15. EV CHARGER
16. ALUMINUM CLAD WOOD GLAZED DOOR
17. ELECTRICAL PANEL
18. (N) GAS AND ELECTRIC METERS. SEE CIVIL DWGS

GENERAL DEMOLITION NOTES

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

WALL LEGEND

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

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

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

DRAWN BY: MH, HL

PRINT DATE: 4.15.26

DRAWING DATE: 3.31.25

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

REV 1 4.7.26

SHEET TITLE:

EXISTING/DEMOLITION & PROPOSED FLOOR PLANS

SHEET NUMBER:

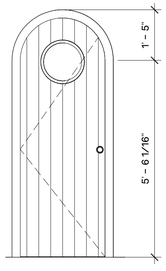
A2.0

(SHEET 6a)

DOOR SCHEDULE

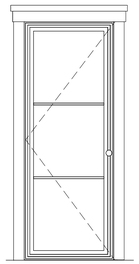
ROOM	MARK	TYPE	WIDTH	HEIGHT	THK.	HEAD	JAMB	SILL	REMARKS	HDWR GROUP
ENTRY	D1	A	2' - 10"	7' - 0"	0' - 2"					
LIVING ROOM	D2	G	5' - 0"	6' - 8"	0' - 1 3/4"					
PRIMARY BEDROOM	D3	B	2' - 6"	6' - 8"	0' - 1 3/4"					
ENTRY HALL	D4	C	2' - 8"	6' - 8"	0' - 1 3/4"					
BEDROOM 1	D5	D	2' - 8"	6' - 8"	0' - 1 3/4"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

DOOR TYPES



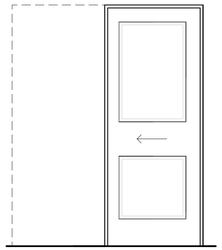
WOOD PLANK
EXTERIOR

A



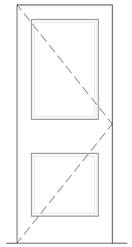
ALUMINUM CLAD WOOD
GLAZED EXTERIOR DOOR
TEMPERED

B



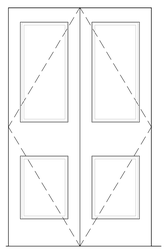
WOOD
POCKET
INTERIOR

C



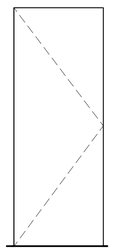
WOOD
INTERIOR

D



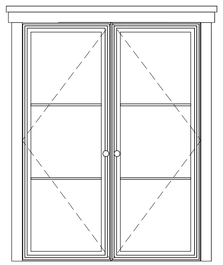
WOOD
INTERIOR
DOUBLE

E



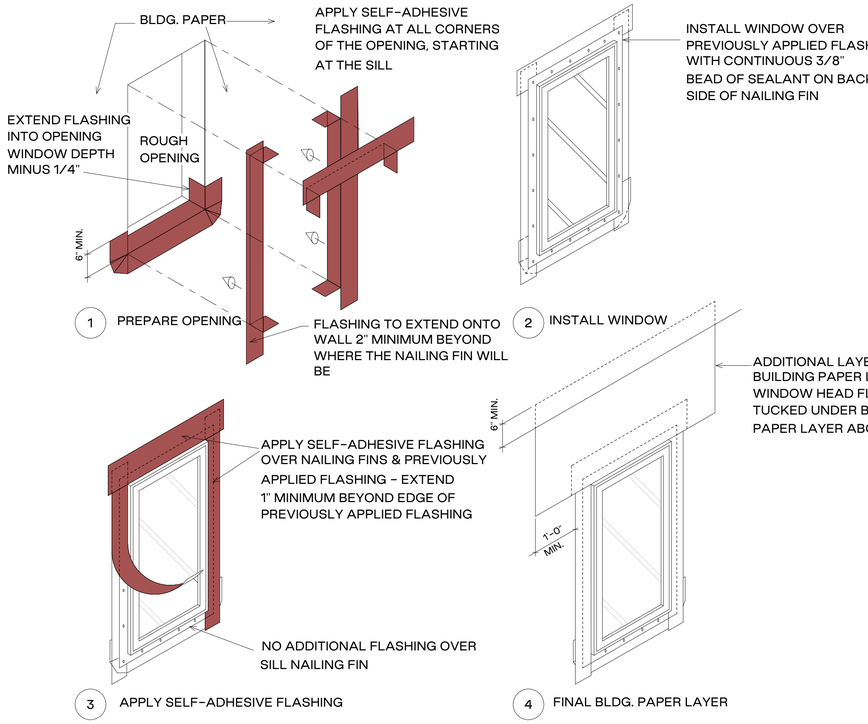
GLAZED SHOWER DOOR
TEMPERED
INTERIOR

F



ALUMINUM CLAD WOOD
GLAZED FRENCH DOOR
TEMPERED
EXTERIOR

G



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

DOOR & HARDWARE NOTES

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

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
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SCALE: As indicated

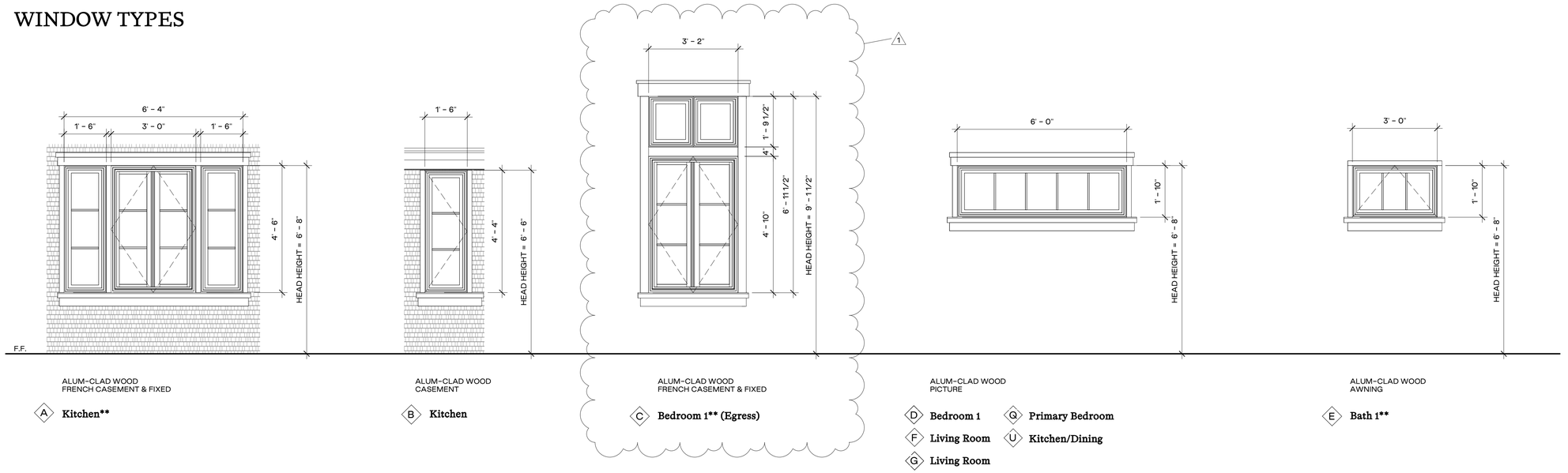
DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
DOOR SCHEDULE

SHEET NUMBER:
A8.0
(SHEET 6b)

WINDOW TYPES



ALUM-CLAD WOOD
FRENCH CASEMENT & FIXED

A **Kitchen****

ALUM-CLAD WOOD
CASEMENT

B **Kitchen**

ALUM-CLAD WOOD
FRENCH CASEMENT & FIXED

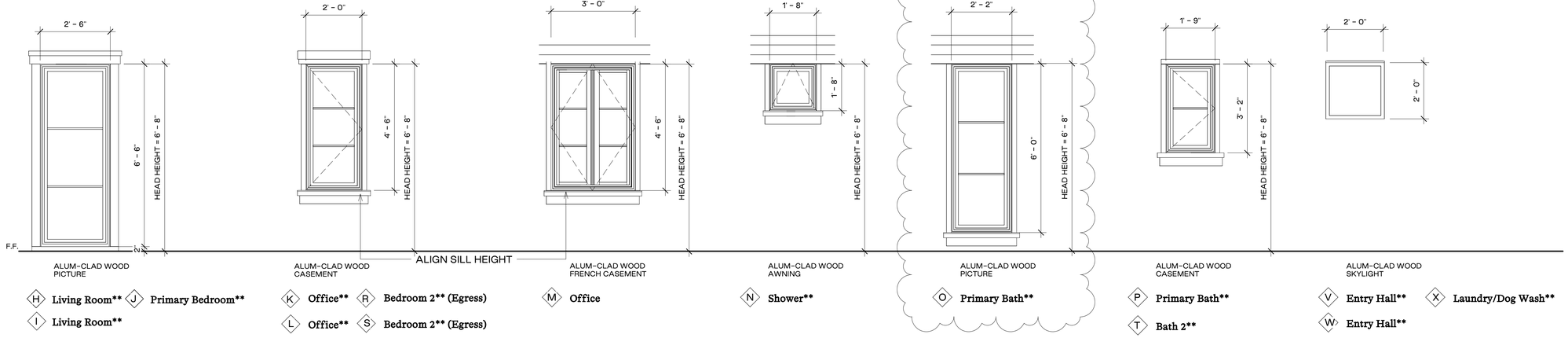
C **Bedroom 1** (Egress)**

ALUM-CLAD WOOD
PICTURE

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

ALUM-CLAD WOOD
AWNING

E **Bath 1****



ALUM-CLAD WOOD
PICTURE

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

ALUM-CLAD WOOD
CASEMENT

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

*VERIFY SWING DIRECTION IN EXTERIOR ELEVATIONS

ALUM-CLAD WOOD
FRENCH CASEMENT

M **Office**

ALUM-CLAD WOOD
AWNING

N **Shower****

ALUM-CLAD WOOD
PICTURE

O **Primary Bath****

ALUM-CLAD WOOD
CASEMENT

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

*VERIFY SWING DIRECTION
IN EXTERIOR ELEVATIONS

ALUM-CLAD WOOD
SKYLIGHT

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

Window Schedule

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

WINDOW AND DOOR NOTES

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

PROJECT:

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San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

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

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

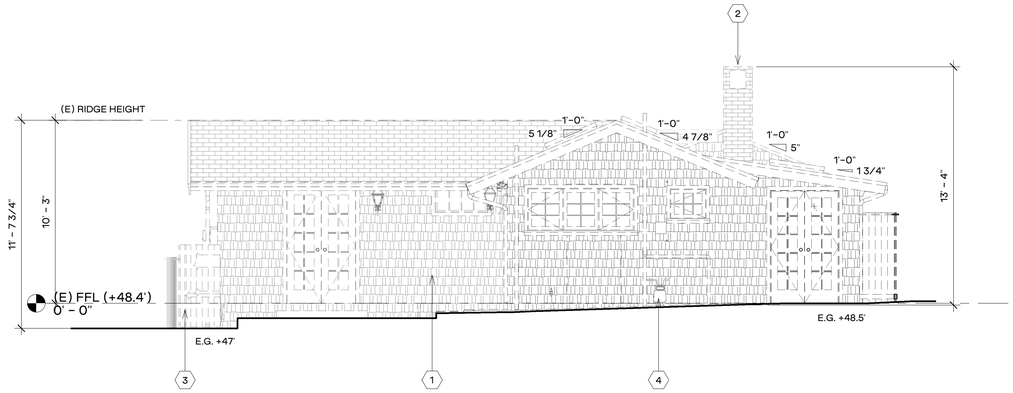
REVISIONS:
REV 1 4.7.26

SHEET TITLE:
WINDOW SCHEDULE

SHEET NUMBER:

A8.1

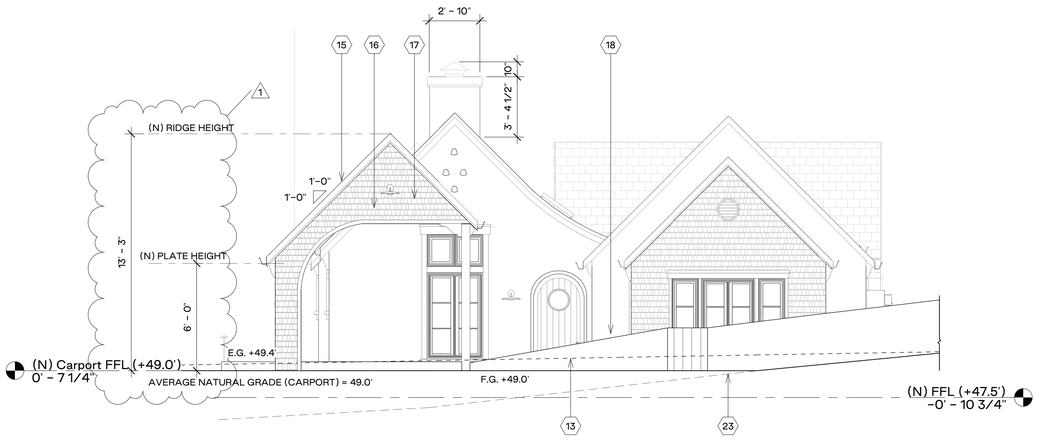
(SHEET 6c)



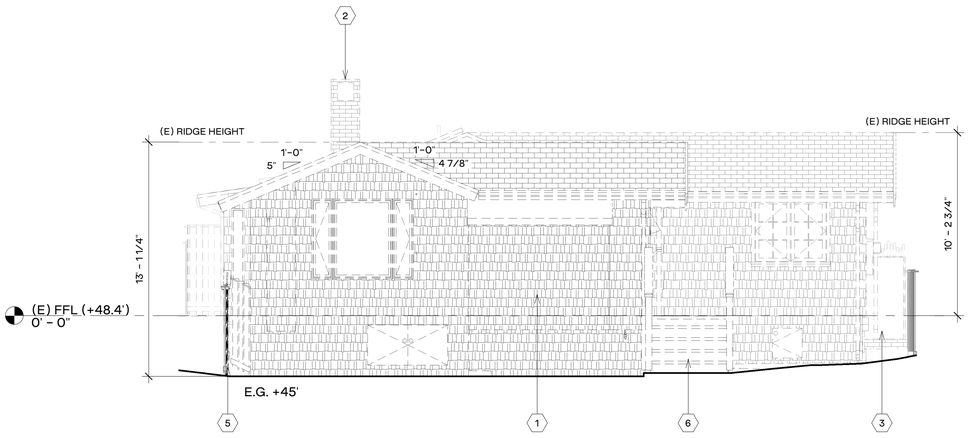
1 East Elevation – Existing/Demolition
1/4" = 1'-0"



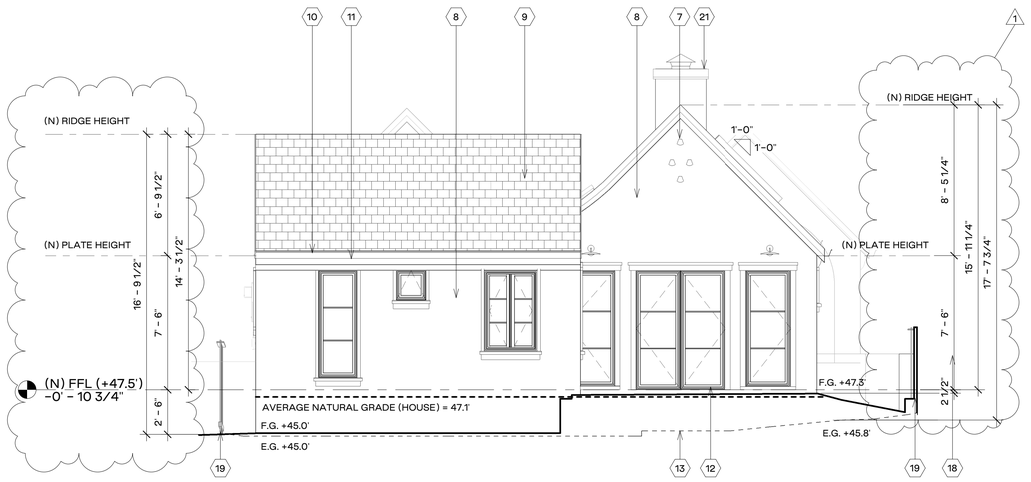
2A East Elevation – Proposed (Entry)
1/4" = 1'-0"



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



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



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

SHEET NOTES

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

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

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

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

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 3.12.26
DATE ISSUED FOR CONSTRUCTION:

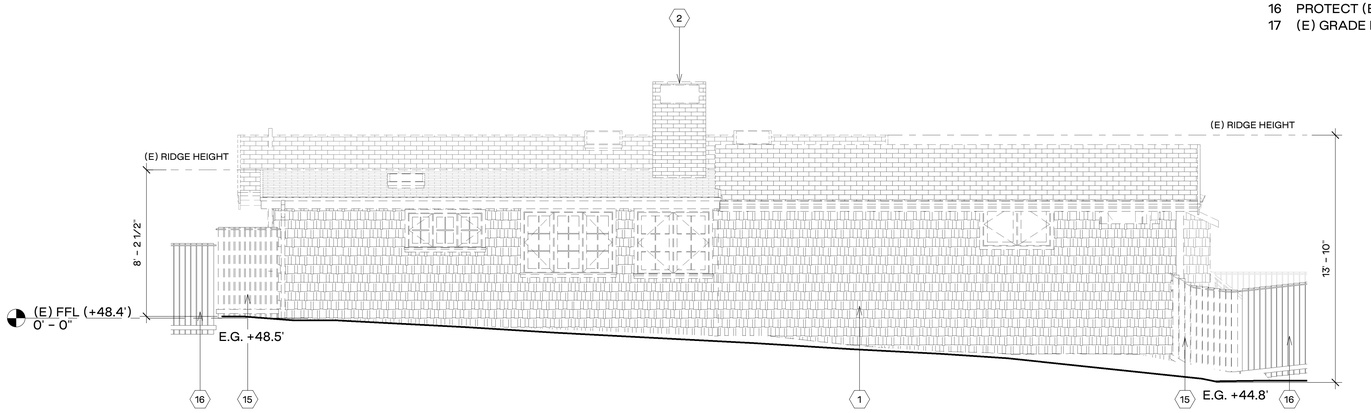
REVISIONS:
REV 1 4.7.26

SHEET TITLE:
EAST & WEST ELEVATIONS

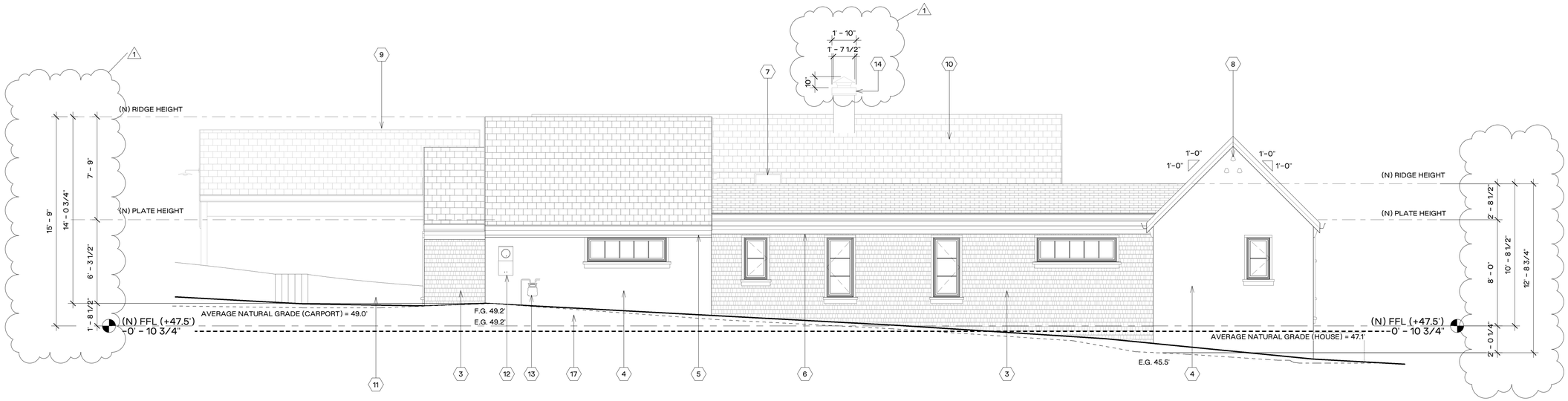
SHEET NUMBER:
A3.1
(SHEET 7)

SHEET NOTES

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



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



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

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

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

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

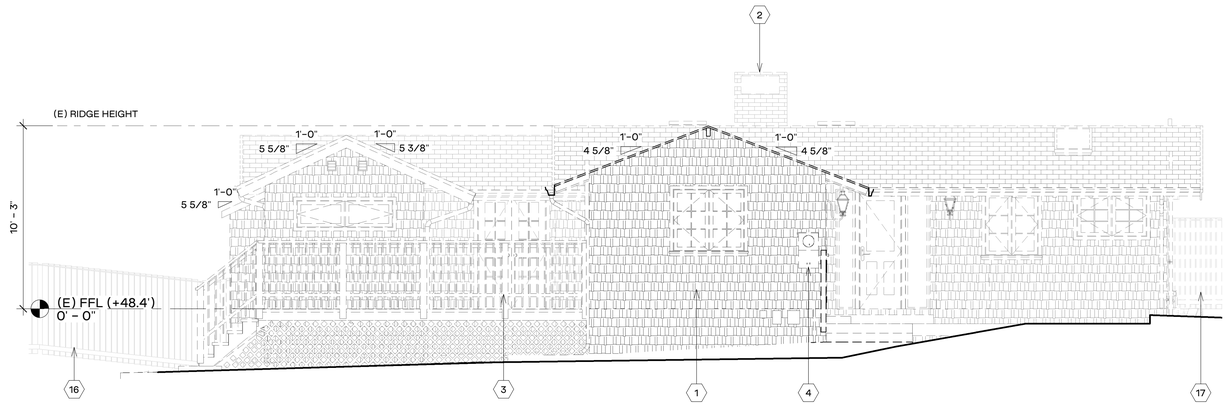
REVISIONS:
REV 1 4.7.26

SHEET TITLE:
NORTH ELEVATIONS

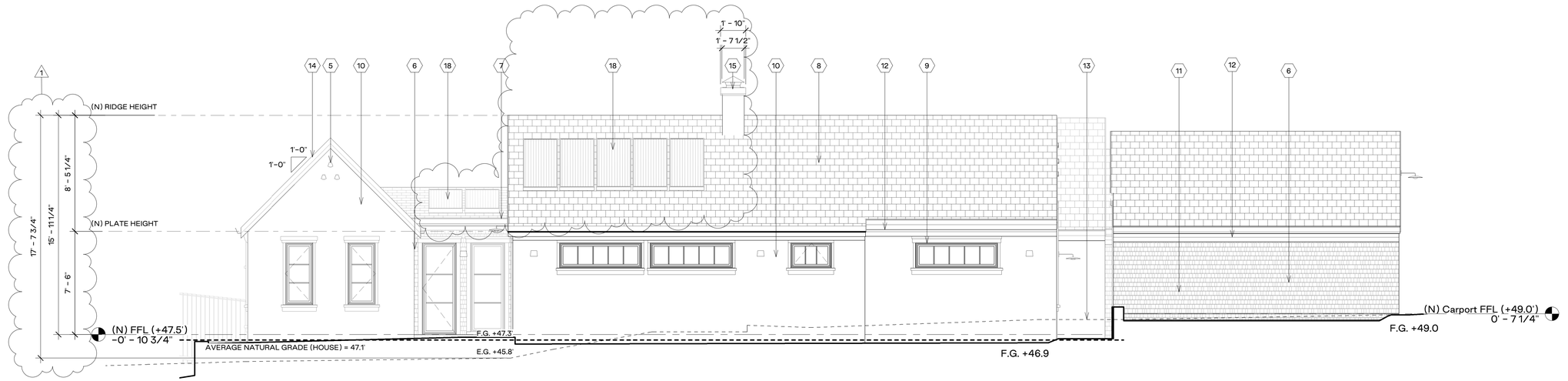
SHEET NUMBER:

A3.0

(SHEET 8a)



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



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

SHEET NOTES

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

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

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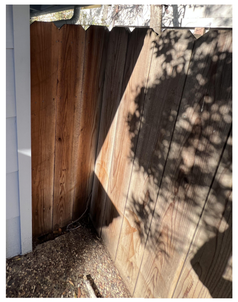
SCALE: 1/4" = 1'-0"

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 7.18.25
DATE ISSUED FOR CONSTRUCTION:

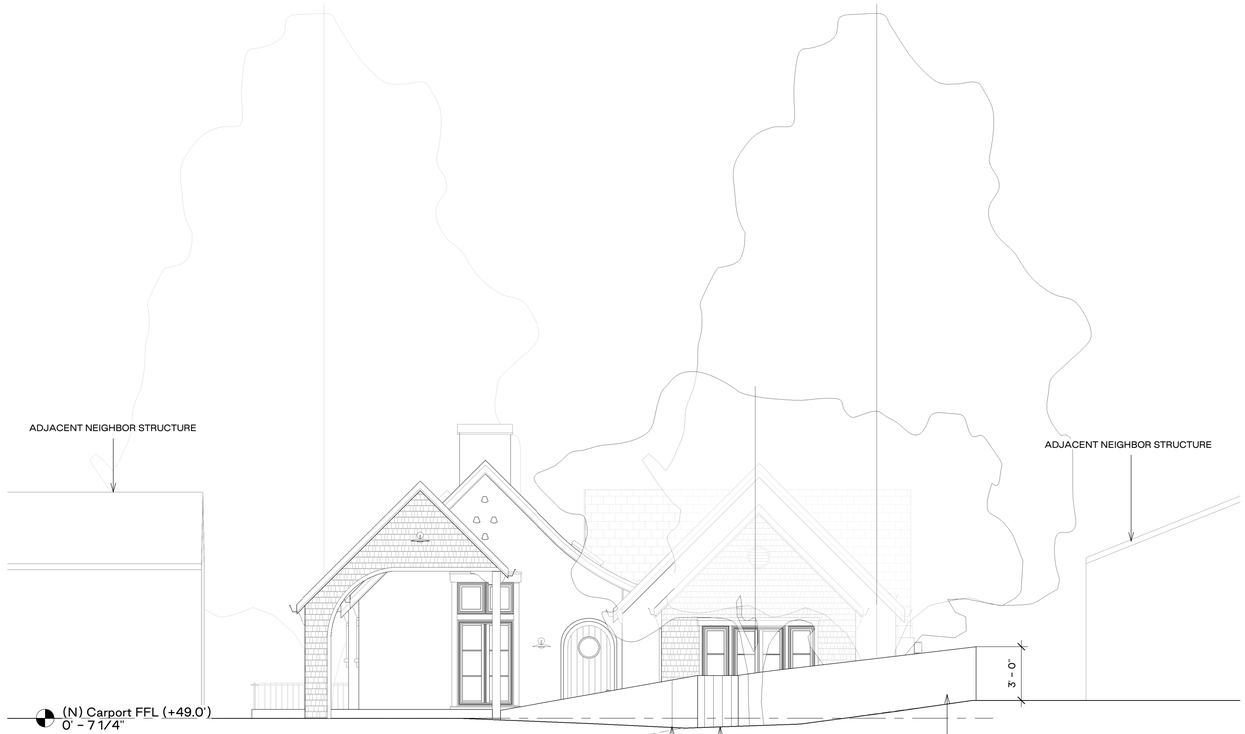
REVISIONS:
REV 1 4.7.26

SHEET TITLE:
SOUTH ELEVATIONS

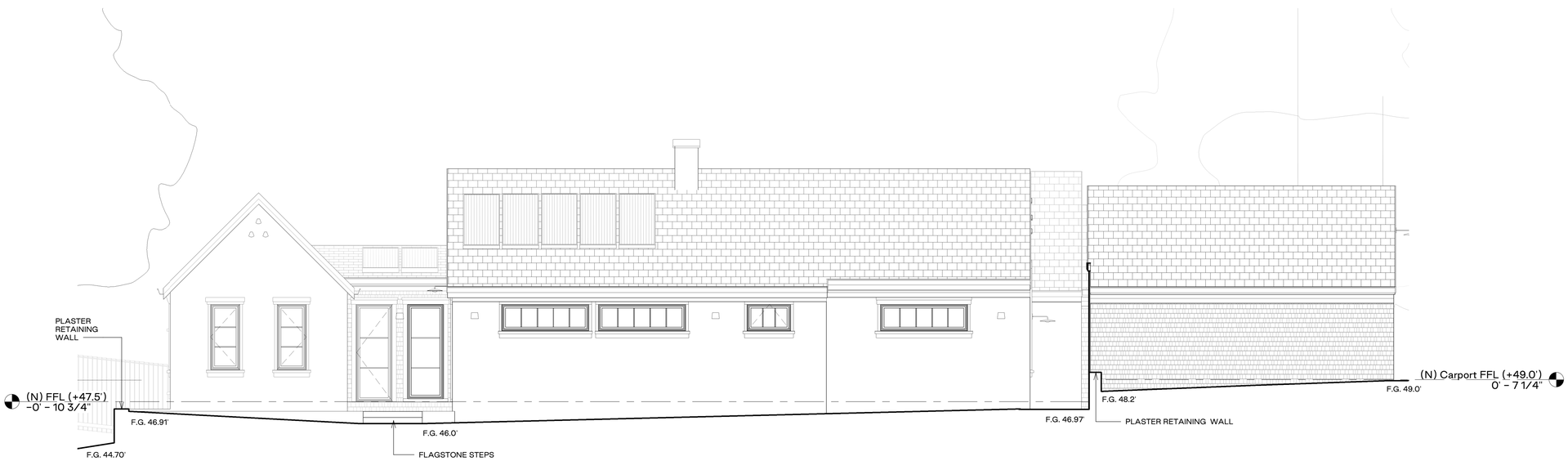
SHEET NUMBER:
A3.2
(SHEET 8b)



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



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



3 South Elevation - Proposed (Retaining Walls)
1/4" = 1'-0"

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

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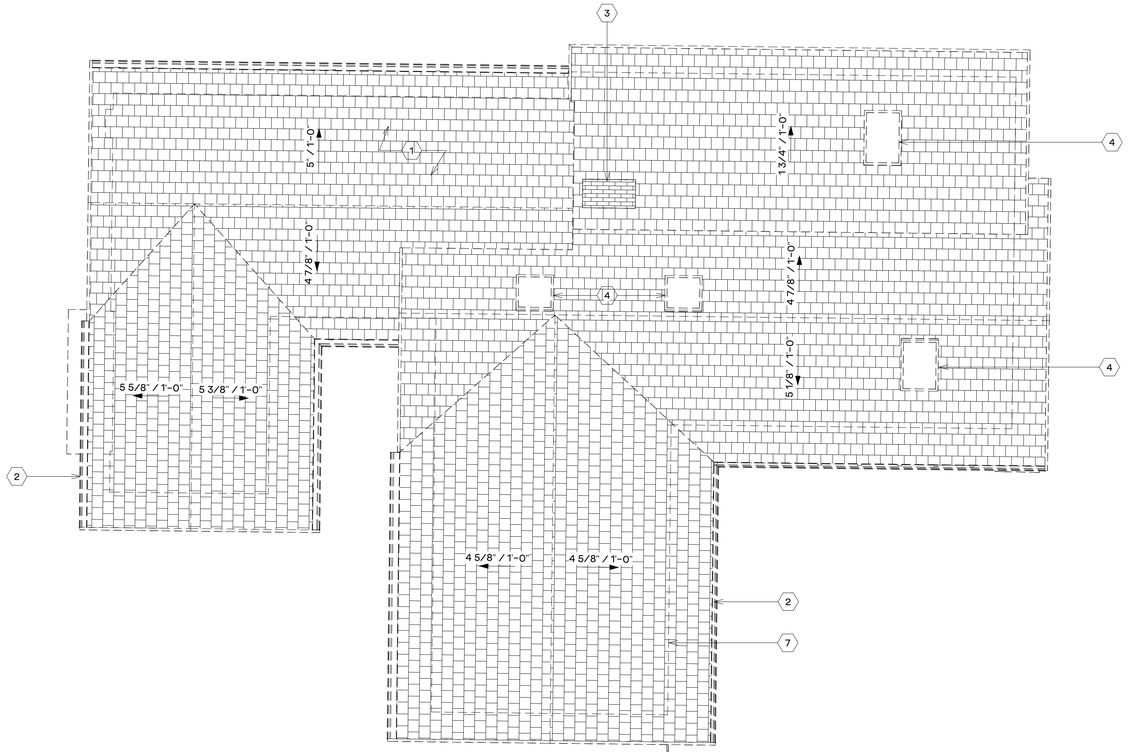
SCALE: 1/4" = 1'-0"

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 7.18.25
DATE ISSUED FOR CONSTRUCTION:

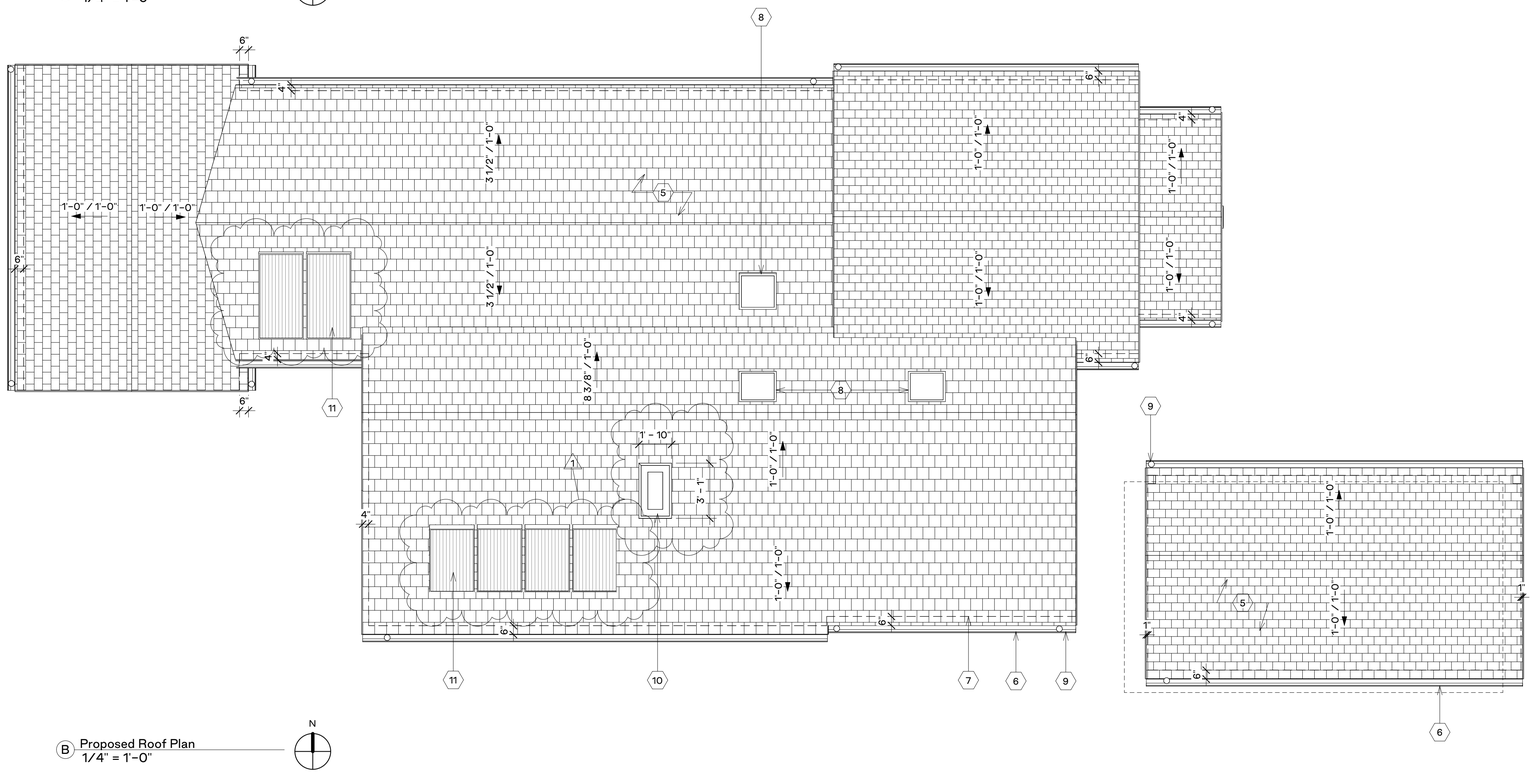
REVISIONS:
REV 1 4.7.26

SHEET TITLE:
STREETSCAPE ELEVATION

SHEET NUMBER:
A3.3
(SHEET 9)



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



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

SHEET NOTES

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

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

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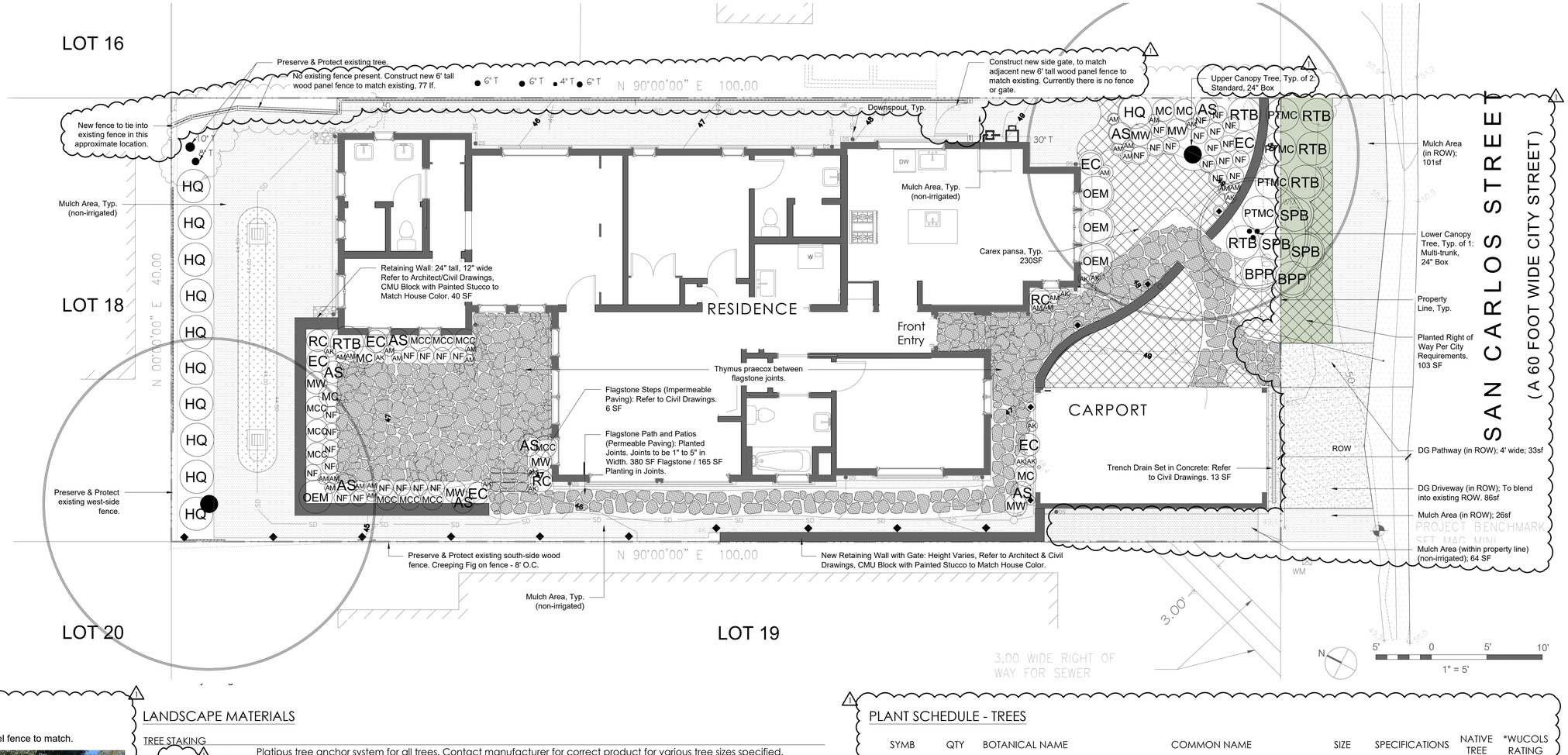
SCALE: 1/4" = 1'-0"

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
REV 1 4.7.26

SHEET TITLE:
DEMOLITION & PROPOSED ROOF PLANS

SHEET NUMBER:
A2.1
(SHEET 10)



WOOD PANEL FENCE

Photo of existing 6' tall wood panel fence to match.



LANDSCAPE MATERIALS

TREE STAKING

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

DECOMPOSED GRANITE (DG)

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

PLANTING SOIL, AMENDEMENTS, & FERTILIZERS

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

MULCH

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

PLANTING NOTES

1. Total landscape area = 1,832 SF.
2. Total landscape area in ROW 99 SF.
3. Contractor to comply with all state and local code requirements.
4. Contractor shall grade all landscape areas, eliminating all surface irregularities, depressions, vegetative matter, sticks, stones, and other debris, and remove them from site.
5. Refer to Civil Drawings for stormwater best management practices.
6. All plant material to receive irrigation; refer to irrigation drawings. The system will be designed and installed in compliance with the California Model Water Efficient Landscape Ordinance (MWELO) - Region 1.
7. No chemicals, herbicides or pesticides, are to be used in the landscape.
8. Mulch shall be placed a minimum of 3-inches in new planting areas and all exposed soil areas.
9. All plant material to be sourced from plant nurseries in the State of California, located as close to the site as possible. Contractor to provide a list of plant material procured including the location of the nursery.
10. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
11. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
12. Contractor shall not make substitutions without written permission from the Landscape Architect.
13. Contractor shall layout all plant material in the field for LA review and adjustment before planting commences.
14. Plant material that is improperly stored shall receive a special review of acceptance/rejection.
15. Mulch, sand, gravel, and soil stockpiles to be located and stored in a way to prevent discharge to the storm drain system.
16. All waste, objectionable material, and excess fill shall be removed and disposed of on a daily basis off-site in a legal manner.
17. Maintenance Period begins immediately after planting. Contractor to water, prune, adjust staking systems, adjust irrigation system and schedule as necessary. Public areas to be kept clean from debris and dirt.
18. All required vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight, or disease. Any vegetation which shows signs of such damage or injury at any time shall be replaced by the same, similar, or substitute vegetation of a size, form, and character which will be comparable at full growth.
19. Landscaping shall be kept free from weeds and undesirable grasses.

PLANT SCHEDULE - TREES

SYMB	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATIONS	NATIVE TREE	*WUCOLS RATING
n/a	1	Cercis canadensis	Eastern Redbud	24" Box	Multi-trunk: 3 canes minimum	NO	L
n/a	2	Hesperocyparis macrocarpa	Monterey Cypress	24" Box	Standard	YES	L

PLANT SCHEDULE - SHURBS, GROUNDCOVERS, & VINES

SYMB	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE PLANT	WUCOLS RATING
AM	25	Achillea millefolium 'Moonshine'	Yellow-Flowering Yarrow	1 Gal.	As Shown	YES	L
AS	7	Aeonium x 'Sunburst'	Sunburst Aeonium	1 Gal.	As Shown	NO	L
AK	11	Aeonium haworthii 'Kiwi'	Kiwi Aeonium	1 Gal.	As Shown	NO	L
BPP	2	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	5 Gal.	As Shown	YES	L
	230	Carex pansa	Sand Dune Sedge	1 Gal.	12" O.C.	YES	M
EC	6	Euphorbia characias 'Variegata'	Variegated Euphorbia	5 Gal.	As Shown	NO	L
◆	10	Ficus pumila	Creeping Fig	1 Gal.	As Shown	NO	M
HQ	11	Hydrangea quercifolia 'Sike's Dwarf'	Sike's Dwarf Oakleaf Hydrangea	10 Gal.	As Shown	NO	M
MC	5	Mimulus bifidus 'Creamsicle'	Creamsicle Monkey Flower	1 Gal.	As Shown	YES	L
MW	6	Mimulus bifidus 'White'	White Monkey Flower	1 Gal.	As Shown	YES	L
MCC	10	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	As Shown	NO	L
NF	30	Nepeta x faassenii	Cat Mint	5 Gal.	As Shown	NO	L
OEM	4	Olea europaea 'Montra'	Little Ollie Dwarf Olive	10 Gal.	As Shown	NO	L
PTMC	4	Pittosporum tenuifolim 'Margorie Channon'	Marjorie Channon Pittosporum	10 Gal.	As Shown	NO	L
RC	3	Romneya coulteri	Matilija Poppy	5 Gal.	As Shown	YES	VL
◈	5	Rosa banksiae 'Lutea'	Yellow Banks Climbing Rose	5 Gal.	As Shown	NO	L
RTB	6	Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary	5 Gal.	As Shown	NO	L
SPB	3	Saliva 'Pozo Blue'	Pozo Blue Sage	5 Gal.	As Shown	YES	L
	700	Thymus praecox	Creeping Thyme	Plugs	6" O.C.	NO	L

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

OJLA

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

STAMP:



OONA JOHNSEN RLA 5726

"I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited turf."

Oona Johnsen RLA 5726

REVISION: DATE:

1 Planning Resubmittal 4.14.2026

PROJECT NAME:

San Carlos Residence

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

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

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

SHEET NAME & NUMBER:

Planting Plan

L100

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

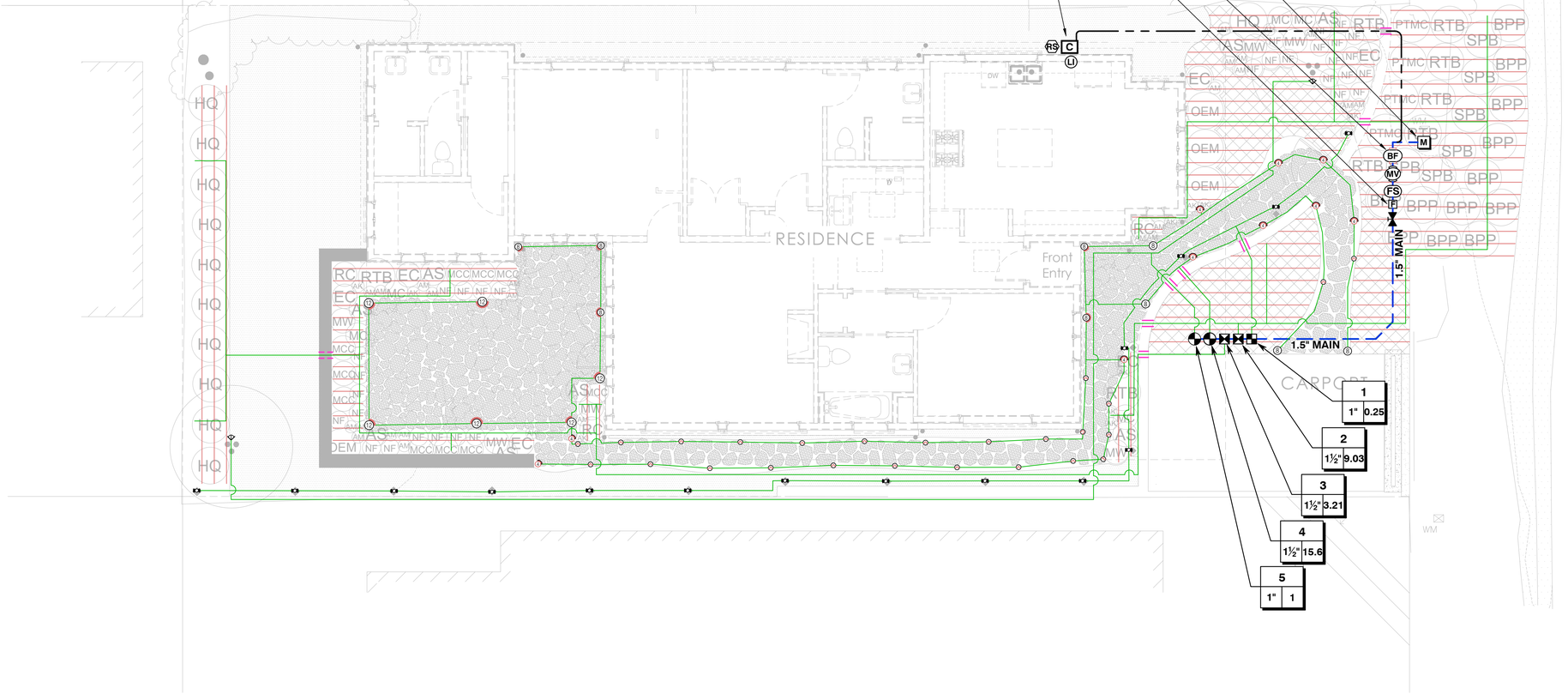
IRRIGATION WATER POINT OF CONNECTION
INSTALL A DEDICATED 3/4" IRRIGATION WATER METER IN THIS AREA. THE WATER METER IS TO SUPPLY A MINIMUM OF 20GPM AT 60PSI FOR THE EFFICIENT OPERATION OF THIS SYSTEM. VERIFY LOCATION IN THE FIELD PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS TO NOTIFY THE LANDSCAPE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

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

1" Y STRAINER

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

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



SAN CARLOS STREET
(A 60 FOOT WIDE CITY STREET)

CONTROL WIRE

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

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

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

SLEEVE LEGEND

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

N

5' 0 5' 10'

1" = 5'

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

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

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

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

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

OJLA

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

STAMP:

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

OONA JOHNSEN RLA 5726
EXP. 04-30-2026

"I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited turf."

Oona Johnsen RLA 5726
Exp. 04-30-2026

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

Oona Johnsen RLA 5726
Exp. 04-30-2026

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

PROJECT NAME:

San Carlos Residence

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

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

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

SHEET NAME & NUMBER:

Irrigation Plan

L200

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

(SHEET 11b)

IRRIGATION NOTES

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

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

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

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

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

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

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

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

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

CONTROL WIRE

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

SLEEVE LEGEND

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

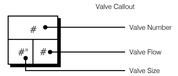
IRRIGATION SCHEDULE

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

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

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

Valve Callout



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

VALVE SCHEDULE

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

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

CRITICAL ANALYSIS

P.O.C. NUMBER: 01

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

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

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

STAMP:



OONA JOHNSEN RLA 5726
EXP. 04-30-2026

"I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited turf."

Oona Johnsen RLA 5726
Exp. 04-30-2026

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

Oona Johnsen RLA 5726
Exp. 04-30-2026

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

PROJECT NAME:

San Carlos Residence

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

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

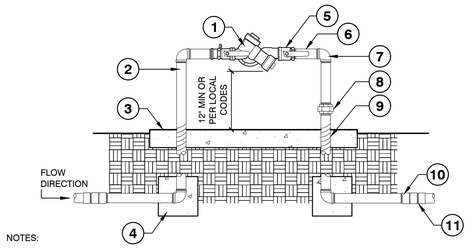
DATE:	November 7, 2025
DRAWN BY:	IDS
CHECKED BY:	CZ
PROJECT #:	25.17

SHEET NAME & NUMBER:

Irrigation Notes & Schedules

L201

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



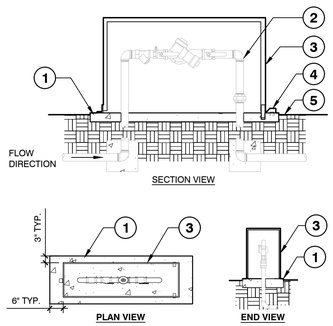
1. BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLANS FOR MAKE AND MODEL). INSTALL DEVICE PER THE LOCAL WATER PURVEYORS STANDARDS AND SPECIFICATIONS
2. GALVANIZED NIPPLE
3. 4" THICK CONCRETE PAD, 1" ABOVE FINISHED GRADE. SEE BACKFLOW CAGE DETAIL
4. CONCRETE THRUST BLOCKS REQUIRED ON BACKFLOW DEVICES 2-1/2"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

NOTES:

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

1 BACKFLOW PREVENTION DEVICE

N.T.S. I-RBD-01



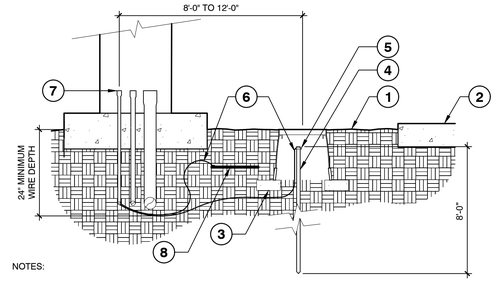
1. 4" THICK CONCRETE FOOTING 1" ABOVE FINISHED GRADE
2. BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLAN FOR MAKE AND MODEL)
3. INSULATED BACKFLOW ENCLOSURE. HOT BOX POLY EZ BOX: PART # LP015039026G
4. LOCK BOX
5. FINISHED GRADE

NOTES:

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

2 BACKFLOW ENCLOSURE

N.T.S. I-RBD-41



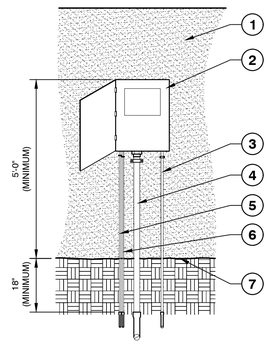
NOTES:

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

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

3 GROUNDING ROD

N.T.S. I-RBD-03



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

NOTES:

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

4 WALL MOUNTED CONTROLLER

N.T.S. I-RBD-04

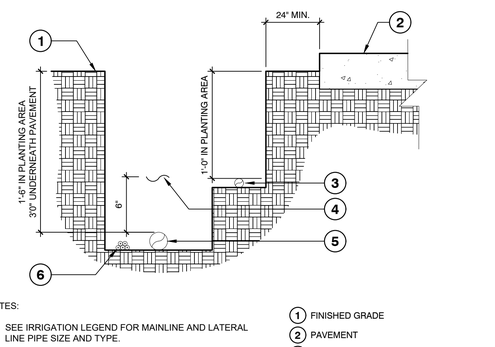
1. STATIONARY STRUCTURE
2. RAIN BIRD RSD-BEx (RAINSENSOR)
3. WIRE TO IRRIGATION CONTROLLER
4. PLASTIC TIE DOWN STRAP
5. MOUNTING BRACKET
6. SECURE WITH CABLE TIE BRACKET (1 OF 2)

NOTES:

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

5 RAIN BIRD - RSD-BEX RAIN SENSOR

N.T.S. I-RBD-09



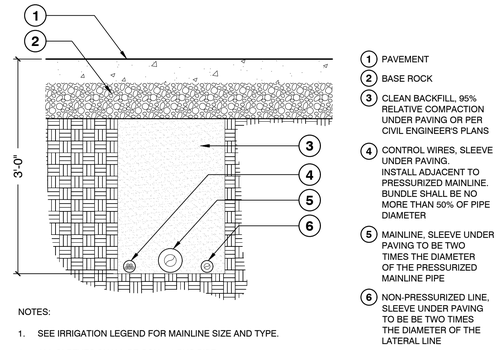
NOTES:

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

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

6 IRRIGATION TRENCHING

N.T.S. I-RBD-12



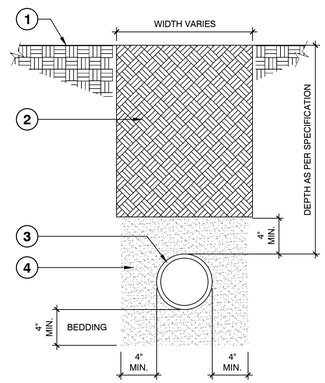
NOTES:

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

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

7 PIPE BENEATH PAVEMENT

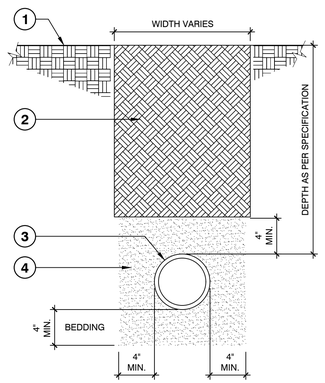
N.T.S. I-RBD-14



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

8 MAINLINE WITH SAND BEDDING

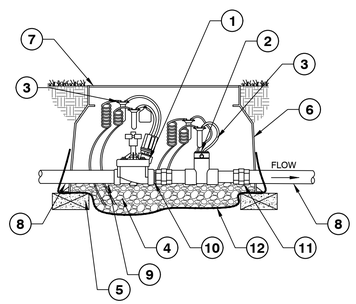
N.T.S. I-RBD-16



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

9 SLEEVE AT ROAD

N.T.S. I-RBD-17



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

10 RAIN BIRD MASTER VALVE & FS (FLOW SENSOR)

N.T.S. I-RBD-44

OJLA

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LANDSCAPE ARCHITECTURE
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https://ojla.co/

STAMP:



OONA JOHNSEN RLA 5726
EXP. 04-30-2026

"I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited turf."

Oona Johnsen RLA 5726
Exp. 04-30-2026

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Oona Johnsen RLA 5726
Exp. 04-30-2026

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

PROJECT NAME:

San Carlos Residence

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

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

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

SHEET NAME & NUMBER:

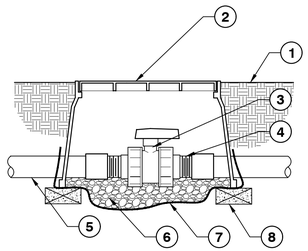
Irrigation Details

L202

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

(SHEET 11d)

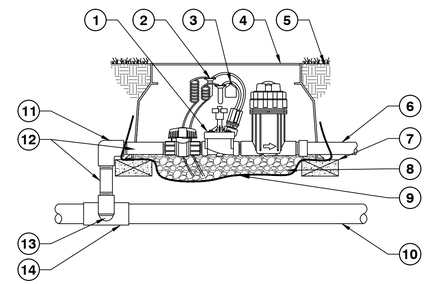
IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3658



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

1 TRUE UNION BALL ISOLATION VALVE

N.T.S. I-RBD-22

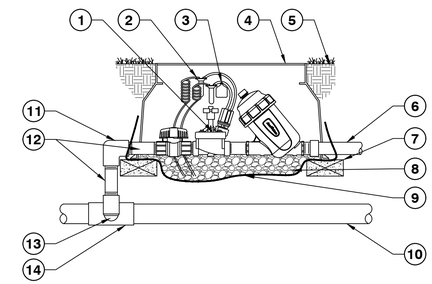


1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13.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

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

2 1" RAIN BIRD DRIP CONTROL ZONE KIT

N.T.S. I-RBD-25

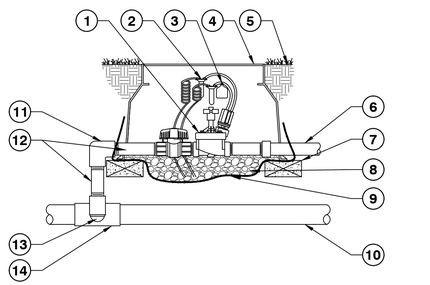


1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13.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

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

3 1.5" RAIN BIRD DRIP CONTROL ZONE KIT

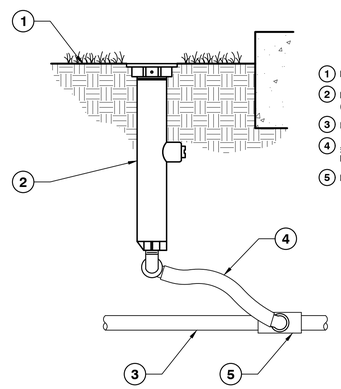
N.T.S. I-RBD-26



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

4 RAIN BIRD REMOTE CONTROL VALVE

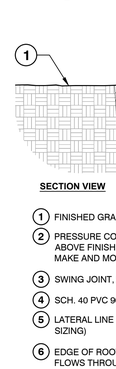
N.T.S. I-RBD-29



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

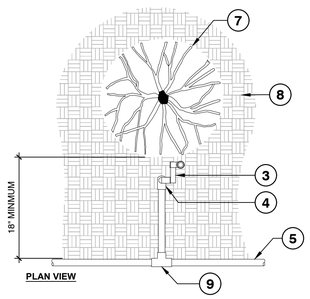
5 6" POP-UP SPRAY W/FLEX ASSEMBLY

N.T.S. I-RBD-31



SECTION VIEW

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



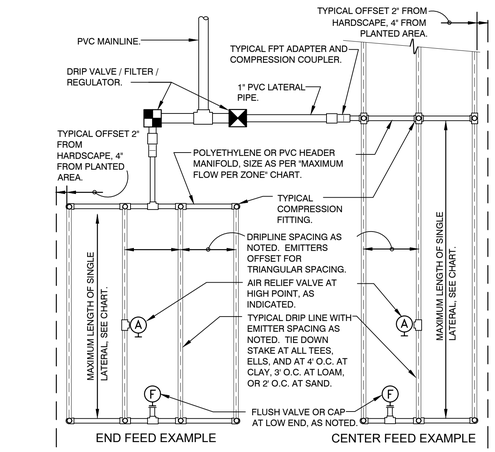
PLAN VIEW

NOTES:

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

6 IRRIGATION BUBBLER W/ LAYOUT

N.T.S. I-RBD-35



END FEED EXAMPLE CENTER FEED EXAMPLE

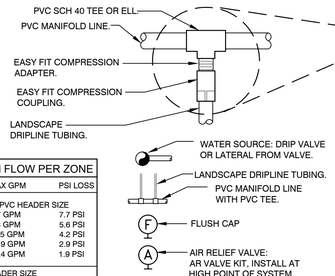
MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
PSI	12" SPACING 0.6	0.9	18" SPACING 0.6	0.9	24" SPACING 0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

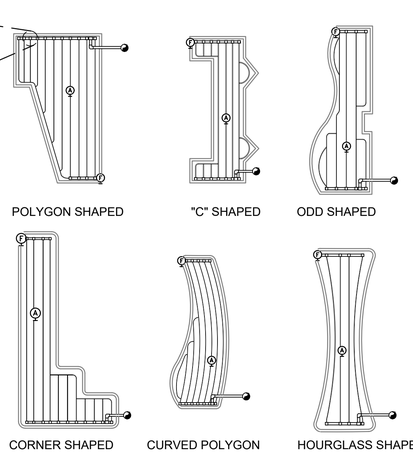
GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

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

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

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





7 TYPICAL DRIPLINE REQUIREMENTS

N.T.S. I-RBD-38

OJLA

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

STAMP:



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PROJECT NAME:

San Carlos Residence

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

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

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

SHEET NAME & NUMBER:

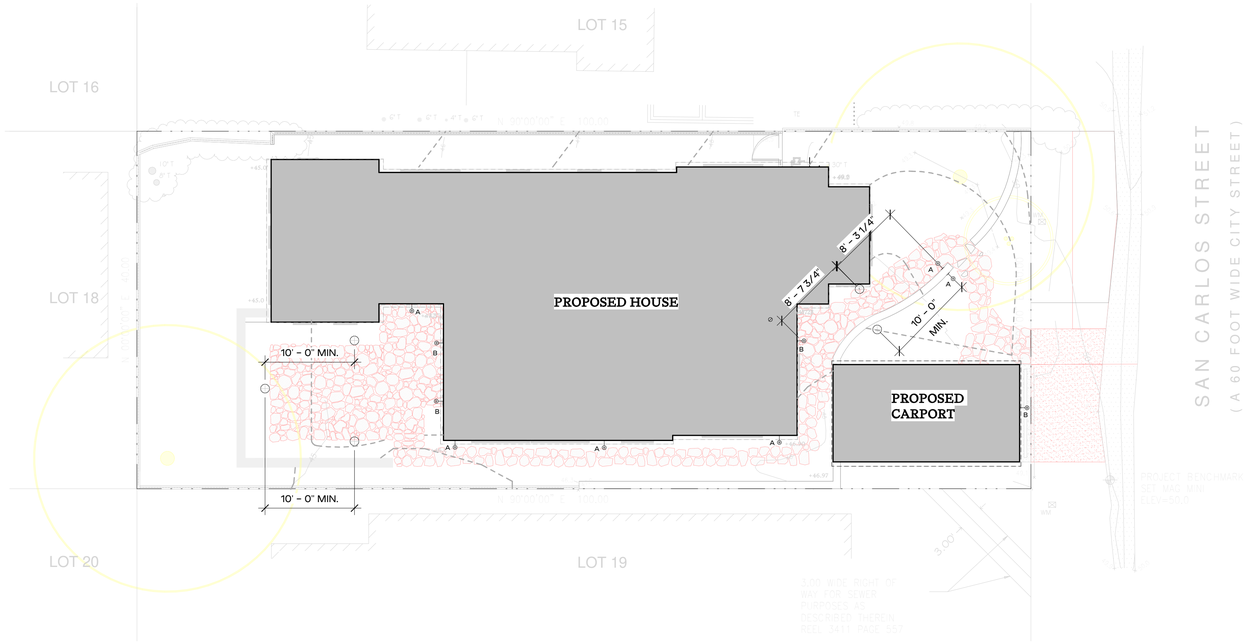
Irrigation Details

L203

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

(SHEET 11e)

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



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

Path Lights

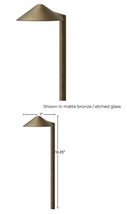
Lightology
lightology.com
866.954-4489
10.29.25

Project:
Company:
Location: Fixture Type:
SPEC #: HIN96250
Approved On: Approved By:

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

Description

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



CLICK TO VIEW PRODUCT

Specifications

COLOR	Etched Glass
BODY FINISH	Matte Bronze
WATTAGE	1.5W
DIMMER	Low Voltage Magnetic
DIMENSIONS	7"W x 15.25"H
BULB INCLUDED?	1 x 7(3W)CA15 SWITCH LED
COUNTRY OF ORIGIN	China

Technical Information

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

Notes:

Exterior Sconces

Lightology
lightology.com
866.954-4489
10.29.25

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

Bowman Outdoor Wall Sconce
By Visual Comfort Modern

Description

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



CLICK TO VIEW PRODUCT

Specifications

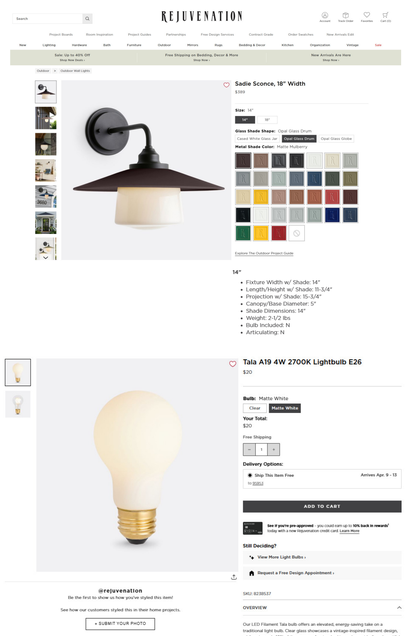
COLOR	N/A
BODY FINISH	Black
WATTAGE	17.8W
DIMMER	Low Voltage Electronic
DIMENSIONS	4.3"W x 4.5"H x 6.7"D
INTEGRATED LED MODULE	1 x LED17SWNOSN LED
COUNTRY OF ORIGIN	China

Technical Information

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

Notes:

Exterior Sconce & Bulb



14"

- Fixture Width w/ Shade: 14"
- Length/Height w/ Shade: 15-1/4"
- Projection w/ Shade: 15-1/4"
- Canopy/Base Diameter: 5"
- Shade Dimensions: 14"
- Weight: 2-1/2 lbs
- Bulb Included: N
- Articulating: N

Recessed Light

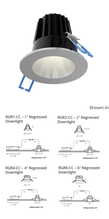
Lightology
lightology.com
866.954-4489
10.29.25

Project:
Company:
Location: Fixture Type:
SPEC #: DL5621056
Approved On: Approved By:

RGR Round Color-Select Regressed Downlight
By DALS Lighting

Description

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



CLICK TO VIEW PRODUCT

Specifications

REFLECTOR/APPLE COLOR	N/A
BODY FINISH	Satin Nickel
WATTAGE	8W
DIMMER	Standard 120V
DIMENSIONS	3.73"W x 2.75"H
INTEGRATED LED MODULE	1 x LED8W/120V LED
COUNTRY OF ORIGIN	China

Technical Information

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

Notes:

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

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

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 11.3.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
REV 1 4.7.26

1

SHEET TITLE:
SITE LIGHTING PLAN

SHEET NUMBER:
E1.0
(SHEET 11f)

Proposed Material Palette

Mayonnaise
OC-85

Siding Material 1
Stucco w/ smooth finish
Paint Benjamin Moore
Mayonnaise

Night Owl
CC-662

Wood Trim
Benjamin Moore Night Owl



Siding Material 2
Ignition resistant Western red cedar shingles
Color: Sealed, no stain
Pattern: TBD



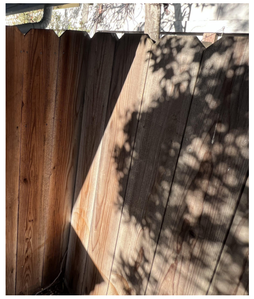
Roofing
Class A fire-rated asphalt synthetic composite cedar shake
Dark brown



Pathways and Patio
Flagstone with planted joints



Garden Walls
Stucco w/ smooth finish
Benjamin Moore Mayonnaise



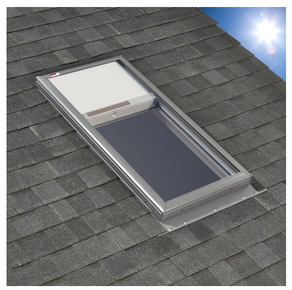
Existing Fence
6'-0" wood panel



Front Door
Custom wood
Benjamin Moore Night Owl



Windows
Aluminum clad wood w/ muntins
Benjamin Moore Night Owl



Skylights
Velux



Chimney Cap
Copper cone top w/ screen

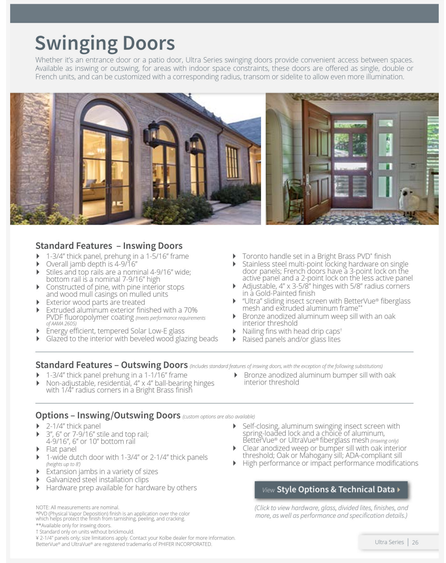


Driveway in ROW
Compacted decomposed granite to match (e) ROW material

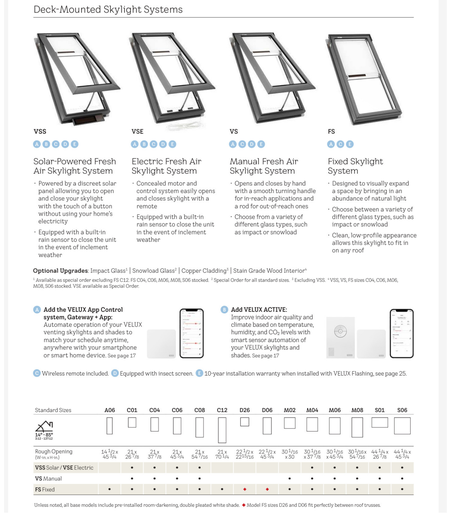
Kolbe Ultra Series
Aluminum clad wood windows w/ muntins



Kolbe Ultra Series
Aluminum clad wood swinging patio doors w/ muntins



Velux
Deck-mounted skylights



PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
ARCHITECTURE & INTERIORS
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SCALE:

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 7.18.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
REV 1 4.7.26

SHEET TITLE:
FINISH MATERIALS

SHEET NUMBER:
A9.1
(SHEET 12)



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San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

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SCALE:

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 7.18.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
COLOR RENDERING

SHEET NUMBER:
A9.0
(SHEET 13)

SAN CARLOS RESIDENCE

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

ABBREVIATIONS

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

SYMBOLS

- 2 / A6 — DETAIL KEY: DETAIL NUMBER, SHEET NUMBER
- A / A7 — SECTION KEY: SECTION NUMBER, SHEET NUMBER
- C / A8 — INTERIOR ELEVATION KEY: ELEVATION NUMBER, SHEET NUMBER, ARROWS INDICATE ELEVATIONS SHOWN
- 8'-0" — CEILING HEIGHT
- 2 — REVISION
- 3 — DOOR SYMBOL (SEE DOOR SCHEDULE)
- A — WINDOW SYMBOL (SEE WINDOW SCHEDULE)

PROJECT TEAM

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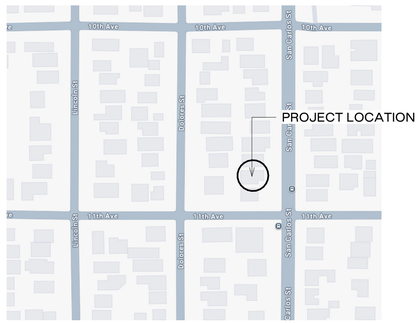
OONA JOHNSEN LANDSCAPE ARCHITECTURE LLC
667 LIGHTHOUSE AVENUE, SUITE 303
PACIFIC GROVE, CA 93950
(831) 915-6838

VICINITY MAP



SHEET INDEX

SHEET 1	A0.1 TITLE SHEET & PROJECT DATA
SHEET 2	A0.2 TOPOGRAPHIC SURVEY
SHEET 3	A9.2 TREE ASSESSMENT
SHEET 4a	A1.0 EXISTING/DEMOLITION & PROPOSED SITE PLANS
SHEET 4b	C1 SITE DEMOLITION PLAN
SHEET 5a	C2 SITE GRADING PLAN
SHEET 5b	C3 SITE DRAINAGE & UTILITY PLAN
SHEET 5c	C4 DRAINAGE MANAGEMENT PLAN
SHEET 5d	C5 EROSION CONTROL PLAN
SHEET 6a	A2.0 EXISTING/DEMOLITION & PROPOSED FLOOR PLANS
SHEET 6b	A8.0 DOOR SCHEDULE
SHEET 6c	A8.1 WINDOW SCHEDULE
SHEET 7	A3.1 EAST & WEST ELEVATIONS
SHEET 8a	A3.0 NORTH ELEVATIONS
SHEET 8b	A3.2 SOUTH ELEVATIONS
SHEET 9	A3.3 STREETSCAPE ELEVATION
SHEET 10	A2.1 DEMOLITION & PROPOSED ROOF PLANS
SHEET 11a	L100 PLANTING PLAN
SHEET 11b	L200 IRRIGATION PLAN
SHEET 11c	L201 IRRIGATION NOTES & SCHEDULES
SHEET 11d	L202 IRRIGATION DETAILS
SHEET 11e	L203 IRRIGATION DETAILS
SHEET 11f	E1.0 SITE LIGHTING PLAN
SHEET 12	A9.1 FINISH MATERIALS
SHEET 13	A9.0 COLOR RENDERING

PROJECT DATA

PROJECT DESCRIPTION:	DEMOLITION OF (E) 1,168 SF HOUSE, (N) 1,600 SF HOUSE & (N) 200 SF DETACHED CARPORT.		
PROPERTY ADDRESS:	SAN CARLOS, 2NW OF 11TH CARMEL-BY-THE-SEA, CA 93923		
APN:	010-155-019-000		
PARCEL SIZE:	.09 ACRES (4,000 S.F.)		
BUILDING OWNER:	MELISSA DALE		
ZONING:	R-1		
OCCUPANCY:	R-3, SINGLE FAMILY RESIDENTIAL		
COMMUNITY:	CARMEL-BY-THE-SEA		
FLOOR AREA:	*ALLOWED*	*EXISTING*	*PROPOSED*
HOUSE	--	1,168 S.F	1,600 S.F.
CARPORT/PARKING	200 S.F. MIN.	222 S.F.	200 S.F.
TOTAL	***1,800 S.F.***	***1,390 S.F.***	***1,800 S.F.***
SITE COVERAGE:	*ALLOWED*	*EXISTING*	*PROPOSED*
IMPERMEABLE	396 S.F.	--	63 S.F.
CONCRETE:	--	753 S.F.	39 S.F.
TRENCH DRAIN	--	--	(15 S.F.)
STEPS	--	--	(6 S.F.)
GARDEN WALLS	--	--	(18 S.F.)
D.G.	--	--	9 S.F.
WOOD DECK & STAIRS	--	194 S.F.	--
MORTARED BRICK	--	295 S.F.	--
CARPORT	--	--	27 S.F.
PERMEABLE			
FLAGSTONE PAVERS	--	--	400 S.F.
**50% ADDITIONAL	160 S.F.		
TOTAL	***556 S.F.***	***1,242 S.F.***	***475 S.F.***
AVE NAT. GRADE:	GARAGE: +49.0' HOUSE: +47.1'		
EXTERIOR VOLUME:	*ALLOWED*		*PROPOSED*
VOLUME 1	--		3,238.5 C.F.
VOLUME 2	--		568.1 C.F.
VOLUME 3	--		2,562.6 C.F.
VOLUME 4	--		4,938.2 C.F.
VOLUME 5	--		2,614.6 C.F.
VOLUME 6	--		5,078.3 C.F.
CARPORT/PARKING	--		2,213.8 C.F.
TOTAL	***21,600 C.F.***		***21,214.1 C.F.***
BUILDING HEIGHT:	*ALLOWED*	*EXISTING*	*PROPOSED*
RIDGE HEIGHT	18'-0"	10'-2 13/16"	16'-9 1/2" MAX
PLATE HEIGHT	12'-0"	6'-11"	8'-1" MAX
SETBACKS	*MIN. REQ.*	*EXISTING*	*PROPOSED*
FRONT	15'-0"	31-0"	18'-1/2"
COMPOSITE	10'-0"	4'- 7/16"	10'-0"
SIDE	3'-0"	1'-6 5/8"	3'-2"
REAR	15'-0"	16'-4"	15'-0"
CONSTRUCTION TYPE:	V-B, SPRINKLERED (WILL BE SPRINKLERED AS PART OF BUILDING PERMIT APPLICATION)		
GRADING:	CUT: 73 C.Y. FILL: 53 C.Y.		
TREE REMOVAL:	(1) NON-SIGNIFICANT TREE #1 (ACACIA) REMOVED UNDER TREE PERMIT 26055. SIGNIFICANT TREE #2 (ELM) TO BE RETAINED, & (2) NEW UPPER CANOPY TREES OF THE MONTEREY CYPRESS SPECIES & (1) NEW LOWER CANOPY TREE OF THE EASTERN REDBUD SPECIES TO BE PLANTED.		
PARKING:	REQUIRED: 1 SPACE PROPOSED: 1 SPACE (DETACHED CARPORT)		
WATER SERVICE:	CAL AM		
SEWER SERVICE:	CARMEL AREA WASTEWATER DISTRICT		
DEFFERED SUBMITTAL:	SPRINKLERS, SOLAR DESIGN		

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

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PRINT DATE: 4.15.26
DRAWING DATE: 8.21.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
REV 1 4.7.26

SHEET TITLE:
TITLE SHEET & PROJECT DATA

SHEET NUMBER:
A0.1
(SHEET 1)

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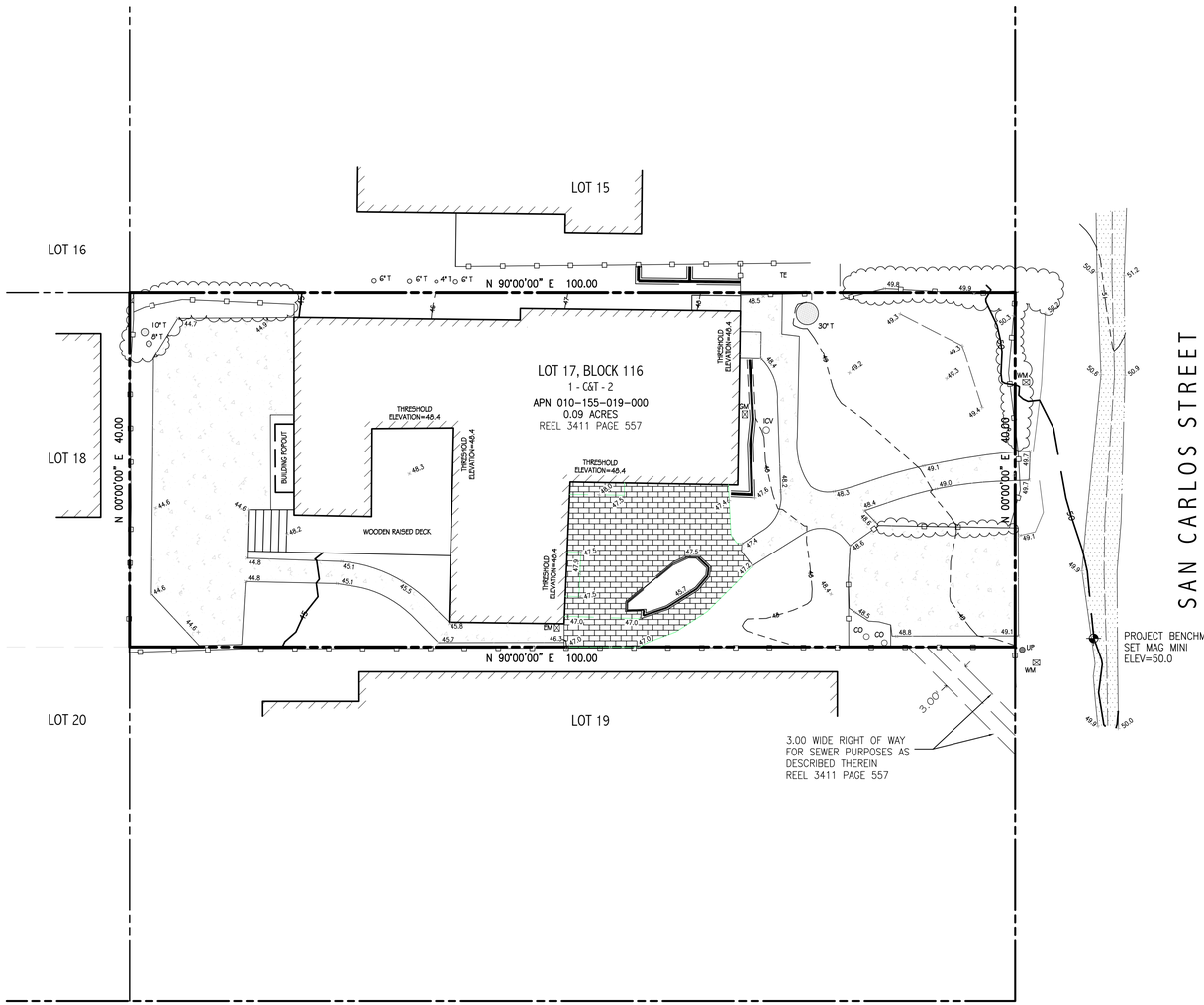
LEGEND:

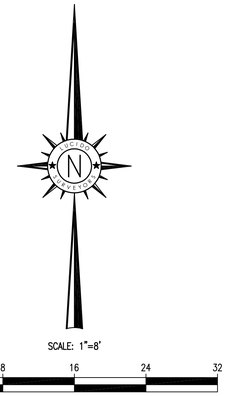
- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- RECORD EASEMENT LINE
- RECORD SETBACK
- OLD RECORD LINE
- PROJECT BENCHMARK
- 50 CONTOUR (MAJOR)
- 49 CONTOUR (MINOR)
- BUILDING APPROXIMATE BUILDING OUTLINE
- CHIMNEY
- THRESHOLD ELEVATION APPROXIMATE FLOOR ELEVATION
- GARAGE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

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

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

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





EASEMENTS:

THERE WERE NO EASEMENTS LISTED IN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY CONDITION OF TITLE GUARANTEE No. A04038-CTG-165164 ORDER No. 220207797-PL.

BENCHMARK:

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

NOTES:

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

SURVEYOR'S STATEMENT

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

12/20/24
DATE

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

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

REVISED FEBRUARY 24, 2026

TOPOGRAPHIC SITE SURVEY

OF

San Carlos Street 2 NW 11th Street

PER

APN 010-155-019-000

Records of Monterey County

PREPARED FOR

Melissa Dale

BY

LUCIDO SURVEYORS

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

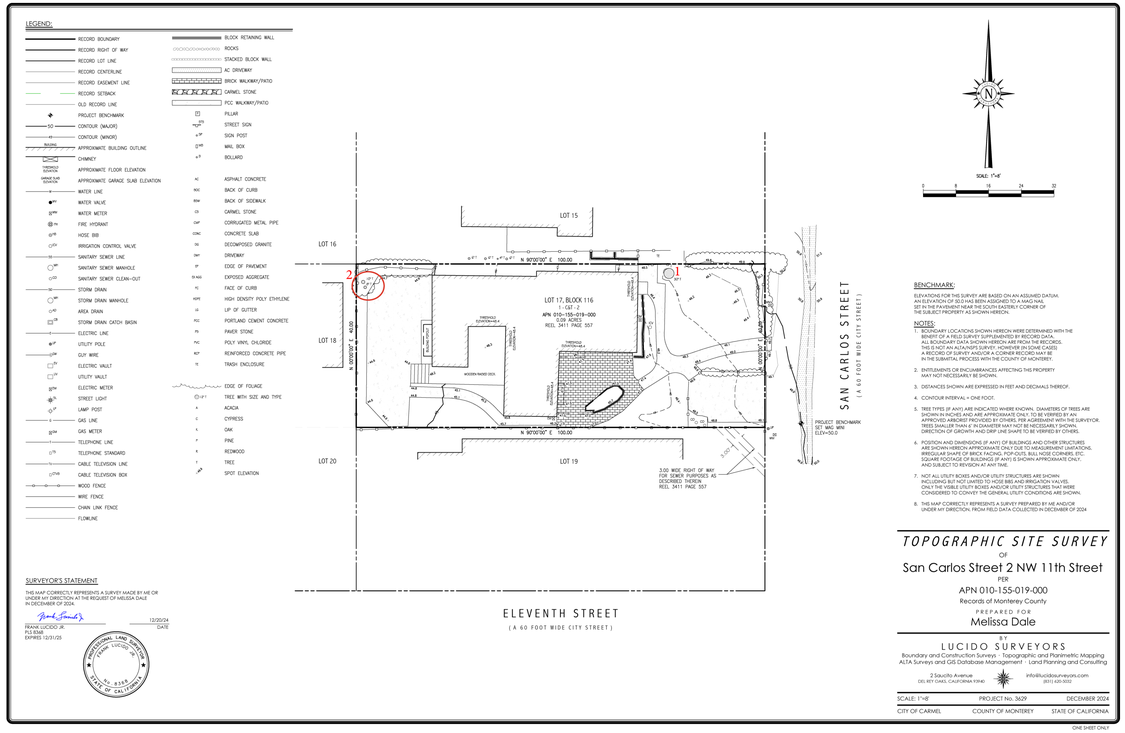
2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

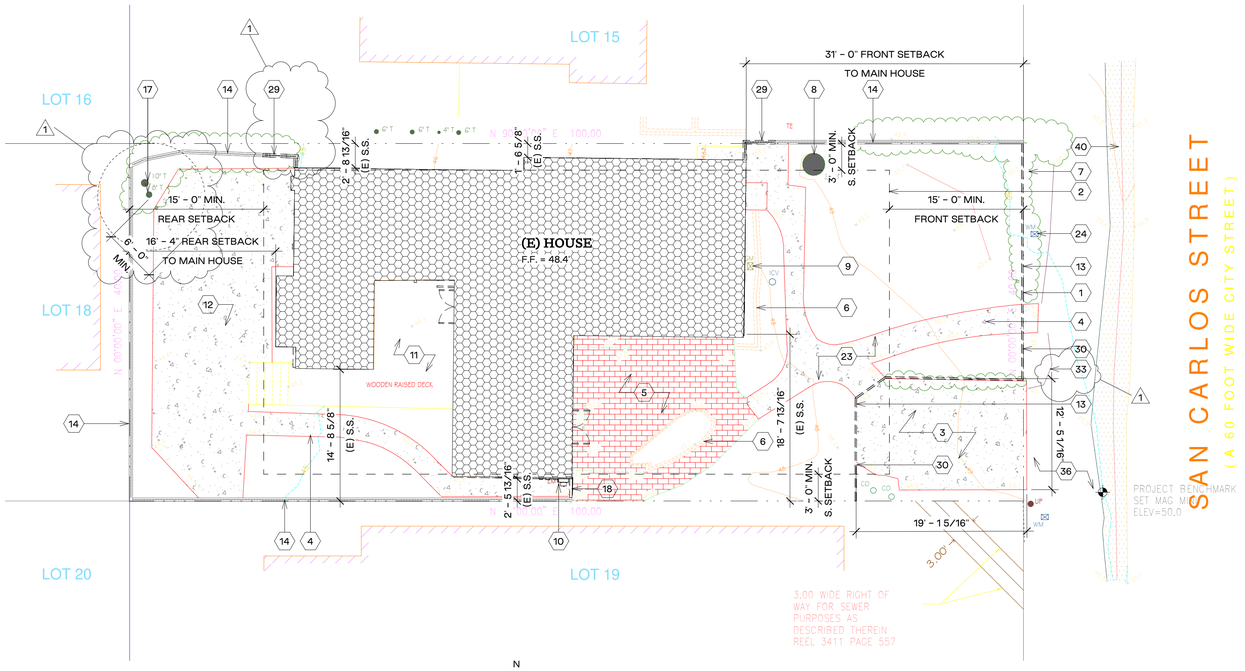
info@lucidosurveyors.com
(831) 620-5032

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

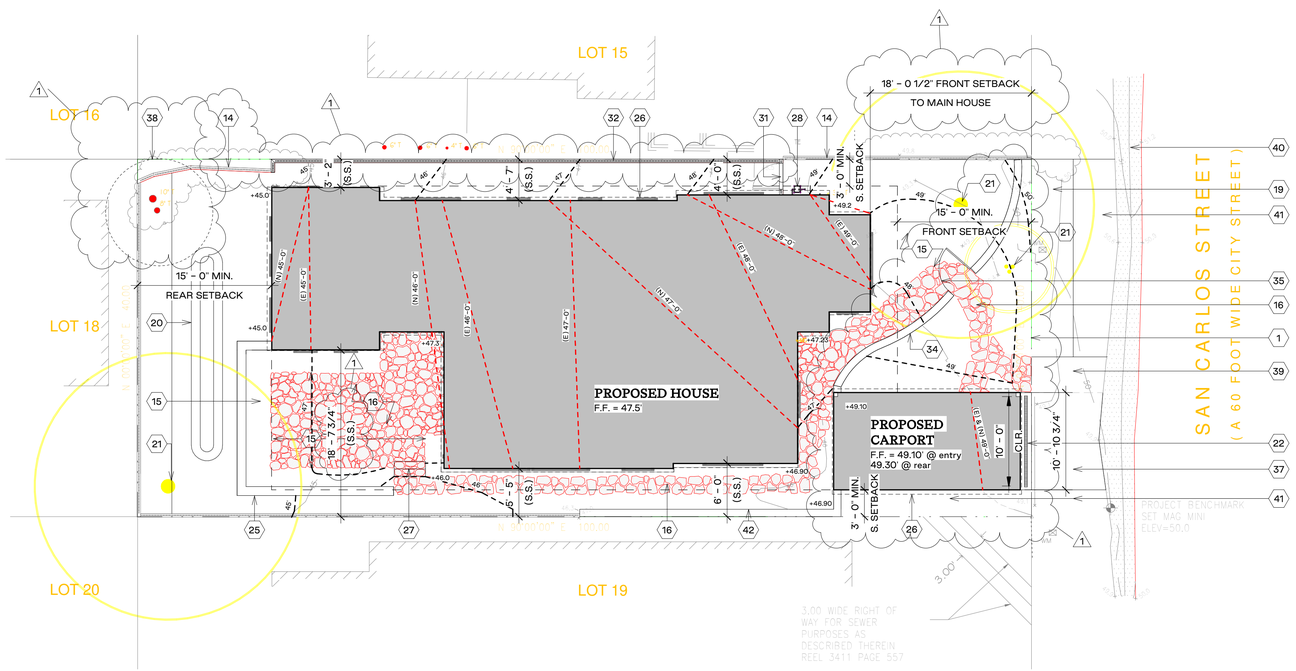
ONE SHEET ONLY

(SHEET 2)


LEGEND:
RECORD BOUNDARY
RECORD RIGHT OF WAY
RECORD LOT LINE
RECORD CENTERLINE
RECORD EASEMENT LINE
RECORD SETBACK
OLD RECORD LINE
PROJECT BENCHMARK
CONTOUR (MAJOR)
CONTOUR (MINOR)
APPROXIMATE BUILDING OUTLINE
CHIMNEY
APPROXIMATE FLOOR ELEVATION
APPROXIMATE GARAGE SLAB ELEVATION
WATER LINE
WATER VALVE
WATER METER
FIRE HYDRANT
HOSE BIB
IRRIGATION CONTROL VALVE
SANITARY SEWER LINE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEAN-OUT
STORM DRAIN
STORM DRAIN MANHOLE
AREA DRAIN
STORM DRAIN CATCH BASIN
ELECTRIC LINE
UTILITY POLE
GUY WIRE
ELECTRIC VAULT
UTILITY VAULT
ELECTRIC METER
STREET LIGHT
LAMP POST
GAS LINE
GAS METER
TELEPHONE LINE
TELEPHONE STANDARD
CABLE TELEVISION LINE
CABLE TELEVISION BOX
WOOD FENCE
WIRE FENCE
CHAIN LINK FENCE
FLOWLINE
BLOCK RETAINING WALL
ROCKS
STACKED BLOCK WALL
AC DRIVEWAY
BRICK WALKWAY/PATIO
CARMEL STONE
PCC WALKWAY/PATIO
PILLAR
STREET SIGN
SIGN POST
MAIL BOX
BOLLARD
ASPHALT CONCRETE
BACK OF CURB
BACK OF SIDEWALK
CARMEL STONE
CORRUGATED METAL PIPE
CONCRETE SLAB
DECOMPOSED GRANITE
DRIVEWAY
EDGE OF PAVEMENT
EXPOSED AGGREGATE
FACE OF CURB
HIGH DENSITY POLY ETHYLENE
LIP OF GUTTER
PORTLAND CEMENT CONCRETE
PAVER STONE
POLY VINYL CHLORIDE
REINFORCED CONCRETE PIPE
TRASH ENCLOSURE
EDGE OF FOLIAGE
TREE WITH SIZE AND TYPE
ACACIA
CYPRESS
OAK
PINE
REDWOOD
TREE
SPOT ELEVATION
SURVEYOR'S STATEMENT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF MELISSA DALE IN OCTOBER OF 2024.
FRANK LUCIDO JR.
PLS 9348
EXPIRES 12/31/25
12/20/24
DATE
PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
NO. 9348
STATE OF CALIFORNIA
LOT 15
LOT 16
LOT 18
LOT 20
N 90°00'00" E 100.00
N 90°00'00" E 100.00
N 0°00'00" E 40.00
LOT 17, BLOCK 116
1 - CLF - 2
APN 010-155-019-000
0.09 ACRES
REEL 3411 PAGE 557
WOOD DECK
TRELLIS
TRELLIS
TRELLIS



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



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

SHEET NOTES

1 PROPERTY LINE
2 SETBACK LINES
3 (E) PCC PARKING PAD TO BE REPLACED
4 (E) PCC WALKWAYS TO BE REMOVED
5 (E) BRICK PATIO TO BE REMOVED
6 (E) BLOCK RETAINING WALL TO BE REMOVED
7 (E) PLANTED AREA TO BE REMOVED
8 (E) TREE REMOVED UNDER TREE PERMIT 26055
9 (E) GAS METER TO BE RELOCATED. SECURE UTILITIES AT PROPERTY LINE PER JURISDICTIONAL REQUIREMENTS
10 (E) ELECTRIC METER TO BE RELOCATED
11 (E) RAISED WOODEN DECK AND STAIRS TO BE REMOVED
12 (E) PCC PATIO TO BE REMOVED
13 (E) GRAPE STAKE WOOD FENCE TO BE REMOVED
14 (E) 6'-0"H WOOD FENCE TO REMAIN. SEE SHEET A3.3
15 PLANTED AREA
16 PERMEABLE FLAGSTONE PATH & PATIOS w/ PLANTED JOINTS
17 PROTECT (E) TREE & IVY VINES TO REMAIN. 6'-0" PROTECTION ZONE REQ'D
18 REMOVE (E) WOOD GATE
19 PLANTED R.O.W. PER CITY REQUIREMENTS. SEE LANDSCAPE DWGS
20 PLANTED AREA w/ RAIN GARDEN. SEE CIVIL DWGS
21 (N) TREE
22 TRENCH DRAIN
23 CLEAR & GRADE SITE FOR (N) CONSTRUCTION
24 (E) WATER METER
25 1'-0" WIDE RETAINING WALL
26 LINE OF ROOF OVERHANG
27 (N) MORTARED FLAGSTONE STEPS
28 (N) GAS AND ELECTRIC METERS. SEE CIVIL DWGS
29 PORTION OF (E) WOOD FENCE TO BE REMOVED
30 REMOVE (E) WOOD FENCE
31 (N) 6'-0"H WOOD FENCE TO MATCH (E) w/ (N) GATE
32 (N) 6'-0"H WOOD FENCE TO MATCH (E)
33 (E) ROCK BORDER TO BE REMOVED
34 (N) PLASTER RETAINING WALL. TOP OF WALL=3'-0"H FROM LOWEST LINE OF GRADE. SEE CIVIL DWGS & SHEET A3.3
35 (N) 3'-0"H PAINTED WOOD GATE
36 (E) DG TO REMAIN IN ROW
37 (N) COMPACTED DG DRIVEWAY TO BLEND w/ (E) DG IN ROW. SEE LANDSCAPE DWGS
38 6'-0" PROTECTION ZONE REQ'D
39 (N) COMPACTED DG PATH IN ROW
40 (E) ASPHALT
41 (N) MULCH AREA. SEE LANDSCAPE DWGS
42 (N) 10" WIDE RETAINING WALL

LEGEND

- EXISTING STRUCTURES TO BE REMOVED
- PROPOSED STRUCTURES
- PERMEABLE FLAGSTONE PAVERS w/ PLANTED JOINTS
- PROPERTY LINE
- SETBACK
- PROPOSED TOPOGRAPHY
- LINE OF ROOF OVERHANG
- 6'-0" ROOT PROTECTION ZONE

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
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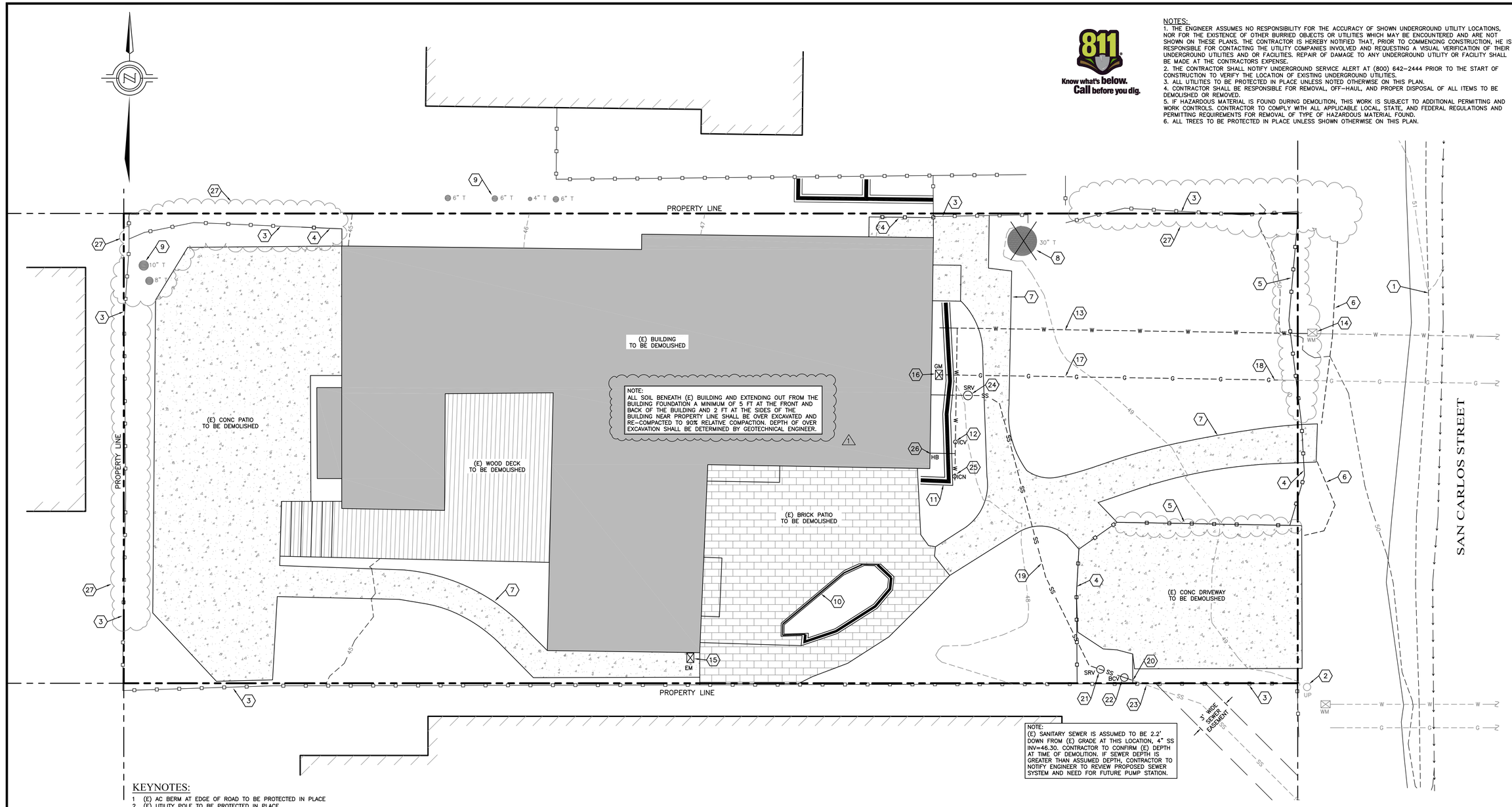
SCALE: As indicated

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 10.16.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
REV 1 4.7.26

SHEET TITLE:
EXISTING/DEMOLITION & PROPOSED SITE PLANS

SHEET NUMBER:
A1.0
(SHEET 4a)



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

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

A / C1 SITE DEMOLITION PLAN

SCALE: 1"=4'

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

4 0 2 4 8
1" = 4'

1 REVISION TO PLANNING SUBMITTAL 4/14/26

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

REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMMONS No. 84985 EXP. 12-31-27 CIVIL STATE OF CALIFORNIA
PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 4-14-2026
SCALE: AS SHOWN
JOB NUMBER: 25-40
LAST REVISED: N/A
REVISED BY: N/A

SITE DEMOLITION PLAN

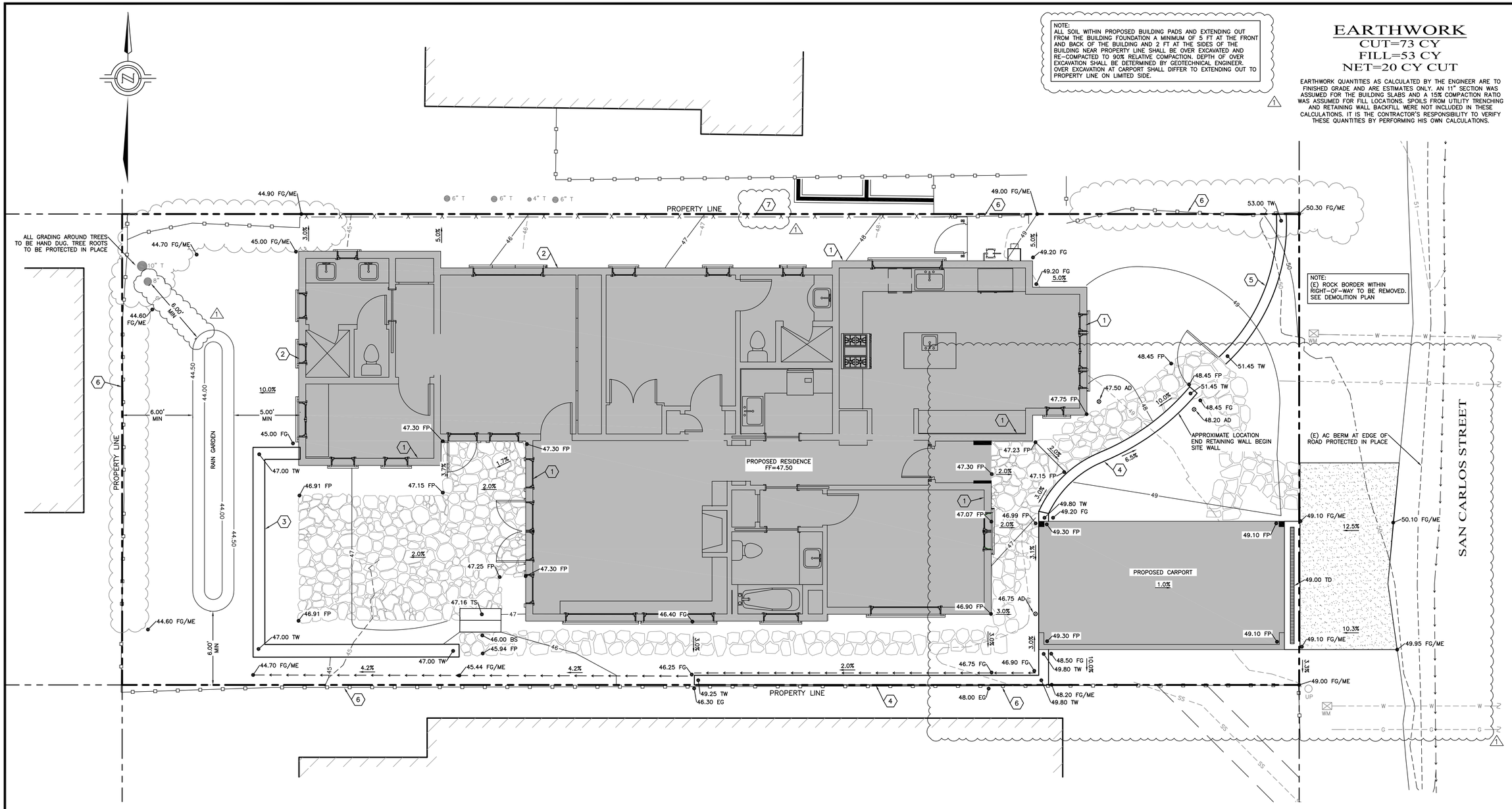
SAN CARLOS RESIDENCE
SAN CARLOS ST 2 NW 11TH ST
CARMEL-BY-THE-SEA, CA 93921
APN 010-155-019

SHEET C1
OF
5 SHEETS

NOTE:
ALL SOIL WITHIN PROPOSED BUILDING PADS AND EXTENDING OUT FROM THE BUILDING FOUNDATION A MINIMUM OF 5 FT AT THE FRONT AND BACK OF THE BUILDING AND 2 FT AT THE SIDES OF THE BUILDING NEAR PROPERTY LINE SHALL BE OVER EXCAVATED AND RE-COMPACTED TO 90% RELATIVE COMPACTION. DEPTH OF OVER EXCAVATION SHALL BE DETERMINED BY GEOTECHNICAL ENGINEER. OVER EXCAVATION AT CARPORT SHALL DIFFER TO EXTENDING OUT TO PROPERTY LINE ON LIMITED SIDE.

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

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



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

A / C2 SITE GRADING PLAN
SCALE: 1"=4'

LEGEND
(N) BUILDING, SEE ARCHITECTURAL PLANS
(N) FLAGSTONE PAVING W/ PLANTED JOINT
(N) DG DRIVEWAY TO BLEND INTO (E) RIGHT-OF-WAY AT CARPORT ENTRY

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

4 0 2 4 8
1" = 4'

1 REVISION TO PLANNING SUBMITTAL 4/14/26

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

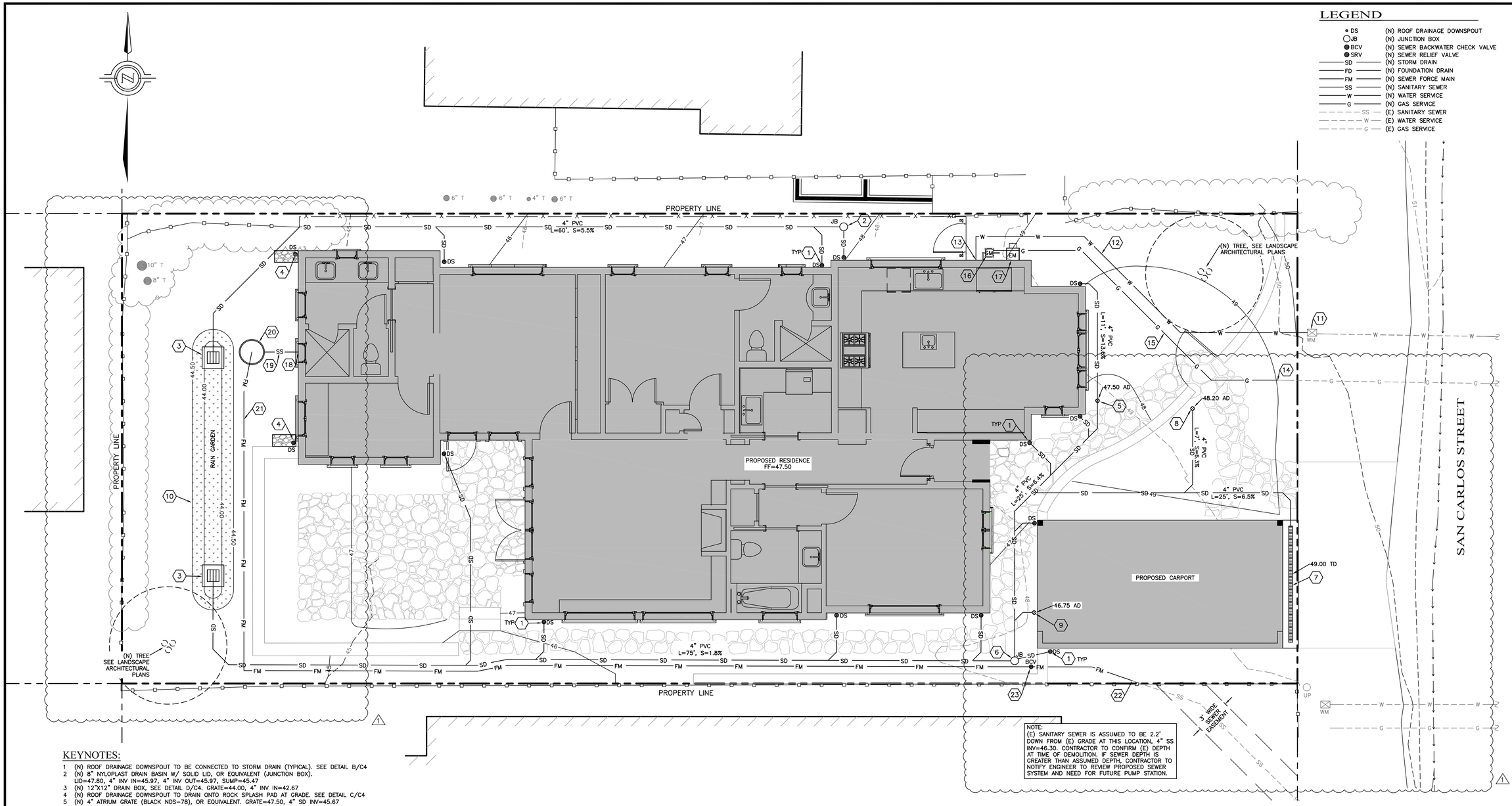
REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMMONS No. 84485 EXP. 12-31-27 CIVIL STATE OF CALIFORNIA
PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 4-14-2026
SCALE: AS SHOWN
JOB NUMBER: 25-40
LAST REVISED: N/A
REVISED BY: N/A

SITE GRADING PLAN

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

SHEET C2
OF
5 SHEETS



KEYNOTES:

1 (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN (TYPICAL). SEE DETAIL B/C4
2 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=47.80, 4" INV IN=45.97, 4" INV OUT=45.97, SUMP=45.47
3 (N) 12"X12" DRAIN BOX, SEE DETAIL D/C4. GRATE=44.00, 4" INV IN=42.67
4 (N) ROOF DRAINAGE DOWNSPOUT TO DRAIN ONTO ROCK SPLASH PAD AT GRADE. SEE DETAIL C/C4
5 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=47.50, 4" SD INV=45.67
6 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=46.90, 4" INV IN=44.07, 4" INV IN=44.07, 4" INV OUT=44.07, SUMP=43.57
7 (N) 4" ACO KS100 TRENCH DRAIN W/ IRON WAVE GRATE (ACO 480D TRAFFIC RATED), OR EQUIVALENT. GRATE=49.00, 4" SD INV=46.67
8 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=48.20, 4" SD INV=46.37
9 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=46.75, 4" SD INV=44.27
10 (N) RAIN GARDEN RETENTION AREA, SEE DETAIL E/C4
11 (E) WATER METER BOX AND SERVICE CONNECTION PROTECTED IN PLACE. CONTRACTOR TO CONNECT (N) WATER SERVICE TO (E) METER. CONTRACTOR TO COORDINATE ALL WORK W/ CALAM, WATER UTILITY PROVIDER.
12 (N) 1.5" PVC SCHEDULE 40 WATER SERVICE
13 (N) WATER SERVICE BUILDING POINT OF CONNECTION. CONTRACTOR TO INSTALL SHUT-OFF VALVE ABOVE GRADE PRIOR TO CONNECTING TO BUILDING. SEE PLUMBING PLANS
14 CONTRACTOR TO CONNECT (N) GAS SERVICE LINE TO TEMPORARILY CAPPED (E) SERVICE LATERAL. CONTRACTOR TO COORDINATE WORK WITH PG&E. LOCATION OF GAS SERVICE LATERAL SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE.
15 (N) GAS SERVICE LINE. SIZE AND TYPE OF SERVICE PIPING TO MATCH (E) SERVICE PIPING SIZE AND TYPE AT CONNECTION LOCATION. (E) SERVICE PIPING SIZE AND TYPE ARE UNKNOWN AND TO BE DETERMINED PRIOR TO DEMOLITION. (N) GAS SERVICE TRENCH TO BE COMPLIANT WITH 2022 CALIFORNIA MECHANICAL CODE 1310.1.1 WHICH STATE THAT UNDERGROUND GAS PIPING SYSTEMS SHALL BE INSTALLED WITH A MINIMUM OF 12" OF COVER, THE MINIMUM COVER SHALL BE INCREASED TO 18" IF EXTERNAL DAMAGE TO THE PIPE OR TUBING FROM EXTERNAL FORCES IS LIKELY TO RESULT. (N) PIPING TO HAVE AT LEAST 18" OF COVER FOR THIS TRENCH
16 (N) GAS METER LOCATION. CONTRACTOR TO COORDINATE INSTALLATION OF (N) SERVICE AND METER WITH PG&E
17 (N) ELECTRICAL METER LOCATION. CONTRACTOR TO COORDINATE OVERHEAD LINE INSTALLATION OF (N) SERVICE AND METER WITH PG&E
18 (N) GRAVITY SANITARY SEWER CONNECTION TO BUILDING, SEE PLUMBING PLANS. 4" SS INV=42.67
19 (N) 4" SDR-26 PVC SANITARY SEWER. L=3 FT, S=2.0%
20 (N) SANITARY SEWER PUMP STATION
21 (N) 1.5" PVC SCHEDULE 80 SEWER FORCE MAIN, L=103 FT
22 CONTRACTOR TO CONNECT (N) SEWER FORCE MAIN TO TEMPORARILY CAPPED (E) SEWER SERVICE LATERAL USING 1.5"X4" PVC REDUCER. CONTRACTOR TO COORDINATE WORK WITH CARMEL AREA WASTE WATER DISTRICT, SEWER UTILITY PROVIDER. LOCATION OF SEWER SERVICE LATERAL SHOWN IS ASSUMED. CONTRACTOR TO LOCATE PRIOR TO DEMOLITION OF SITE
23 (N) BACKWATER CHECK VALVE TO BE INSTALLED PER CARMEL SANITARY DISTRICT STD PLAN NO. 4-C. CONTRACTOR TO COORDINATE WORK WITH SEWER UTILITY PROVIDER

SITE DRAINAGE & UTILITY PLAN

A/C3

SCALE: 1"=4'

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

4 0 2 4 8
1" = 4'

1 REVISION TO PLANNING SUBMITTAL 4/14/26

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REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. SIMMONS No. 74485 EXP. 6-30-27 CIVIL STATE OF CALIFORNIA

PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 4-14-2026
SCALE: AS SHOWN
JOB NUMBER: 25-40
LAST REVISED: N/A
REVISED BY: N/A

SITE DRAINAGE & UTILITY PLAN

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

SHEET C3
OF
5 SHEETS

KEYNOTES:

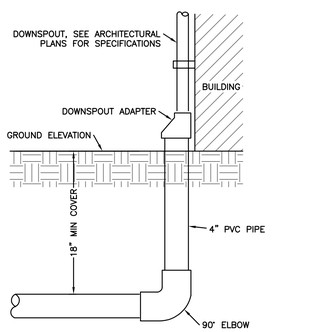
1 (N) ROOF DRAINAGE DOWNSPOUT TO BE CONNECTED TO STORM DRAIN (TYPICAL). SEE DETAIL B/C4
2 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=47.80, 4" INV IN=45.97, 4" INV OUT=45.97, SUMP=45.47
3 (N) 12"X12" DRAIN BOX, SEE DETAIL D/C4. GRATE=44.00, 4" INV IN=42.67
4 (N) ROOF DRAINAGE DOWNSPOUT TO DRAIN ONTO ROCK SPLASH PAD AT GRADE. SEE DETAIL C/C4
5 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=47.50, 4" SD INV=45.67
6 (N) 8" NYLOPLAST DRAIN BASIN W/ SOLID LID, OR EQUIVALENT (JUNCTION BOX). LID=46.90, 4" INV IN=44.07, 4" INV OUT=44.07, SUMP=43.57
7 (N) 4" ACO KS100 TRENCH DRAIN W/ IRON WAVE GRATE (ACO 480D TRAFFIC RATED), OR EQUIVALENT. GRATE=49.00, 4" SD INV=46.67
8 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=48.20, 4" SD INV=46.37
9 (N) 4" ATRIUM GRATE (BLACK NDS-78), OR EQUIVALENT. GRATE=46.75, 4" SD INV=44.27

PROPERTY LINE
PROPOSED RESIDENCE ROOF AREA=1658 SFT
PROPOSED CARPORT ROOF AREA=223 SFT
RAIN GARDEN
(N) RAIN GARDEN USED TO MITIGATE STORM WATER RUNOFF FROM PROPOSED RESIDENCE AND CARPORT. CONTRIBUTING ROOF AREA=1881 SFT
RAIN GARDEN AREA=81 SFT
(CITY REQUIRED AREA=1881 SFT X 0.04=75 SFT)
ONCE SOIL IS SATURATED AND RAIN GARDEN IS FULL, STORM WATER RUNOFF OVERFLOW VOLUMES WILL FLOW OUT OF RAIN GARDEN AND INTO SURROUNDING LANDSCAPING. SEE DETAIL E/C4
4" PVC L=60', S=5.5%
4" PVC L=75', S=1.8%
4" PVC L=11', S=13.6%
4" PVC L=7', S=6.3%
4" PVC L=25', S=6.4%
4" PVC L=25', S=6.5%
SAN CARLOS STREET

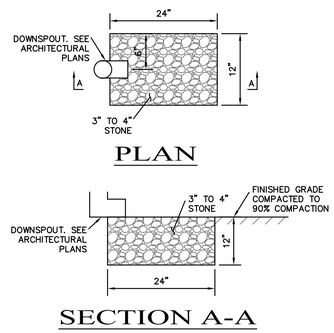
A/C4 DRAINAGE MANAGEMENT PLAN
SCALE: 1"=4'

1" = 4'

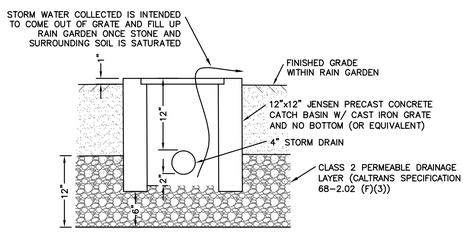
1 REVISION TO PLANNING SUBMITTAL 4/14/26



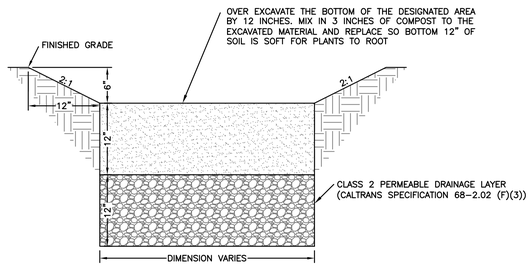
B/C4 DOWNSPOUT CONNECTION
NTS



C/C4 ROCK SPLASH PAD
NTS



D/C4 DRAIN BOX DETAIL
NTS



E/C4 RAIN GARDEN SECTION
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REGISTERED PROFESSIONAL ENGINEER CHRISTOPHER J. [illegible] No. [illegible] EXP. 12-31-27 CIVIL STATE OF CALIFORNIA
PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 4-14-2026
SCALE: AS SHOWN
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LAST REVISED: N/A
REVISED BY: N/A

DRAINAGE MANAGEMENT PLAN

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

SHEET C4
OF
5 SHEETS

(SHEET 5c)

EROSION AND SEDIMENT CONTROL GENERAL NOTES

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

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

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

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

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

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

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

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

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

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

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

CONCRETE WASHOUT

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

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

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

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

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

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

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

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

MATERIAL DELIVERY AND STORAGE

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

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

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

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

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

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

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

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

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

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

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

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

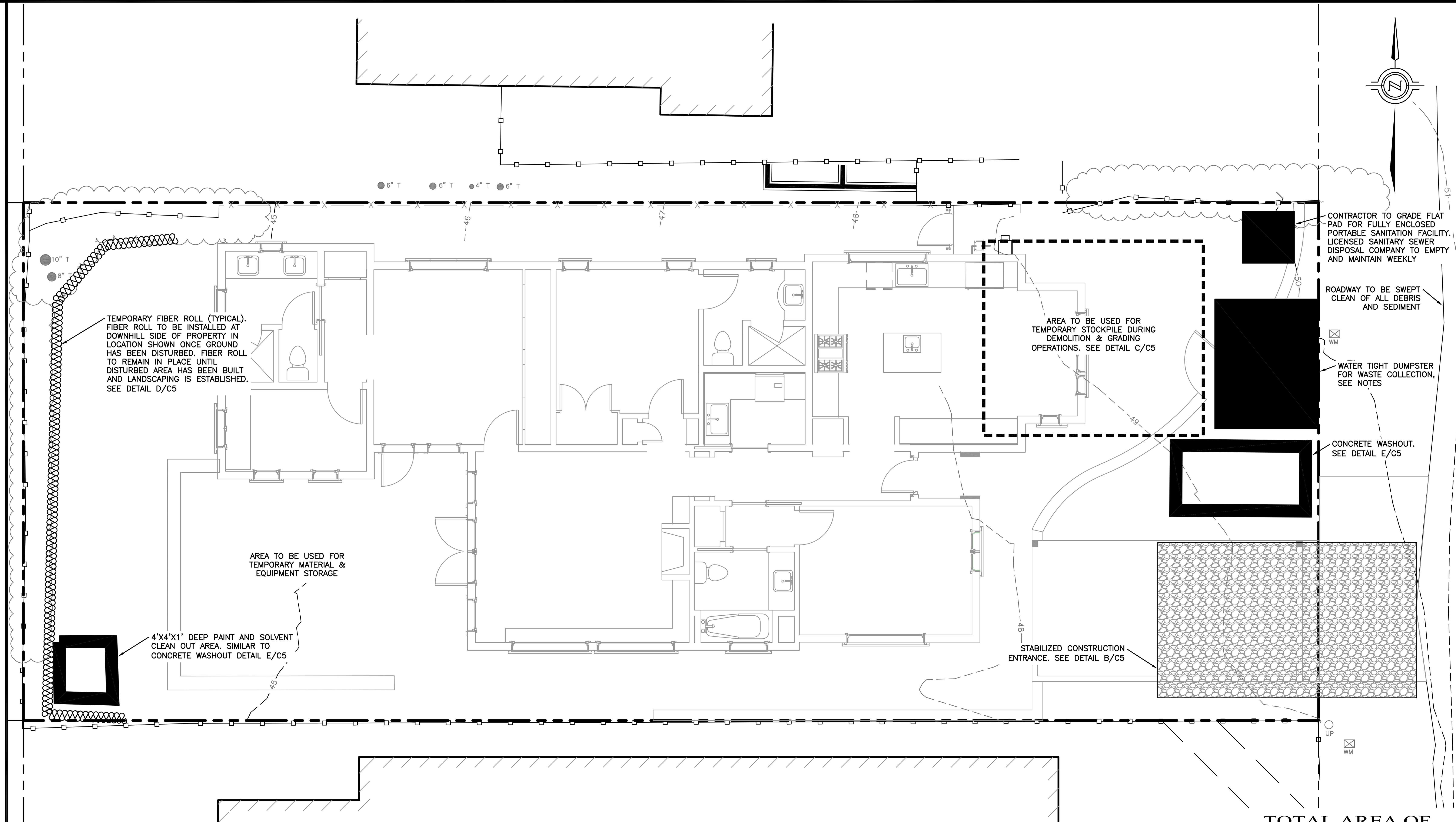
13. AN AMPLE SUPPLY OF APPROPRIATE SPILL CLEAN MATERIAL SHOULD BE KEPT NEAR STORAGE AREAS.

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

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

WASTE COLLECTION AREA

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



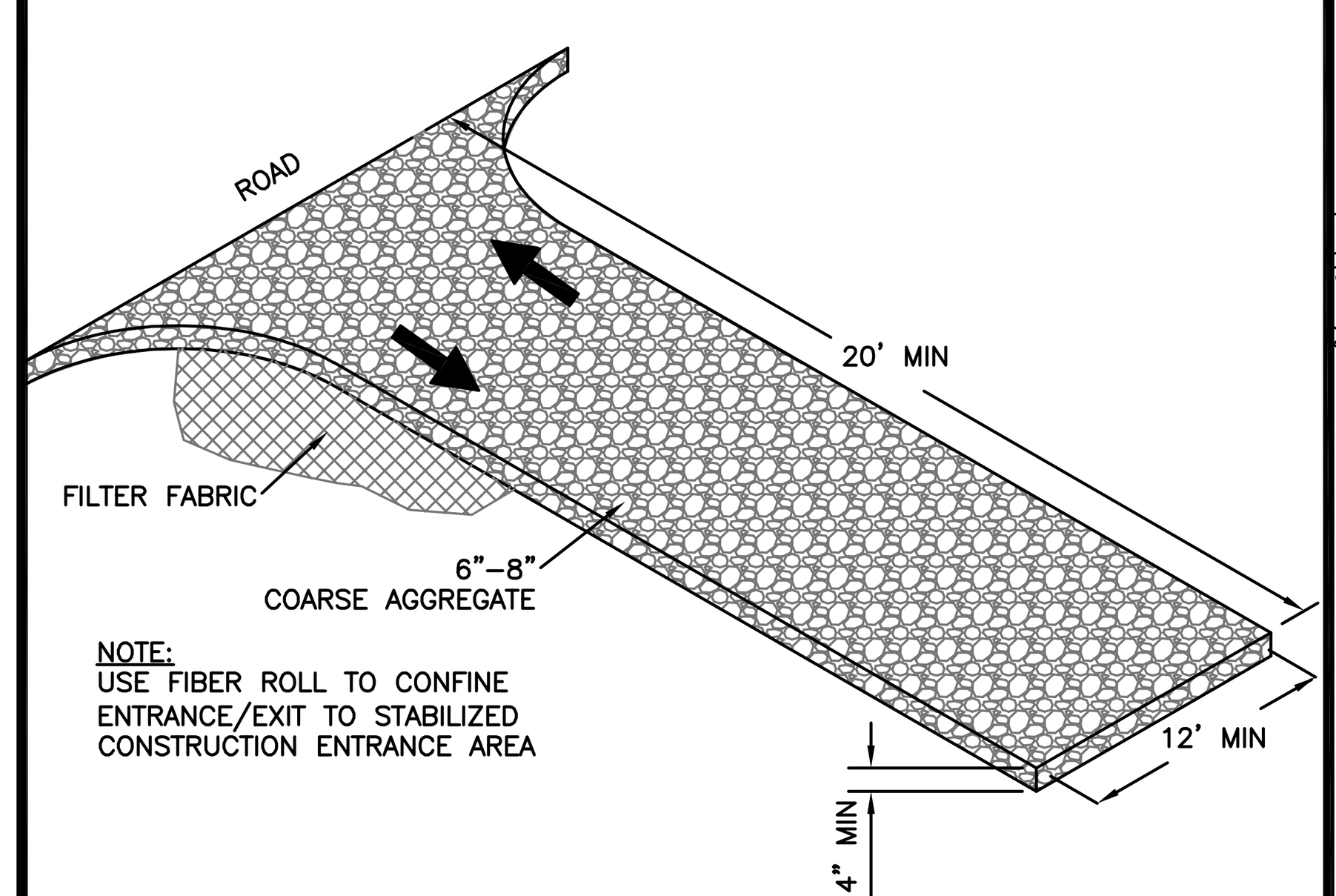
TOTAL AREA OF DISTURBANCE=0.09 AC

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

5 0 2.5 5 10
1" = 5'

A/C5 EROSION CONTROL PLAN

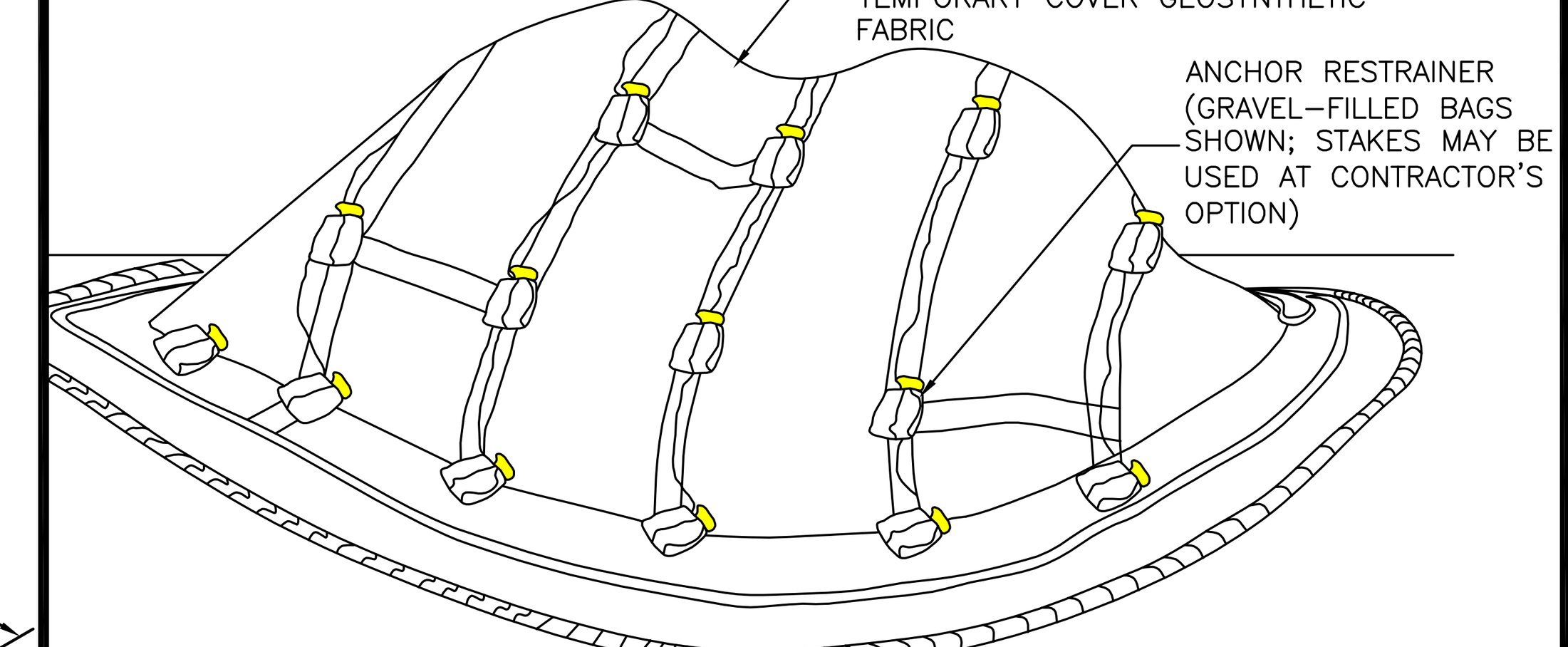
SCALE: 1"=5'



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

B/C5 STABILIZED CONSTRUCTION ENTRANCE

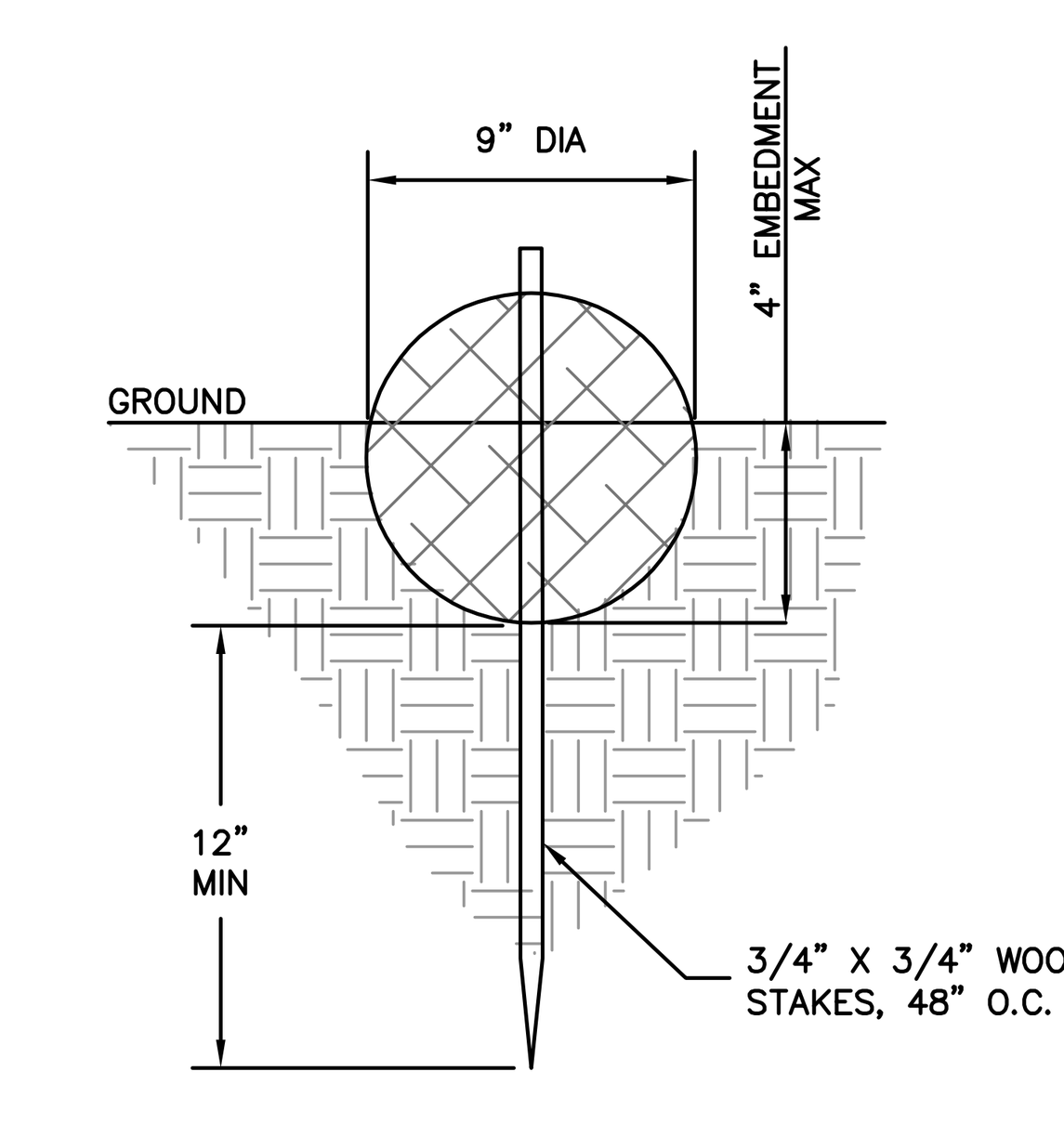
NTS



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

C/C5 STOCKPILE COVER DETAIL

NTS



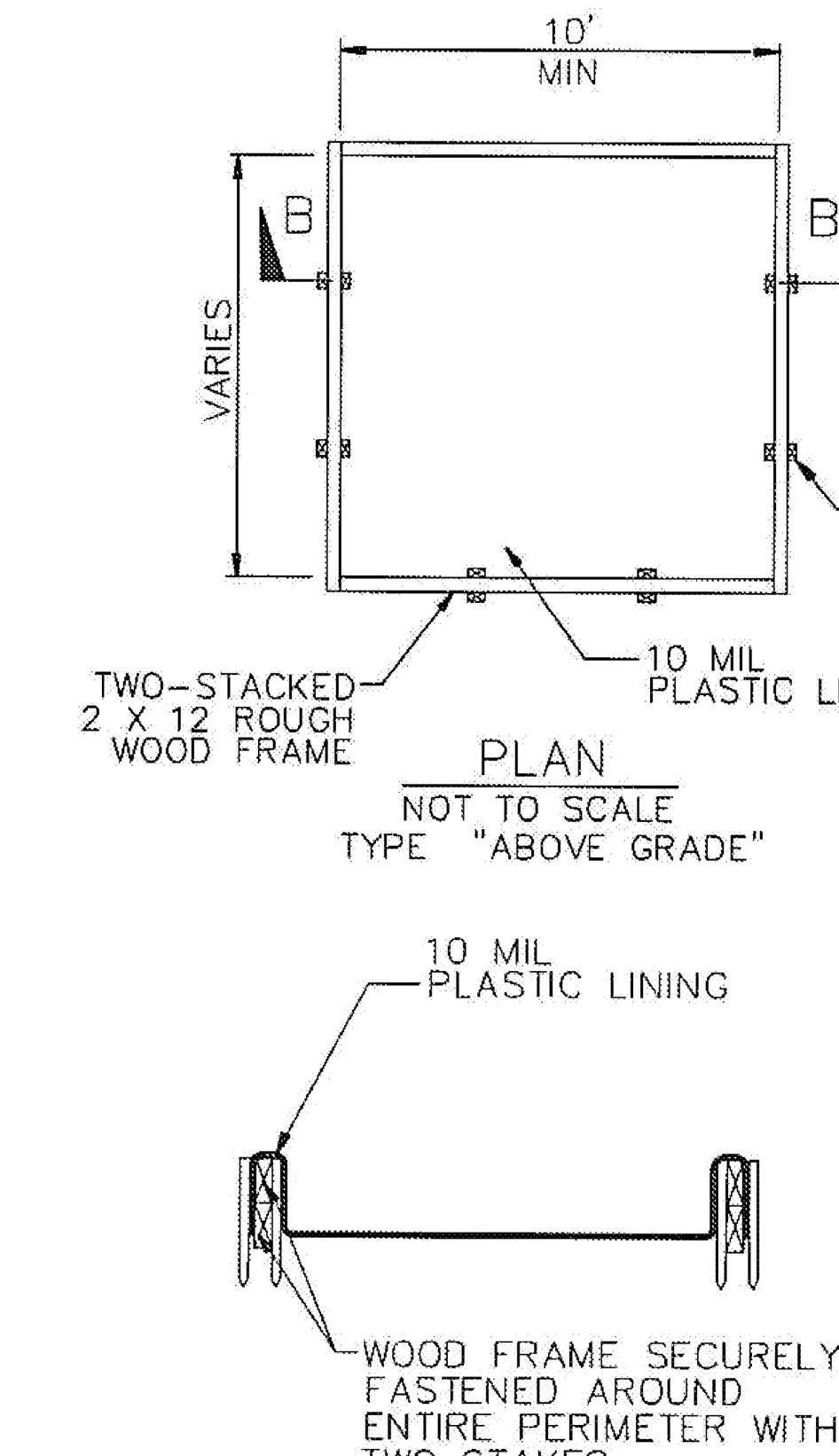
INSTALLATION
1. USE 3/4" X 3/4" WOOD STAKES. DEPENDING ON THE SOIL AND SLOPE CONDITIONS – USE LONGER STAKES IN LOOSE SOIL, SHORTER STAKES IN DENSER SOILS.

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

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

D/C5 FIBER ROLL

NTS



E/C5 CONCRETE WASHOUT

NTS

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REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. ...OUT
No. ...685
EXP. 12-31-27
CIVIL
STATE OF CALIFORNIA
PLANNING SUBMITTAL

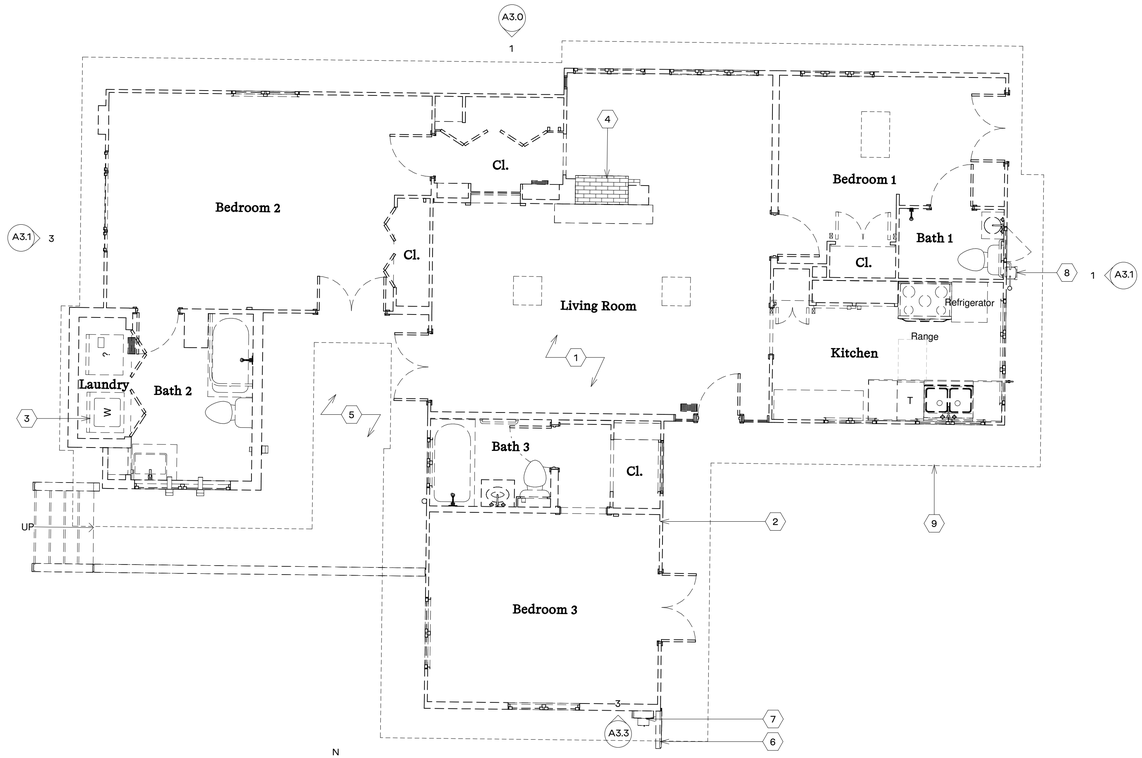
DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 4-14-2026
SCALE: AS SHOWN
JOB NUMBER: 25-40
LAST REVISED: N/A
REVISED BY: N/A

EROSION CONTROL PLAN

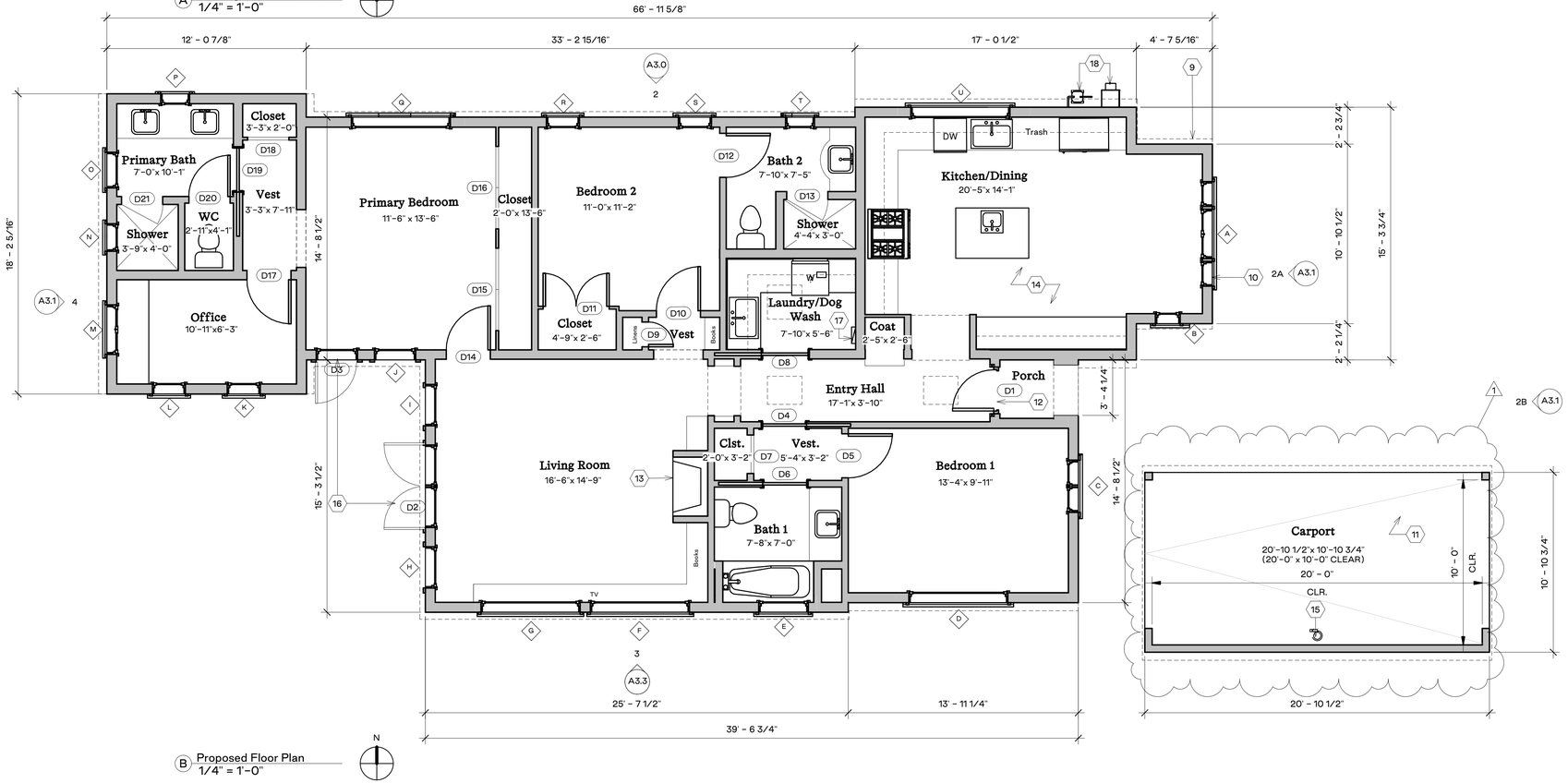
SAN CARLOS RESIDENCE
SAN CARLOS ST 2 NW 11TH ST
CARMEL-BY-THE-SEA, CA 93921
APN 010-155-019

SHEET C5 OF 5 SHEETS

(SHEET 5d)



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



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

SHEET NOTES

1. REMOVE (E) WALLS, FLOORING, ROOF, FINISHES, WINDOWS, DOORS, FITTINGS & FIXTURES. CAP & SECURE UTILITIES AT PROPERTY LINE PER JURISDICTIONAL REQUIREMENTS
2. ALL (E) EXTERIOR STRUCTURAL WALLS TO BE REMOVED
3. REMOVE (E) APPLIANCES
4. REMOVE (E) CHIMNEY & FIREPLACE
5. REMOVE (E) WOOD DECK & STAIRS
6. REMOVE (E) WOOD GATE
7. (E) ELECTRIC METER TO BE RELOCATED
8. (E) GAS METER TO BE RELOCATED. SECURE UTILITIES AT PROPERTY LINE PER JURISDICTIONAL REQUIREMENTS
9. EDGE OF ROOF ABOVE
10. ALUMINUM WOOD WINDOWS & DOORS THROUGHOUT
11. CONCRETE SLAB, SLOPED TOWARD STREET
12. WOOD GLAZED ENTRY DOOR
13. FIREPLACE INSERT & HEARTH
14. CASEWORK, APPLIANCES, FITTINGS, FIXTURES & FINISHES THROUGHOUT
15. EV CHARGER
16. ALUMINUM CLAD WOOD GLAZED DOOR
17. ELECTRICAL PANEL
18. (N) GAS AND ELECTRIC METERS. SEE CIVIL DWGS

GENERAL DEMOLITION NOTES

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

WALL LEGEND

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

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

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

DRAWN BY: MH, HL

PRINT DATE: 4.15.26

DRAWING DATE: 3.31.25

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

REV 1 4.7.26

SHEET TITLE:

EXISTING/DEMOLITION & PROPOSED FLOOR PLANS

SHEET NUMBER:

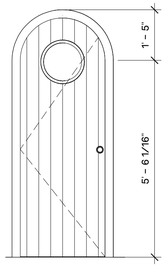
A2.0

(SHEET 6a)

DOOR SCHEDULE

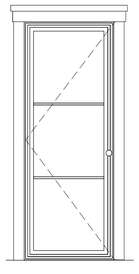
ROOM	MARK	TYPE	WIDTH	HEIGHT	THK.	HEAD	JAMB	SILL	REMARKS	HDWR GROUP
ENTRY	D1	A	2' - 10"	7' - 0"	0' - 2"					
LIVING ROOM	D2	G	5' - 0"	6' - 8"	0' - 1 3/4"					
PRIMARY BEDROOM	D3	B	2' - 6"	6' - 8"	0' - 1 3/4"					
ENTRY HALL	D4	C	2' - 8"	6' - 8"	0' - 1 3/4"					
BEDROOM 1	D5	D	2' - 8"	6' - 8"	0' - 1 3/4"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

DOOR TYPES



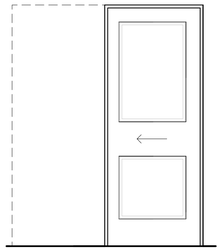
WOOD PLANK
EXTERIOR

A



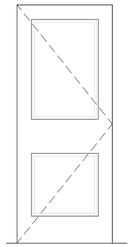
ALUMINUM CLAD WOOD
GLAZED EXTERIOR DOOR
TEMPERED

B



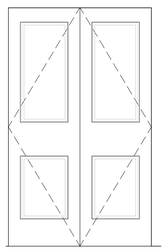
WOOD
POCKET
INTERIOR

C



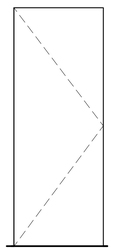
WOOD
INTERIOR

D



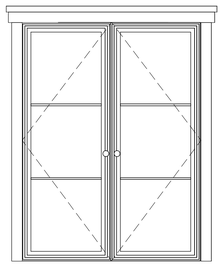
WOOD
INTERIOR
DOUBLE

E



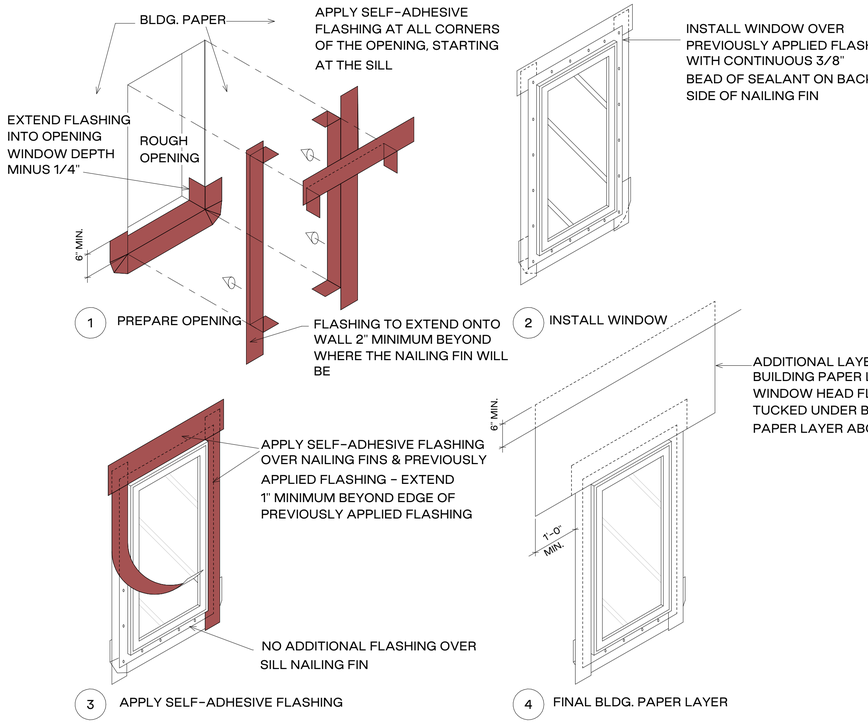
GLAZED SHOWER DOOR
TEMPERED
INTERIOR

F



ALUMINUM CLAD WOOD
GLAZED FRENCH DOOR
TEMPERED
EXTERIOR

G



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

DOOR & HARDWARE NOTES

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

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SCALE: As indicated

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PRINT DATE: 4.15.26
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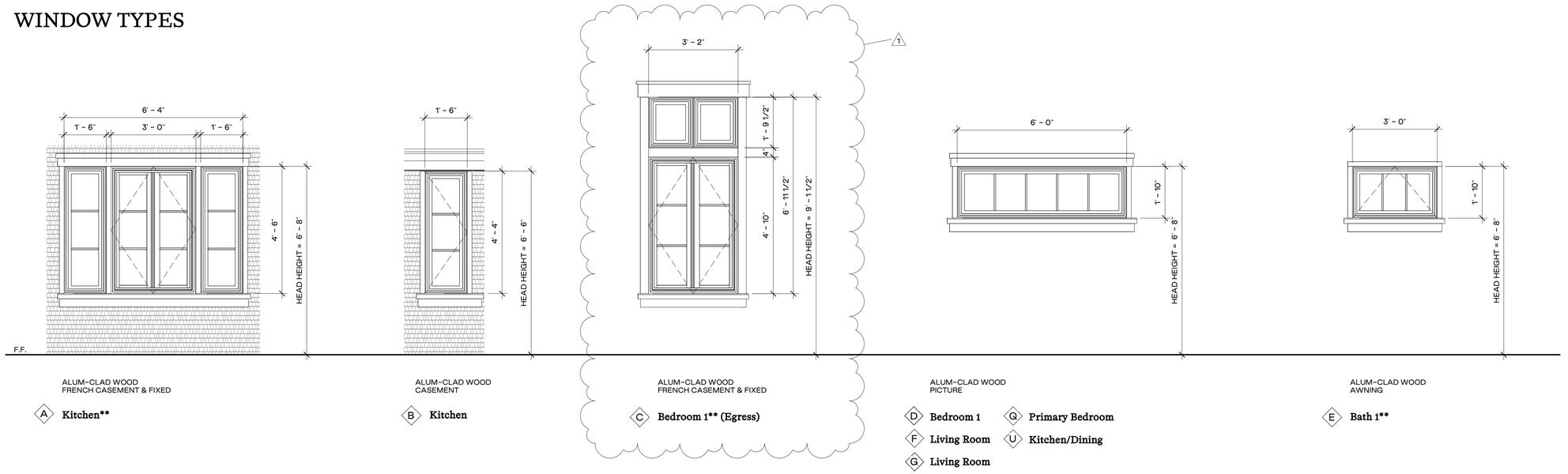
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
DOOR SCHEDULE

SHEET NUMBER:
A8.0
(SHEET 6b)

WINDOW TYPES



ALUM-CLAD WOOD
FRENCH CASEMENT & FIXED

A **Kitchen****

ALUM-CLAD WOOD
CASEMENT

B **Kitchen**

ALUM-CLAD WOOD
FRENCH CASEMENT & FIXED

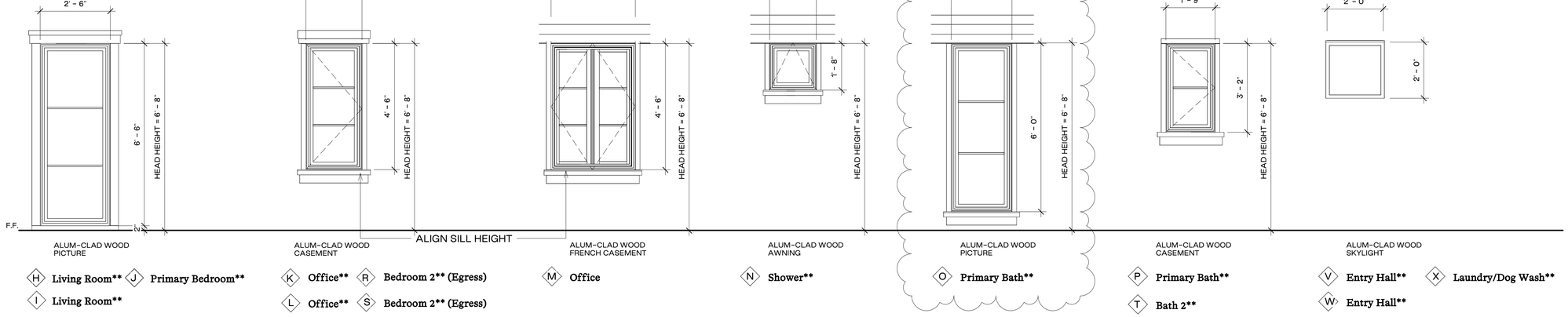
C **Bedroom 1** (Egress)**

ALUM-CLAD WOOD
PICTURE

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

ALUM-CLAD WOOD
AWNING

E **Bath 1****



ALUM-CLAD WOOD
PICTURE

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

ALUM-CLAD WOOD
CASEMENT

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

*VERIFY SWING DIRECTION IN EXTERIOR ELEVATIONS

ALUM-CLAD WOOD
FRENCH CASEMENT

M **Office**

ALUM-CLAD WOOD
AWNING

N **Shower****

ALUM-CLAD WOOD
PICTURE

O **Primary Bath****

ALUM-CLAD WOOD
CASEMENT

P **Primary Bath****
T **Bath 2****

ALUM-CLAD WOOD
SKYLIGHT

V **Entry Hall****
W **Entry Hall****
X **Laundry/Dog Wash****

*VERIFY SWING DIRECTION
IN EXTERIOR ELEVATIONS

Window Schedule

ROOM	MARK	TYPE	MANUFACTURER	MATERIAL
			Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
KITCHEN/DINING	A	FRENCH CASEMENT & CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
KITCHEN/DINING	B	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
BEDROOM 1	C	FRENCH CASEMENT & FIXED	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
BEDROOM 1	D	AWNING	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
BATH 1	E	AWNING	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
LIVING ROOM	F	AWNING	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
LIVING ROOM	G	AWNING	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
LIVING ROOM	H	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
LIVING ROOM	I	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
PRIMARY BEDROOM	J	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
OFFICE	K	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
OFFICE	L	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
OFFICE	M	FRENCH CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
SHOWER	N	SHOWER	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
PRIMARY BATH	O	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
PRIMARY BATH	P	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
PRIMARY BEDROOM	Q	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
BEDROOM 2	R	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
BEDROOM 2	S	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
BATH 2	T	CASEMENT	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
KITCHEN/DINING	U	PICTURE	Kolbe & Kolbe Millwork Co., Inc.	ALUMINUM-CLAD WOOD
ENTRY HALL	V	SKYLIGHT	Velux	ALUMINUM-CLAD WOOD
ENTRY HALL	W	SKYLIGHT	Velux	ALUMINUM-CLAD WOOD
ENTRY HALL	X	SKYLIGHT	Velux	ALUMINUM-CLAD WOOD

WINDOW AND DOOR NOTES

1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. THE UNLATCHING OF ANY LEAF SHOULD NOT REQUIRE MORE THAN ONE OPERATION AND MUST BE OPERABLE WITHOUT REQUIRING THE ABLITY OF GRASPING THE OPENABLE HARDWARE.
2. DIMENSIONS SHOWN FOR WINDOW AND DOOR TYPES ARE FRAME DIMENSIONS. CONTRACTOR SHALL FIELD VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO WINDOW AND DOOR FABRICATION.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.
4. MINIMUM OPENING AREA FOR EGRESS WINDOWS AT GRADE LEVEL IS 5.0 ft2
5. MINIMUM OPENING AREA FOR EGRESS WINDOWS AT SECOND FLOOR OR HIGHER IS 5.7 ft2
6. ** IS TEMPERED

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SCALE: 1/2" = 1'-0"

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

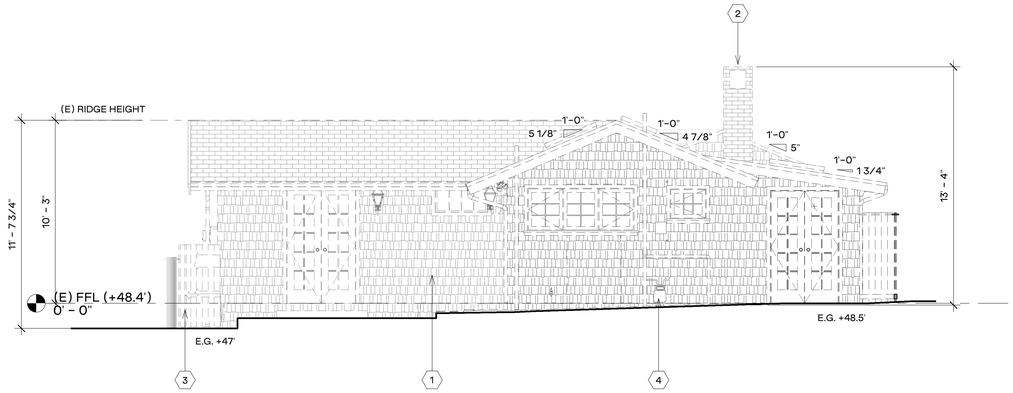
REVISIONS:
REV 1 4.7.26

SHEET TITLE:
WINDOW SCHEDULE

SHEET NUMBER:

A8.1

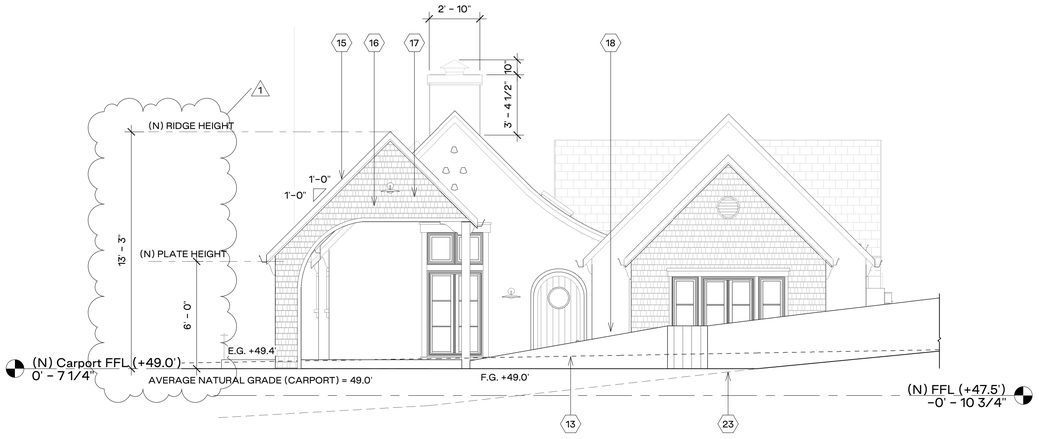
(SHEET 6c)



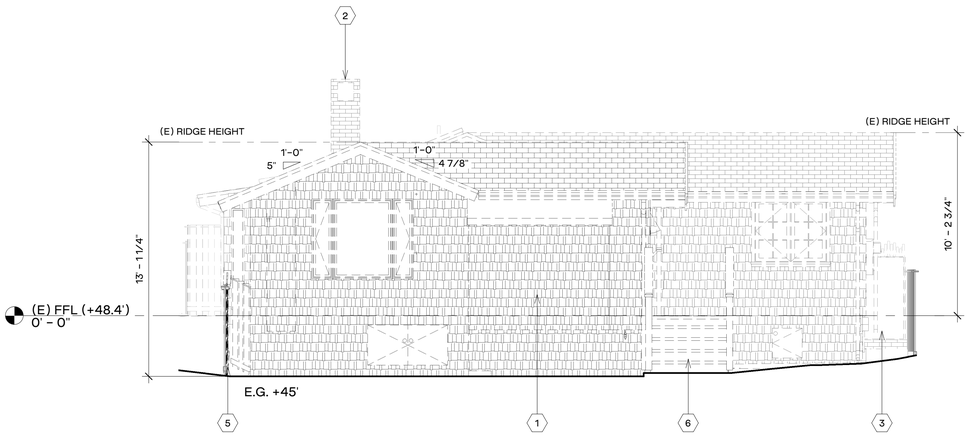
1 East Elevation – Existing/Demolition
1/4" = 1'-0"



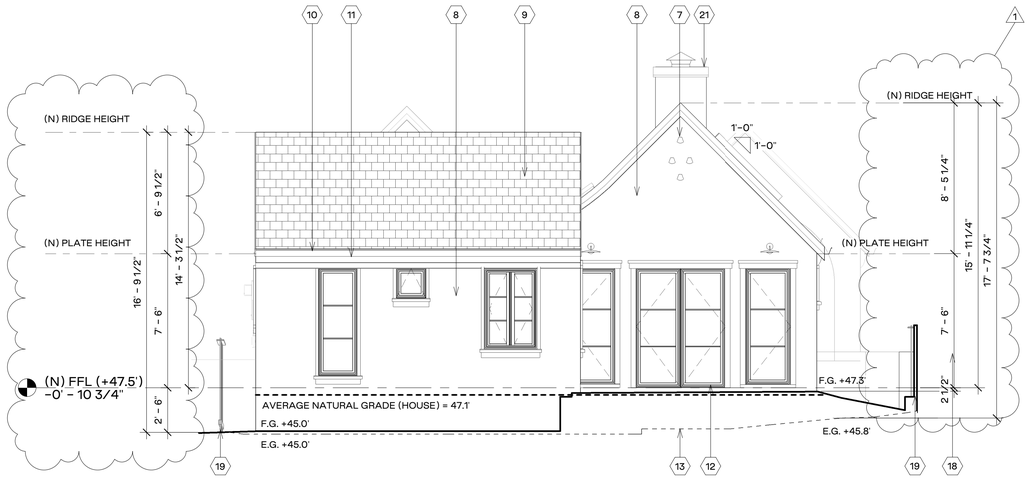
2A East Elevation – Proposed (Entry)
1/4" = 1'-0"



2B East Elevation – Proposed (Carport)
1/4" = 1'-0"



3 West Elevation – Existing/Demolition
1/4" = 1'-0"



4 West Elevation – Proposed
1/4" = 1'-0"

SHEET NOTES

1 REMOVE (E) WALLS, WINDOWS, DOORS & ROOF
2 REMOVE (E) CHIMNEY
3 REMOVE (E) WOOD GATE
4 (E) GAS METER TO BE RELOCATED. SECURE UTILITIES AT PROPERTY LINE PER JURISDICTIONAL REQUIREMENTS
5 REMOVE (E) WOOD FENCE
6 REMOVE (E) WOOD DECK & STAIRS
7 DECORATIVE VENTS
8 STUCCO WALL FINISH
9 ASPHALT COMPOSITION SHINGLE ROOF
10 METAL GUTTER, TYP.
11 DECORATIVE WOOD FRIEZE BOARD
12 ALUMINUM WOOD WINDOWS & DOORS w/ WOOD TRIM THROUGHOUT
13 (E) GRADE LINE
14 SKLYLIGHT
15 WOOD FASCIA, PAINTED
16 WOOD SHINGLE WALL FINISH
17 CARPORT w/ BUILT-IN STORAGE
18 PLASTER RETAINING WALL. TOP OF WALL = 3'-0"H FROM LOWEST LINE OF GRADE, SEE CIVIL DWGS
19 (E) FENCE TO REMAIN
20 WOOD GLAZED ENTRY DOOR
21 3'-1"H x 1'-10"W CHIMNEY w/ PLASTER CHIMNEY, WOOD TRIM, & 10"H METAL CAP
22 (N) 6'-0"H WOOD FENCE TO MATCH (E) w/ (N) GATE
23 LINE OF GARDEN WALL BEYOND

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SCALE: 1/4" = 1'-0"

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 3.12.26
DATE ISSUED FOR CONSTRUCTION:

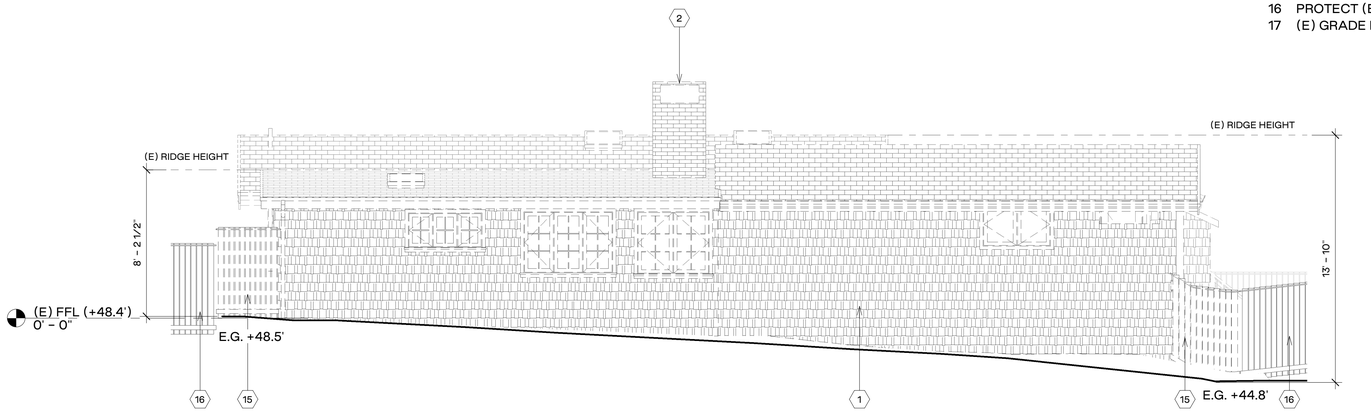
REVISIONS:
REV 1 4.7.26

SHEET TITLE:
EAST & WEST ELEVATIONS

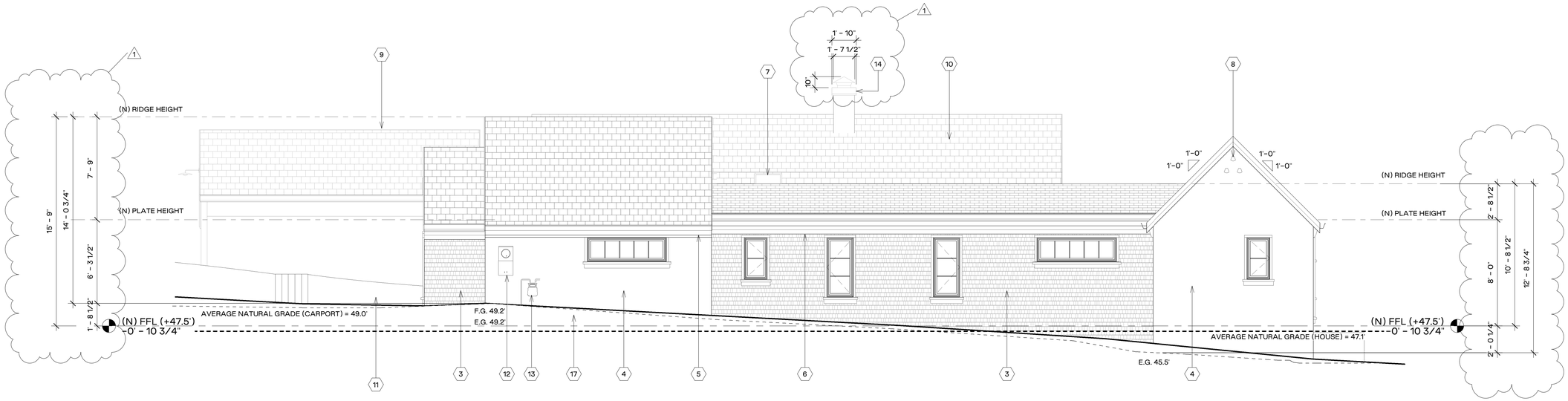
SHEET NUMBER:
A3.1
(SHEET 7)

SHEET NOTES

1 REMOVE (E) WALLS, WINDOWS, DOORS & ROOF
2 REMOVE (E) CHIMNEY
3 WOOD SHINGLE WALL FINISH
4 STUCCO WALL FINISH
5 METAL GUTTER, TYP.
6 DECORATIVE WOOD FRIEZE BOARD
7 SKLYLIGHT
8 DECORATIVE VENTS
9 CARPORT w/ BUILT-IN STORAGE
10 ASPHALT COMPOSITION SHINGLE ROOF
11 PLASTER RETAINING WALL. TOP OF WALL = 3'-0"H FROM LOWEST LINE OF GRADE. SEE CIVIL DWGS
12 ELECTRIC METER. SEE UTILITY PLAN
13 GAS METER. SEE UTILITY PLAN
14 3'-1"H x 1'-10"W CHIMNEY w/ PLASTER CHIMNEY, WOOD TRIM, & 10"H METAL CAP
15 REMOVE PORTION OF (E) FENCE
16 PROTECT (E) FENCE
17 (E) GRADE LINE



1 North Elevation - Existing/Demolition
1/4" = 1'-0"



2 North Elevation - Proposed
1/4" = 1'-0"

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SCALE: 1/4" = 1'-0"

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PRINT DATE: 4.15.26
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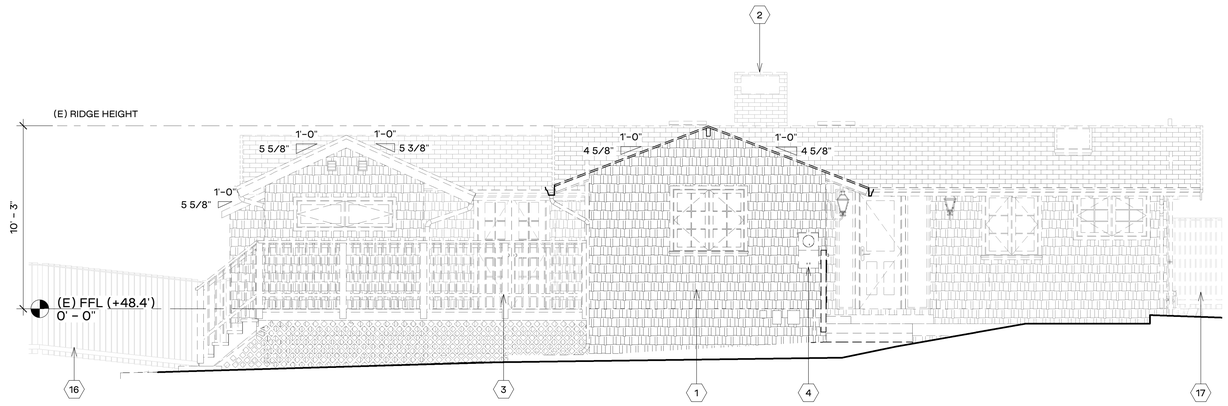
REV 1 4.7.26

SHEET TITLE:
NORTH ELEVATIONS

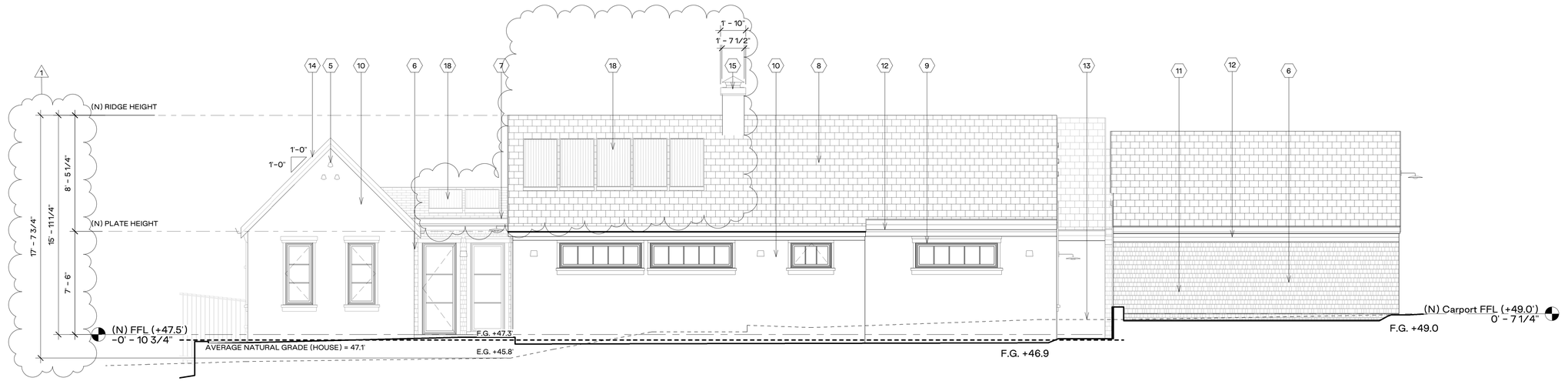
SHEET NUMBER:

A3.0

(SHEET 8a)



1 South Elevation – Existing/Demolition
1/4" = 1'-0"



2 South Elevation – Proposed
1/4" = 1'-0"

SHEET NOTES

1 REMOVE (E) WALLS, WINDOWS, DOORS & ROOF
2 REMOVE (E) CHIMNEY
3 REMOVE (E) WOOD DECK & STAIRS
4 (E) ELECTRIC METER TO BE RELOCATED
5 DECORATIVE VENTS
6 WOOD SHINGLE WALL FINISH
7 METAL GUTTER, TYP.
8 ASPHALT COMPOSITION SHINGLE ROOF
9 ALUMINUM WOOD WINDOWS & DOORS w/ WOOD TRIM THROUGHOUT
10 STUCCO WALL FINISH
11 CARPORT w/ BUILT-IN STORAGE
12 DECORATIVE WOOD FRIEZE BOARD
13 (E) GRADE LINE
14 WOOD FASCIA, PAINTED
15 3'-1"H x 1'-10"W CHIMNEY w/ PLASTER CHIMNEY, WOOD TRIM, & 10"H METAL CAP
16 PROTECT (E) FENCE
17 REMOVE PORTION OF (E) FENCE
18 (N) SOLAR PANELS

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SCALE: 1/4" = 1'-0"

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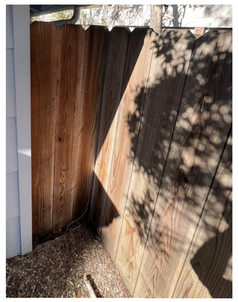
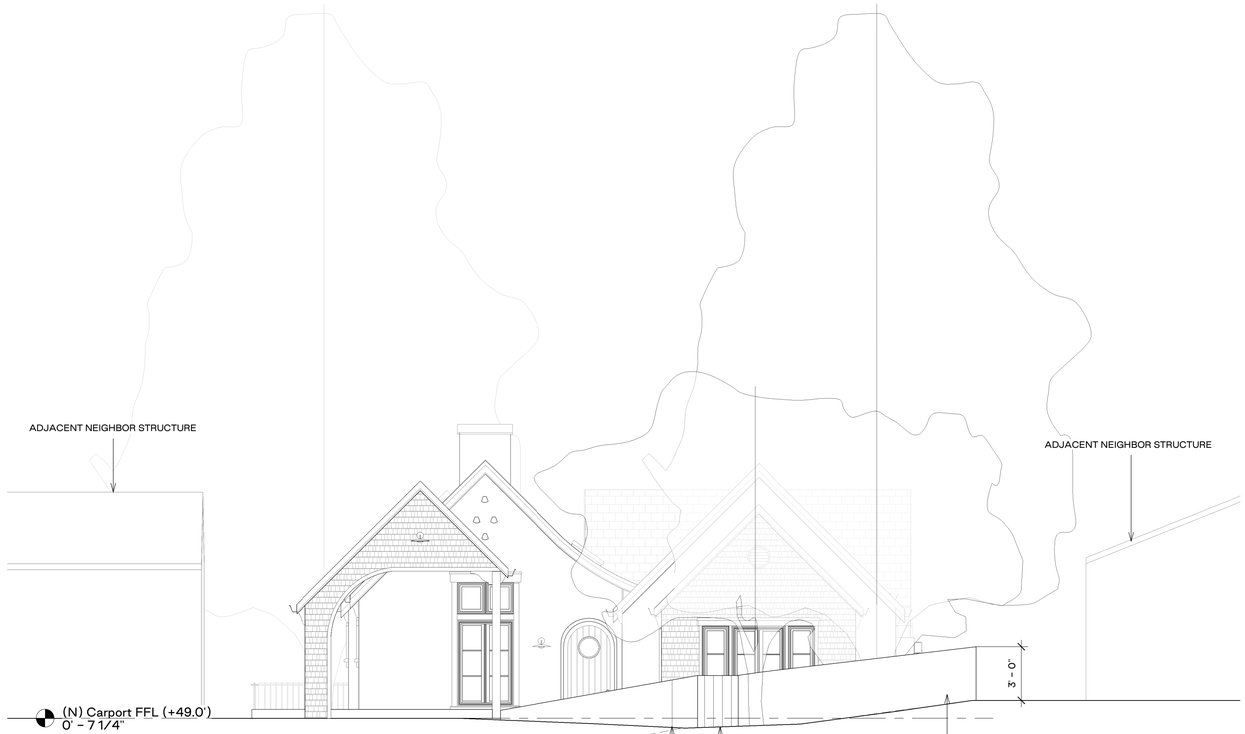
SHEET TITLE:
SOUTH ELEVATIONS

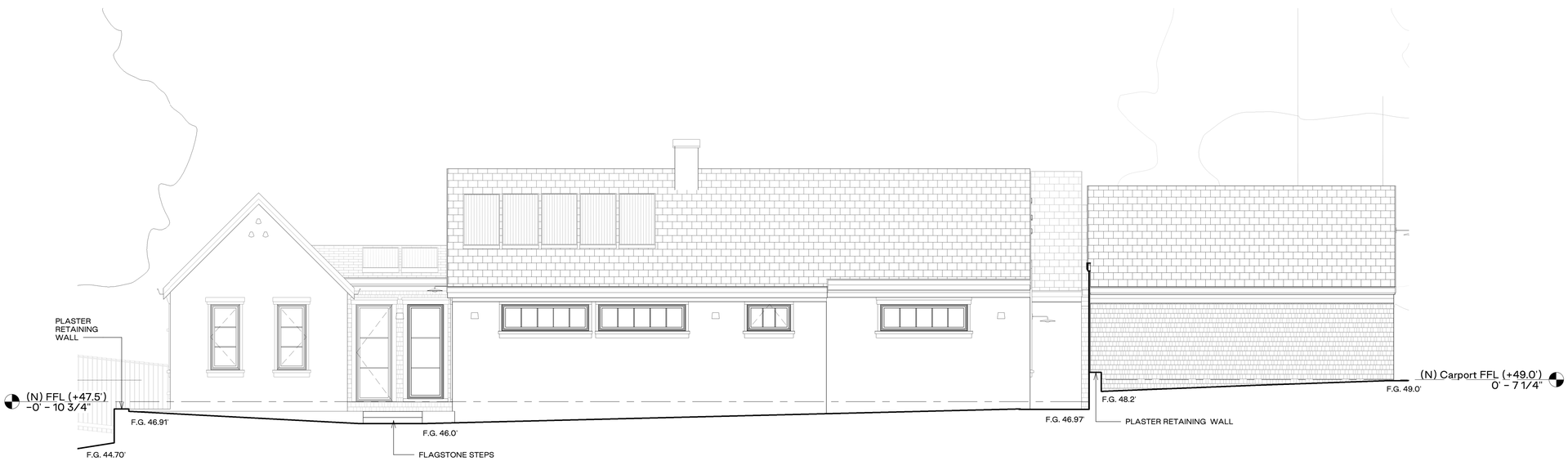
SHEET NUMBER:
A3.2
(SHEET 8b)



1 (E) Fencing to Remain
1/4" = 1'-0"



2 East Elevation - Proposed (Streetscape)
1/4" = 1'-0"



3 South Elevation - Proposed (Retaining Walls)
1/4" = 1'-0"

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
ARCHITECTURE & INTERIORS
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The use of these plans is restricted to the original site for which they were prepared. Publication is therefore limited to such use. Reuse, reproduction or publication in whole or in part of these drawings is prohibited. Title to the plans remains with the architect. Visual contact with the drawings constitues acceptance of these restrictions.

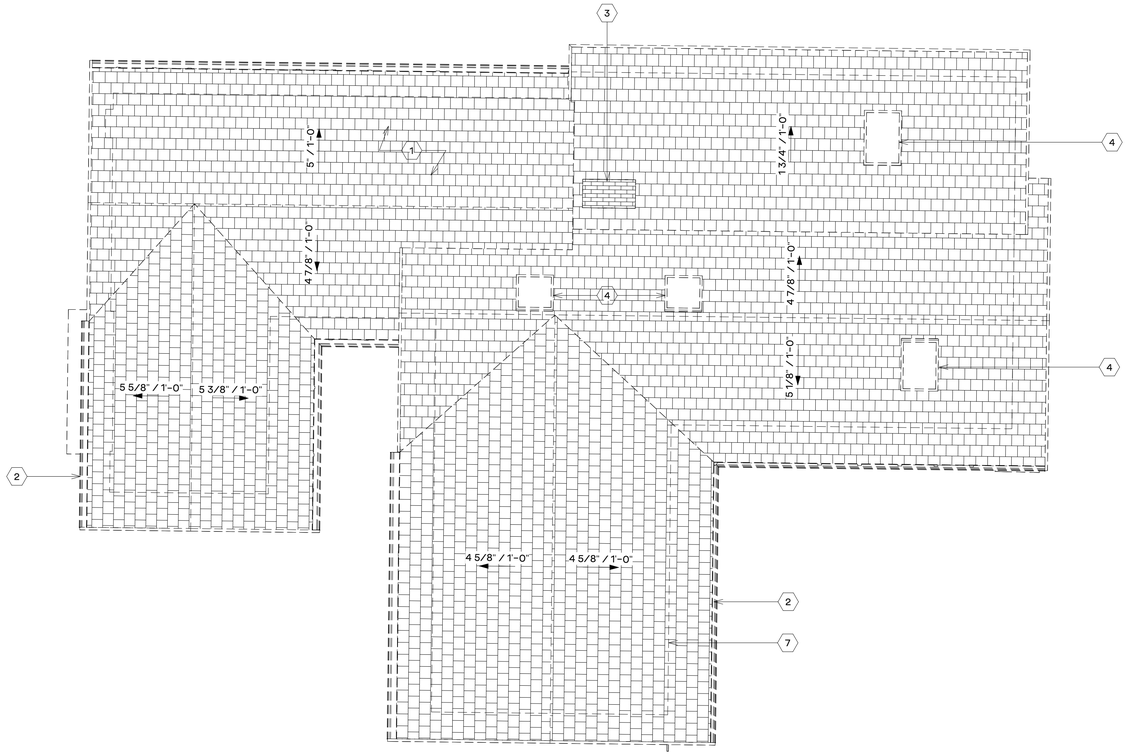
SCALE: 1/4" = 1'-0"

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 7.18.25
DATE ISSUED FOR CONSTRUCTION:

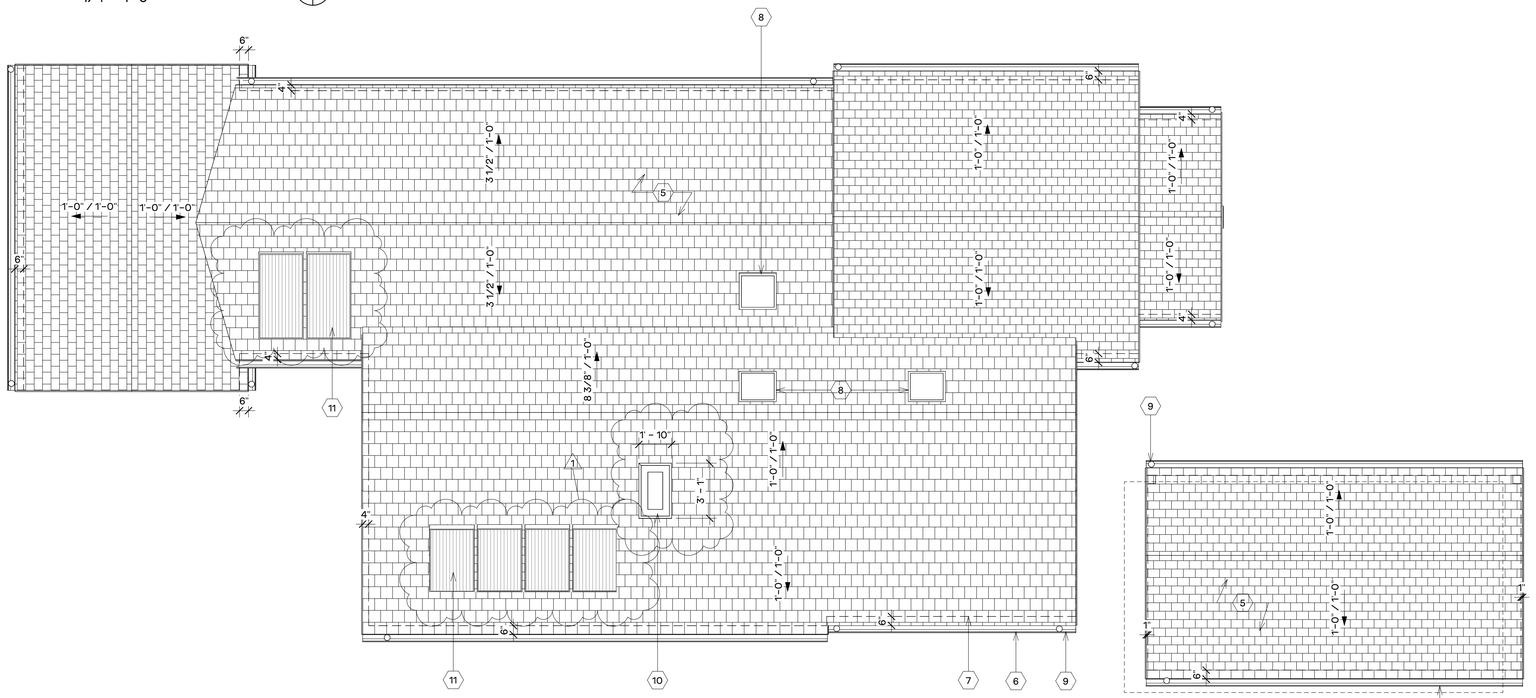
REVISIONS:
REV 1 4.7.26

SHEET TITLE:
STREETSCAPE ELEVATION

SHEET NUMBER:
A3.3
(SHEET 9)



A Demolition Roof Plan
1/4" = 1'-0"



B Proposed Roof Plan
1/4" = 1'-0"

SHEET NOTES

1 REMOVE (E) ROOF & STRUCTURE
2 REMOVE (E) GUTTERS
3 REMOVE (E) BRICK CHIMNEY
4 REMOVE (E) SKYLIGHT
5 (N) ASPHALT COMPOSITION SHINGLE ROOF
6 (N) GUTTERS
7 LINE OF BUILDING BELOW
8 (N) 2'-0" x 2'-0" SKYLIGHT
9 (N) DOWNSPOUT
10 CHIMNEY
11 (N) SOLAR PANELS

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

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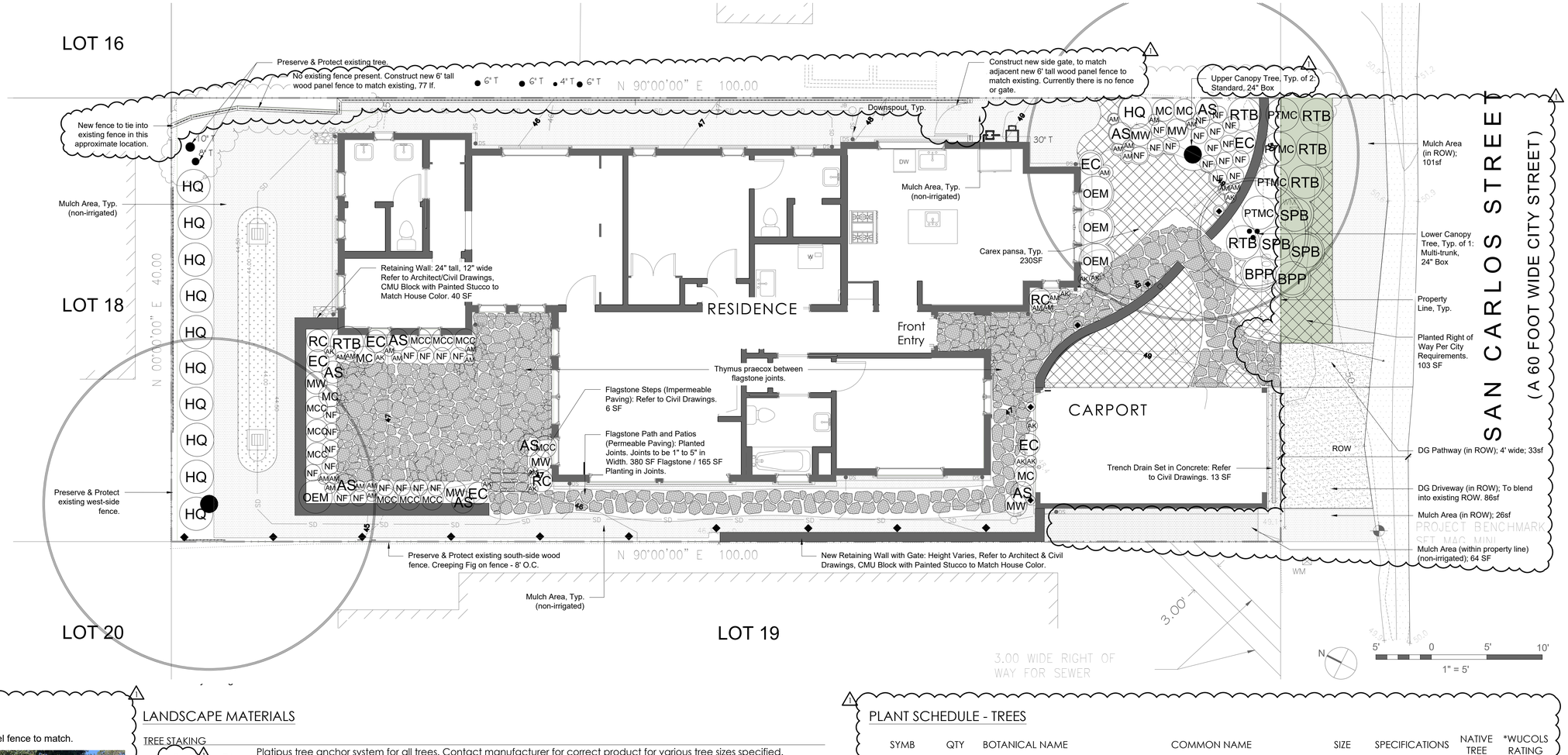
SCALE: 1/4" = 1'-0"

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 8.7.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
REV 1 4.7.26

SHEET TITLE:
DEMOLITION & PROPOSED ROOF PLANS

SHEET NUMBER:
A2.1
(SHEET 10)



WOOD PANEL FENCE

Photo of existing 6' tall wood panel fence to match.



LANDSCAPE MATERIALS

TREE STAKING

3 EA — Platipus tree anchor system for all trees. Contact manufacturer for correct product for various tree sizes specified. Available from www.platipus-anchors.us (866) 622-2283. Install per manufacturer's specifications.

DECOMPOSED GRANITE (DG)

135 SF — Decomposed Granite Fines, typ.: California Gold; 2-3" layer, compact 85%. Available from Central Home Supply: 831-534-3998, 180 El Pueblo Rd, Scotts Valley, https://www.centralhomesupply.com/.

PLANTING SOIL, AMENDEMENTS, & FERTILIZERS

CY — Soil to be tested by accredited soil testing laboratory. Contractor shall incorporate soil additives and fertilizers in all planting areas at rates and depths recommended by soil labs. Soil shall be tilled to a depth of 6-inches and amended with 4 cubic yards of organic compost per 1,000 SF to promote infiltration and water retention. All soil shall be clear of debris and construction soils.

MULCH

CY — Where noted on plan, any soil areas impacted by construction, and all planting areas to receive 2-3" minimum application of Minibark Mulch or approved equal. Available from Available from Central Home Supply: 831-534-3998, 180 El Pueblo Rd, Scotts Valley, https://www.centralhomesupply.com/.

PLANTING NOTES

1. Total landscape area = 1,832 SF.
2. Total landscape area in ROW 99 SF.
3. Contractor to comply with all state and local code requirements.
4. Contractor shall grade all landscape areas, eliminating all surface irregularities, depressions, vegetative matter, sticks, stones, and other debris, and remove them from site.
5. Refer to Civil Drawings for stormwater best management practices.
6. All plant material to receive irrigation; refer to irrigation drawings. The system will be designed and installed in compliance with the California Model Water Efficient Landscape Ordinance (MWELO) - Region 1.
7. No chemicals, herbicides or pesticides, are to be used in the landscape.
8. Mulch shall be placed a minimum of 3-inches in new planting areas and all exposed soil areas.
9. All plant material to be sourced from plant nurseries in the State of California, located as close to the site as possible. Contractor to provide a list of plant material procured including the location of the nursery.
10. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.
11. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.
12. Contractor shall not make substitutions without written permission from the Landscape Architect.
13. Contractor shall layout all plant material in the field for LA review and adjustment before planting commences.
14. Plant material that is improperly stored shall receive a special review of acceptance/rejection.
15. Mulch, sand, gravel, and soil stockpiles to be located and stored in a way to prevent discharge to the storm drain system.
16. All waste, objectionable material, and excess fill shall be removed and disposed of on a daily basis off-site in a legal manner.
17. Maintenance Period begins immediately after planting. Contractor to water, prune, adjust staking systems, adjust irrigation system and schedule as necessary. Public areas to be kept clean from debris and dirt.
18. All required vegetation shall be maintained free of physical damage or injury from lack of water, excess chemical fertilizer or other toxic chemical, blight, or disease. Any vegetation which shows signs of such damage or injury at any time shall be replaced by the same, similar, or substitute vegetation of a size, form, and character which will be comparable at full growth.
19. Landscaping shall be kept free from weeds and undesirable grasses.

PLANT SCHEDULE - TREES

SYMB	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPECIFICATIONS	NATIVE TREE	*WUCOLS RATING
n/a	1	Cercis canadensis	Eastern Redbud	24" Box	Multi-trunk: 3 canes minimum	NO	L
n/a	2	Hesperocyparis macrocarpa	Monterey Cypress	24" Box	Standard	YES	L

PLANT SCHEDULE - SHURBS, GROUNDCOVERS, & VINES

SYMB	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NATIVE PLANT	WUCOLS RATING
AM	25	Achillea millefolium 'Moonshine'	Yellow-Flowering Yarrow	1 Gal.	As Shown	YES	L
AS	7	Aeonium x 'Sunburst'	Sunburst Aeonium	1 Gal.	As Shown	NO	L
AK	11	Aeonium haworthii 'Kiwi'	Kiwi Aeonium	1 Gal.	As Shown	NO	L
BPP	2	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	5 Gal.	As Shown	YES	L
	230	Carex pansa	Sand Dune Sedge	1 Gal.	12" O.C.	YES	M
EC	6	Euphorbia characias 'Variegata'	Variegated Euphorbia	5 Gal.	As Shown	NO	L
◆	10	Ficus pumila	Creeping Fig	1 Gal.	As Shown	NO	M
HQ	11	Hydrangea quercifolia 'Sike's Dwarf'	Sike's Dwarf Oakleaf Hydrangea	10 Gal.	As Shown	NO	M
MC	5	Mimulus bifidus 'Creamsicle'	Creamsicle Monkey Flower	1 Gal.	As Shown	YES	L
MW	6	Mimulus bifidus 'White'	White Monkey Flower	1 Gal.	As Shown	YES	L
MCC	10	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal.	As Shown	NO	L
NF	30	Nepeta x faassenii	Cat Mint	5 Gal.	As Shown	NO	L
OEM	4	Olea europaea 'Montra'	Little Ollie Dwarf Olive	10 Gal.	As Shown	NO	L
PTMC	4	Pittosporum tenuifolim 'Margorie Channon'	Marjorie Channon Pittosporum	10 Gal.	As Shown	NO	L
RC	3	Romneya coulteri	Matilija Poppy	5 Gal.	As Shown	YES	VL
◈	5	Rosa banksiae 'Lutea'	Yellow Banks Climbing Rose	5 Gal.	As Shown	NO	L
RTB	6	Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary	5 Gal.	As Shown	NO	L
SPB	3	Saliva 'Pozo Blue'	Pozo Blue Sage	5 Gal.	As Shown	YES	L
	700	Thymus praecox	Creeping Thyme	Plugs	6" O.C.	NO	L

* Water Use Classifications of Landscape Species (WUCOLS) from: *A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California, The Landscape Coefficient Method and WUCOLS III*, University of California Cooperative Extension California Department of Water Resources, August 2000. Monterey = Region 1: North-Central Coastal

OJLA

OONA JOHNSEN
LANDSCAPE ARCHITECTURE
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Pacific Grove, CA 93950
831 915 6838 oona@OJLA.co
https://ojla.co/

STAMP:



OONA JOHNSEN RLA 5726

"I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited turf."

Oona Johnsen RLA 5726

REVISION: DATE:

1 Planning Resubmittal 4.14.2026

PROJECT NAME:

San Carlos Residence

San Carlos St 2 NW, 11th Street
Carmel-by-the Sea, CA 93921
APN: 010-155-019-000

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

DATE: November 7, 2025
DRAWN BY: OJ
CHECKED BY: OJ
PROJECT #: 25.17

SHEET NAME & NUMBER:

Planting Plan

L100

If drawing is not 24"x36", it is reduced.

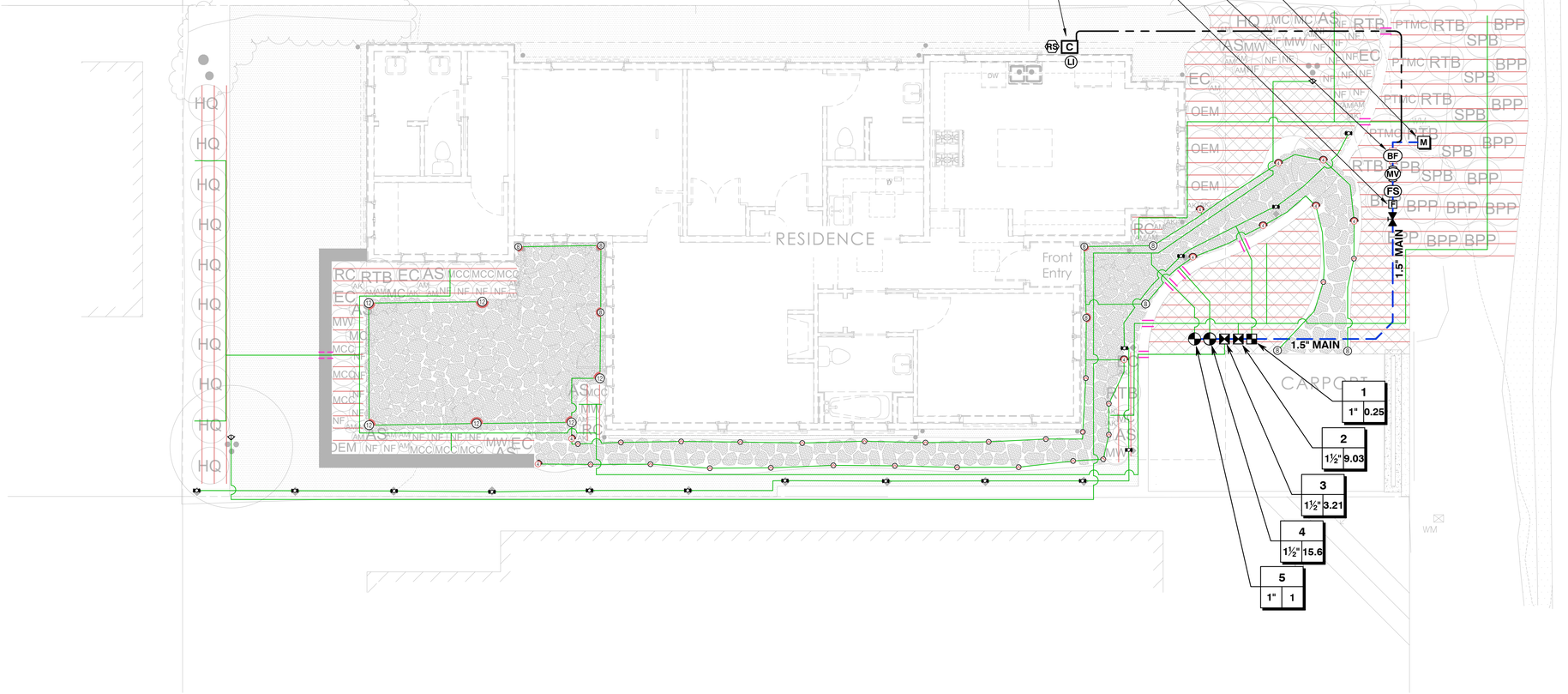
IRRIGATION WATER POINT OF CONNECTION
INSTALL A DEDICATED 3/4" IRRIGATION WATER METER IN THIS AREA. THE WATER METER IS TO SUPPLY A MINIMUM OF 20GPM AT 60PSI FOR THE EFFICIENT OPERATION OF THIS SYSTEM. VERIFY LOCATION IN THE FIELD PRIOR TO INSTALLATION. THE IRRIGATION CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF THE REQUIRED PRESSURE IS NOT AVAILABLE ON THE DOMESTIC WATER LINE.

BACKFLOW PREVENTER
IRRIGATION INSTALLER TO FOLLOW LOCAL CODES. VERIFY LOCATION IN THE FIELD BEFORE INSTALLATION. SEE THE PRODUCT LEGEND FOR THE BACKFLOW MANUFACTURER AND MODEL #.

1" Y STRAINER

IRRIGATION CONTROLLER
TO BE MOUNTED ON THE EXTERIOR WALL OF THE BUILDING IN THIS AREA. SEE DETAIL. VERIFY MOUNT LOCATIONS IN THE FIELD PRIOR TO INSTALLATION. 120VAC, 1.0 AMP, ELECTRIC POWER SUPPLY PROVIDED BY THE BUILDING ELECTRICAL CONTRACTOR. ROUTE A 1.5" ELECTRICAL CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH. MOUNT THE RAIN SENSOR ON A STATIONARY STRUCTURE ABOVE ALL OVERHEAD OBSTRUCTIONS. PROVIDE TWO (2) ADDITIONAL CONTROL WIRES IN WIRE BUNDLE FOR FUTURE USE.

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.



SAN CARLOS STREET
(A 60 FOOT WIDE CITY STREET)

CONTROL WIRE

ROUTE A 1.5" CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH.

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	2"

N

5' 0 5' 10'

1" = 5'

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

IRRIGATION EQUIPMENT MAY BE SHOWN OFFSET FOR GRAPHIC CLARITY. INSTALL ALL EQUIPMENT IN LANDSCAPED AREA.

INSTALL ALL THE IRRIGATION EQUIPMENT TO AVOID CONFLICTS WITH INSTALLED UTILITIES, TREE INSTALLATION AND EXISTING TREES TO REMAIN. THE IRRIGATION MAINLINE, LATERAL LINE, AND IRRIGATION SPRINKLER LOCATIONS ARE SHOWN SCHEMATICALLY AND SHALL BE ADJUSTED BASED ON FIELD CONDITIONS. ALL LANDSCAPED AREAS ARE TO RECEIVE 100% COVERAGE BY THE IRRIGATION SYSTEM (TYP.)

811 Know what's BELOW. CALL before you dig
Call 811 two business days before digging

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
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667 Lighthouse Avenue Ste 303
Pacific Grove, CA 93950
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https://ojla.co/

STAMP:

LICENSED LANDSCAPE ARCHITECT · OONA JOHNSEN · No. 5726 · STATE OF CALIFORNIA
04-30-2026
09-05-2025

OONA JOHNSEN RLA 5726
EXP. 04-30-2026

"I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited turf."

Oona Johnsen RLA 5726
Exp. 04-30-2026

"I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements and applied them accordingly for the efficient use of water in the Irrigation Design Plan."

Oona Johnsen RLA 5726
Exp. 04-30-2026

REVISION:	DATE:
1 Text here	10.10.2011
2 Text here	10.10.2011
3 Text here	10.10.2011
4 Text here	10.10.2011
5 Text here	10.10.2011
6 Text here	10.10.2011
7 Text here	10.10.2011

PROJECT NAME:

San Carlos Residence

San Carlos St 2 NW, 11th Street
Carmel-by-the Sea, CA 93921
APN: 010-155-019-000

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

DATE: November 7, 2025
DRAWN BY: IDS
CHECKED BY: CZ
PROJECT #: 25.17

SHEET NAME & NUMBER:

Irrigation Plan

L200

If drawing is not 24"x36", it is reduced.

IRRIGATION NOTES

1. THE PLANS AND DRAWINGS ARE DIAGRAMMATIC OF THE WORK TO BE PERFORMED. SOME COMPONENTS MAY BE SHOWN OUTSIDE THE WORK AREA FOR CLARITY. THE WORK SHALL BE EXECUTED IN A MANNER TO AVOID CONFLICTS WITH UTILITIES AND OTHER ELEMENTS OF CONSTRUCTION, INCLUDING LANDSCAPE MATERIALS. ALL DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE BEING INSTALLED.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS, IRRIGATION SYSTEM SPECIFICATIONS AND ALL CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT LOCAL CODES, ORDINANCES, AND REGULATIONS.
3. CONTRACTOR SHALL PROVIDE COMPLETE AND ACCURATE IRRIGATION AS-BUILT DRAWINGS TO THE OWNER AT PROJECT COMPLETION, SHOWING ALL FINAL ROUTING OF MAINLINES, VALVES, CONTROL WIRE, AND EQUIPMENT LOCATIONS.
4. ALL IRRIGATION MAINLINE AND LATERAL LINES ARE TO NOT EXCEED A VELOCITY OF 5FPS.
5. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY ASPECT OF THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS AND DRAWINGS, WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DISCREPANCIES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING THE DESIGN OF THE IRRIGATION SYSTEM. IN THE EVENT THAT NOTIFICATION OF THE CONFLICT IS NOT APPROVED BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR WILL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS.
6. REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE ROOT BALLS WHEN INSTALLING IRRIGATION EQUIPMENT. CALL 811 AND REFER TO UTILITY PLANS PRIOR TO TRENCHING.
7. IRRIGATION CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, INCLUDING UTILITY LOCATIONS BEFORE INSTALLATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION WITH ALL OTHER CONSTRUCTION ON SITE, ESPECIALLY LANDSCAPE INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RELOCATED AT NO ADDITIONAL COST FOR ANY CONFLICT WITH LANDSCAPE INSTALLATION OR ANY OTHER SITE CONSTRUCTION OR EXISTING CONDITIONS.
8. VERIFY THE REQUIRED MINIMUM STATIC WATER PRESSURE IS AVAILABLE AT THE PROJECT SITE PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE IRRIGATION DESIGN CONSULTANT AND LANDSCAPE ARCHITECT IN WRITING IF THE MINIMUM STATIC WATER PRESSURE OR WATER VOLUME IS NOT AVAILABLE. SEE PLAN SHEET FOR REQUIREMENTS.
9. WHERE EXISTING OR NEW TREES, LIGHT FIXTURES, SIGNS, ELECTRONIC CONTROLLERS AND/OR OTHER OBJECTS ARE AN OBSTRUCTION TO AN IRRIGATION SPRINKLER'S PATTERN, THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN PROPER COVERAGE OF AN IRRIGATION SPRINKLER'S PATTERN. THE COMPONENT AND PIPING SHALL BE RELOCATED AS NECESSARY TO OBTAIN THE PROPER COVERAGE WITHOUT DAMAGING THE OBSTRUCTION.
10. 100% HEAD TO HEAD COVERAGE IS REQUIRED. ASSURE THAT ANY MODIFIED SPACING DOES NOT EXCEED THE SPACING SHOWN IN THE PLANS.
11. IRRIGATION CONTRACTOR SHALL ADJUST ALL SPRINKLERS TO AVOID OVER SPRAY ONTO IMPERVIOUS AREAS.
12. ALL MATERIALS AND EQUIPMENT SHOWN SHALL BE NEW AND INSTALLED AS SHOWN ON THE PLANS. IF THE DRAWINGS DO NOT THOROUGHLY DESCRIBE THE TECHNIQUES TO BE USED, THE INSTALLER SHALL FOLLOW THE INSTALLATION METHODS AND INSTRUCTIONS RECOMMENDED BY THE PRODUCT MANUFACTURER.
13. THE LOCATION OF THE IRRIGATION MAINLINE SHALL BE IDENTIFIED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE BEFORE INSTALLATION.
14. CONTRACTOR IS TO SUBMIT PRODUCT SPECIFICATION SHEETS FOR ALL IRRIGATION EQUIPMENT TO BE USED FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
15. THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.
16. ALL TRENCHES SHALL BE BACKFILLED WITH CLEAN DEBRIS-FREE MATERIALS.
17. IRRIGATION CONTRACTOR IS TO INSTALL CHRISTY ZONE TAGS WITH THE CORRESPONDING CONTROLLER ZONE NUMBER AT EACH CONTROL VALVE.
18. AS BUILT DOCUMENTS ARE TO BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT. THE MAINLINE, CONTROL VALVES, ISOLATION VALVES, GROUND RODS AND SPLICE BOXES SHALL BE LOCATED WITH A MEASUREMENT FROM TWO FIXED POINTS.
19. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF ON-SITE OPERATIONS.
20. A MAINLINE PRESSURE TEST IS TO BE CONDUCTED BEFORE BACKFILLING. ALL FINDINGS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT WITHIN TWENTY FOUR HOURS POST TEST.
21. ALL SLEEVES ARE TO BE TWO TIMES THE SIZE OF THE PIPE IT ENCASES. INSTALL A 2" SLEEVE NEXT TO THE MAINLINE SLEEVE FOR CONTROL WIRES.
22. ROUTE A 1.5" ELECTRICAL CONDUIT FROM THE CONTROLLER TO THE MAINLINE TRENCH FOR THE CONTROL WIRES. RUN THE CONDUIT AND CONTROL WIRES PARALLEL TO THE MAINLINE.
23. THE IRRIGATION SYSTEM IS TO BE INSPECTED AND APPROVED BY THE PROJECT OWNER PRIOR TO RECEIVING CERTIFICATION.
24. ANY PRODUCT SUBSTITUTIONS MADE BY THE IRRIGATION CONTRACTOR ARE TO BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

DRIP SPECIFICATIONS & NOTES:
DRIP TUBING; SPECIFICATION AS SHOWN ON THE PRODUCT SCHEDULE; DRIP GRID LAY-OUT IS BASED ON 30 PSI.

1. INSTALL DRIP SYSTEM IN THE FOLLOWING ORDER: A). WITH ALL MAINLINE AND IT'S ASSOCIATE EQUIPMENT (INCLUDING PRE-FILTERING 120 MESH FILTER AT P.O.C.) COMPLETELY INSTALLED, FLUSH MAINLINE TILL FREE AND CLEAR OF DEBRIS. B). INSTALL ALL LATERALS TO THE VARIOUS DRIP GRIDS, AND SUPPLY HEADERS WITH RISERS EXTENDED ABOVE GROUND. CENTER FEED RISERS, TEMPORARY EXTEND NIPPLES WITH PIPE AND COUPLINGS (DO NOT GLUE). FLUSH TILL FREE AND CLEAR OF DEBRIS, TEMPORARY CAP NIPPLES, SEAL BLANK TUBING (RISERS) WITH TAPE. C). INSTALL EXHAUST HEADERS - RISERS - FLUSH POINTS. D). INSTALL DRIP GRID, STAPLE TUBING PER DETAIL, CONNECT DRIP TUBING TO SUPPLY HEADER RISERS. FLUSH TILL FREE AND CLEAR OF DEBRIS. E). CONNECT DRIP GRID TO EXHAUST HEADER RISERS, FLUSH SYSTEM USING "FLUSH POINT".
2. INSTALL OPERATION INDICATORS WITHIN 12-INCHES OF "FLUSH POINT" VALVE BOX. SEE DETAIL. ACTIVATE DRIP ZONE, ENSURE ALL OPERATION INDICATORS ARE FULLY EXTENDED, ADJUST STREAM SPRAY TO WHERE IT CAN EASILY BE SEEN BY MAINTENANCE PERSON.
3. PRESSURE TEST WITH OWNERS REPRESENTATIVE PRESENT; PER ZONE, TEMPORARY INSTALL (2) PRESSURE GAUGES (LIQUID FILLED PRESSURE GAUGES) ON (2) FLUSH POINTS, (1) ON LARGEST GRID "FLUSH POINT" AND THE OTHER ON FARTHEST GRID "FLUSH POINT". ACTIVATE ZONE, AFTER FLOW HAS STABILIZED, VERIFY ALL ZONE OPERATION INDICATORS ARE FULLY EXTENDED, CHECK PRESSURE ON BOTH GAUGES, PRESSURE MUST BE 20 PSI OR HIGHER TO PASS TEST. IF TEST FAILS, CONTRACTOR TO LOCATE AND CORRECT PROBLEM AND RETEST. IT IS IN THE CONTRACTORS BEST INTEREST TO PERFORM HIS OWN TEST BEFORE HE CALLS OWNERS REPRESENTATIVE PRESENTS TO AVOID RE-INSPECTION FEE'S.
4. PRESSURE TEST RESULTS SHALL BE NOTED AS-BUILD DRAWING BY THE "FLUSH POINT" WHERE TESTS WAS TAKEN. ALL "FLUSH POINTS" LOCATIONS SHALL BE INCLUDED IN AS-BUILD DRAWINGS.

THE FOLLOWING PRODUCTS ARE NOT SHOWN ON THE PLAN FOR GRAPHIC CLARITY BUT ARE TO BE INCLUDED DURING THE BIDDING PROCESS AND ARE TO BE INSTALLED BY THE IRRIGATION INSTALLATION CONTRACTOR. FOLLOW ALL MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.

- FLUSH VALVES (MANUAL OR AUTOMATIC).
- AIR RELIEF VALVES - LOCATE AT THE HIGHPOINT OF THE ZONE.
- DRIP INDICATOR HEAD - LOCATE IN AN INCONSPICUOUS AREA BUT ACCESSIBLE BY THE SITE MAINTENANCE TEAM.

IRRIGATION EQUIPMENT MAY BE SHOWN OFFSET FOR GRAPHIC CLARITY. INSTALL ALL EQUIPMENT IN LANDSCAPED AREA.

IRRIGATION PLANS ARE TO BE VIEWED IN COLOR FOR MOST ACCURATE INTERPRETATION OF THE DESIGN.

LATERAL LEGEND

	1"
	1.5"
	2"
	2.5"

LATERALS LINES ARE COLOR CODED PER SIZE. FOR THE MOST ACCURATE INTERPRETATION OF THE DESIGN, PLANS ARE TO BE VIEWED IN COLOR.

CONTROL WIRE

ROUTE A 1.5" CONDUIT WITH CONTROL WIRES FROM THE CONTROLLER TO THE MAINLINE TRENCH.

SLEEVE LEGEND

LATERAL/ MAINLINE SIZE	SLEEVE SIZE
1"	2"
1.5"	3"
2"	4"
2.5"	4"
3"	6"
4"	8"
CONTROL WIRE CONDUIT	2"

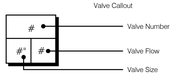
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
2Q 2H 2T 2TQ 4Q 4H 4T 4TQ	RAIN BIRD 1806-U-PRS SQ SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	35	30
Q T H F	RAIN BIRD 1806-U-PRS U8 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	5	30
Q T H TT TQ F	RAIN BIRD 1806-U-PRS U12 SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	6	30
8 08HE-VAN 10 10HE-VAN / 12 12HE-VAN 15 15HE-VAN	RAIN BIRD 1806-U-PRS HE-VAN SERIES TURF SPRAY 6IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. SIDE AND BOTTOM INLET. 1/2IN. NPT FEMALE THREADED INLET. PRESSURE REGULATING.	4	30
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	2	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-LC WIDE FLOW DRIP CONTROL KIT, FOR LIGHT COMMERCIAL USES. 1IN. PEB VALVE, WITH 1IN. PRESSURE REGULATING 40PSI BASKET FILTER. 0.3-20 GPM.	1
	RAIN BIRD XCZ-150-LCS HIGH FLOW CONTROL ZONE KIT, FOR LARGE COMMERCIAL DRIP ZONES. 1-1/2IN. PEB GLOBE VALVE WITH SINGLE 1-1/2IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. FLOW RANGE: 15-62 GPM.	2
0.5 1.0 2.0	RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 05PC 0.5 GPH=BLUE, 10PC 1.0 GPH=BLACK, AND 20PC 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	15
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFS-09-12 (GROUND LEVEL) XFS SUB-SURFACE PRESSURE COMPENSATING DRIPLINE W/COPPER SHIELD TECHNOLOGY. 0.9 GPH EMITTERS AT 12" O.C. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	816.3 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PGA GLOBE 1IN., 1-1/2IN., 2IN. ELECTRIC REMOTE CONTROL VALVE, GLOBE.	2
	LANDSCAPE PRODUCTS INC. CWV SLIP SOCKET 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN.,2IN. SLIP SOCKET PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.	1
MV	RAIN BIRD PEB-PRS-D 1" 1IN., 1-1/2IN., 2IN., 3IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1
BF	ZURN 975XL 3/4" REDUCED PRESSURE BACKFLOW DEVICE	1
C	RAIN BIRD ESP4ME3 WITH (1) ESP-SM3 (7 STATION) 7 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. FOR RESIDENTIAL OR LIGHT COMMERCIAL USE. LNK WIFI MODULE AND FLOW SENSOR READY.	1
LI	RAIN BIRD LNK2WIFI UPGRADES CONTROLLERS (ESP-M, ESP-RZXE, ST8) TO HAVE WEATHER DATA FOR ET-BASED ADJUSTMENTS (WATERSENSE APPROVED) & WIFI CAPABILITIES -	1
RS	RAIN BIRD RSD-BEX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE.	1
FS	RAIN BIRD FS-100-P 1IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.4 GPM TO 54 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX	1
F	FEBCO LF650A Y STRAINER CONFIRM THE PROPOSED SIZE WITH THE MANUFACTURERS RECOMMENDATIONS BASED ON FLOW AND PRESSURE LOSSES PRIOR TO BIDDING. INSTALL DOWNSTREAM OF THE BACKFLOW PREVENTER.	1
M	POINT OF CONNECTION INSTALL A 3/4" RECORDALL BADGER DISC METER OR EQUAL PROVIDED BY OTHERS.	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SEE PIPE LEGEND FOR COLOR CODING AND SIZING.	781.6 LF
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	33.9 LF
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE & LATERAL LINE SLEEVE.	6.3 LF
	PIPE SLEEVE: PVC SCHEDULE 40 2" SLEEVE FOR CONTROL WIRE.	0.9 LF

Valve Callout



THE QUANTITIES SHOWN IN THE LEGEND SHEETS SHALL NOT BE USED FOR BIDDING PURPOSES. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONDUCTING A COMPREHENSIVE MATERIALS TAKEOFF TO DETERMINE THE ACTUAL QUANTITIES OF MATERIAL NECESSARY TO EXECUTE THE WORK DESCRIBED IN THE DOCUMENTS.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
1	RAIN BIRD XCZ-100-LC	1"	DRIP EMITTER	0.25	0.06 in/h
2	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	9.03	1.43 in/h
3	RAIN BIRD XCZ-150-LCS	1-1/2"	AREA FOR DRIPLINE	3.21	1.46 in/h
4	RAIN BIRD PGA GLOBE	1-1/2"	TURF SPRAY	15.59	2.37 in/h
5	RAIN BIRD PGA GLOBE	1"	BUBBLER	1	1.7 in/h

THE IRRIGATION CONTRACTOR IS TO SET THE RUN TIMES FOR EACH ZONE TO MATCH THE PLANT WATER REQUIREMENTS, SITE CONDITIONS AND MICRO-CLIMATE FACTORS. SEE THE LANDSCAPE PLANS FOR PLANT SPECIFICATIONS.

CRITICAL ANALYSIS

P.O.C. NUMBER: 01

Water Source Information:	INSTALL A 3/4" RECORDALL BADGER DISC METER OR EQUAL PROVIDED BY OTHERS.
FLOW AVAILABLE	
Custom Max Flow:	20 GPM
Flow Available	20 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Pressure Available:	60 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	15.59 GPM
Flow Available at POC:	20 GPM
Residual Flow Available:	4.41 GPM
Design Pressure:	30 PSI
Friction Loss:	0.34 PSI
Fittings Loss:	0.03 PSI
Elevation Loss:	0 PSI
Loss through Valve:	5 PSI
Pressure Req. at Critical Station:	35.4 PSI
Loss for Fittings:	0 PSI
Loss for Main Line:	0.06 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	11.2 PSI
Loss for Master Valve:	1.78 PSI
Critical Station Pressure at POC:	48.4 PSI
Pressure Available:	60 PSI
Residual Pressure Available:	11.6 PSI

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3658

OJLA
OONAJOHNSEN
LANDSCAPE ARCHITECTURE
667 Lighthouse Avenue Ste 303
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831 915 6838 oona@OJLA.co
https://ojla.co/

STAMP:



OONA JOHNSEN RLA 5726
EXP. 04-30-2026

"I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited turf."

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7 Text here	10.10.2011

PROJECT NAME:

San Carlos Residence

San Carlos St 2 NW, 11th Street
Carmel-by-the Sea, CA 93921
APN: 010-155-019-000

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

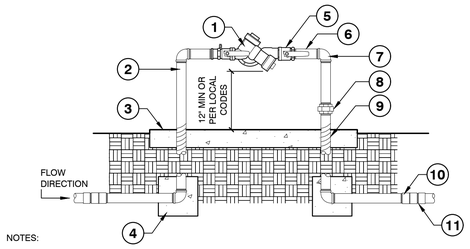
DATE:	November 7, 2025
DRAWN BY:	IDS
CHECKED BY:	CZ
PROJECT #:	25.17

SHEET NAME & NUMBER:

Irrigation Notes & Schedules

L201

If drawing is not 24"x36", it is reduced.



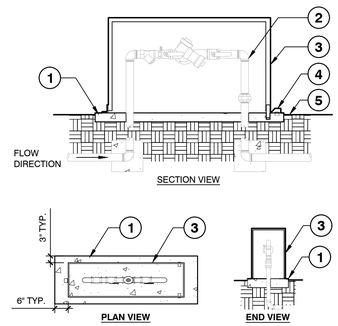
1. BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLANS FOR MAKE AND MODEL). INSTALL DEVICE PER THE LOCAL WATER PURVEYORS STANDARDS AND SPECIFICATIONS
2. GALVANIZED NIPPLE
3. 4" THICK CONCRETE PAD, 1" ABOVE FINISHED GRADE. SEE BACKFLOW CAGE DETAIL
4. CONCRETE THRUST BLOCKS REQUIRED ON BACKFLOW DEVICES 2-1/2" AND LARGER
5. BRASS BALL VALVE
6. THREADED GALVANIZED NIPPLE
7. GALVANIZED 90° (DEGREE) ELBOW
8. GALVANIZED UNION
9. WRAP 20 MIL TAPE TWICE AROUND GALVANIZED PIPE UNDER FINISHED GRADE AND THROUGH THE CONCRETE
10. GALVANIZED COUPLING
11. SCH. 80 PVC MALE ADAPTER

NOTES:

1. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
2. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
3. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
5. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
6. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

1 BACKFLOW PREVENTION DEVICE

N.T.S. I-RBD-01



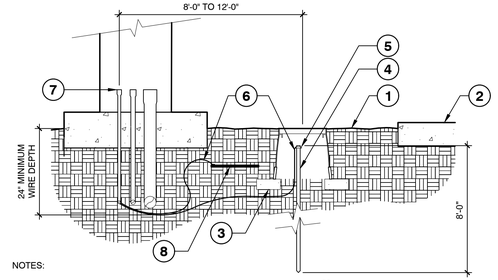
1. 4" THICK CONCRETE FOOTING 1" ABOVE FINISHED GRADE
2. BACKFLOW PREVENTION DEVICE (SEE IRRIGATION PLAN FOR MAKE AND MODEL)
3. INSULATED BACKFLOW ENCLOSURE. HOT BOX POLY EZ BOX: PART # LP015039026G
4. LOCK BOX
5. FINISHED GRADE

NOTES:

1. INSTALL BACKFLOW ENCLOSURE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. SEE BACKFLOW PREVENTION DEVICE DETAIL FOR REFERENCE.
3. LOCK BOX SHALL BE LOCATED ABOVE CONCRETE FOOTING
4. CONTRACTOR SHALL PROVIDE A LOCK AS APPROVED BY THE OWNER'S REPRESENTATIVE.

2 BACKFLOW ENCLOSURE

N.T.S. I-RBD-41



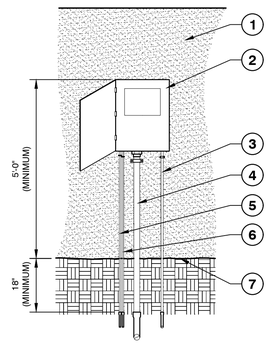
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

1. FINISH GRADE
2. PAVEMENT
3. THREE (3) 4" x 8" BRICKS
4. 5/8" x 8'-0" COPPER GROUNDING ROD
5. GROUNDING ROD CLAMP
6. #6 AWG BARE COPPER WIRE
7. 1/2" PVC ELECTRICAL CONDUIT AND SWEEP FOR EARTH GROUND
8. COPPER GROUNDING PLATE

3 GROUNDING ROD

N.T.S. I-RBD-03



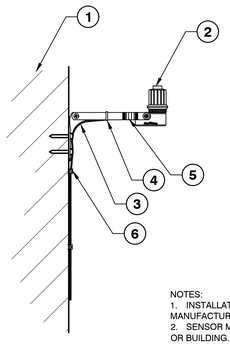
1. WALL, FENCE, OR BUILDING
2. WALL MOUNTED CONTROLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS (SEE IRRIGATION LEGEND FOR CONTROLLER MAKE AND MODEL NUMBER)
3. ¾" KNOCKOUT FOR EARTH GROUND WIRE
4. 1.5" PVC ELECTRICAL CONDUIT FOR IRRIGATION VALVES, MASTER VALVE, AND FLOW SENSOR WIRES. OPTIONAL 2" KNOCKOUT IF MORE WIRES ARE NEEDED. SECURE CONDUIT TO WALL USING STAINLESS STEEL CLAMP
5. 1" PVC ELECTRICAL CONDUIT FOR ELECTRICAL POWER PER LOCAL AND NATIONAL CODES
6. 1" PVC ELECTRICAL CONDUIT FOR ET SENSOR (OPTIONAL)
7. FINISHED GRADE

NOTES:

1. COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE 10'-0" ON CENTER.
2. GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" TO 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE ⅝" IN DIAMETER x 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS. SEE GROUNDING ROD DETAIL.
3. ET STATION SHALL BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO, BUILDING OVERHANGS, TREES, OR UTILITIES.

4 WALL MOUNTED CONTROLLER

N.T.S. I-RBD-04



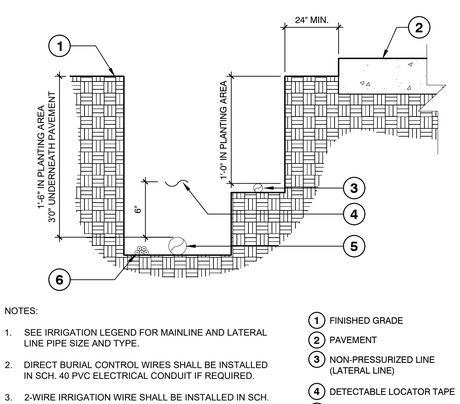
1. STATIONARY STRUCTURE
2. RAIN BIRD RSD-BEx (RAINSENSOR)
3. WIRE TO IRRIGATION CONTROLLER
4. PLASTIC TIE DOWN STRAP
5. MOUNTING BRACKET
6. SECURE WITH CABLE TIE BRACKET (1 OF 2)

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. SENSOR MAY BE MOUNTED ON A FENCE, FENCE POST, GUTTER OR BUILDING.
3. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF BUILDING.

5 RAIN BIRD - RSD-BEX RAIN SENSOR

N.T.S. I-RBD-09



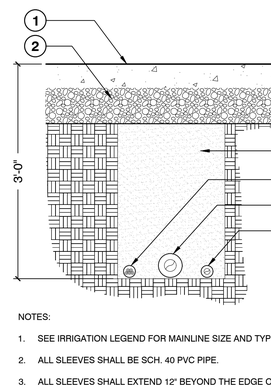
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

1. FINISHED GRADE
2. PAVEMENT
3. NON-PRESSURIZED LINE (LATERAL LINE)
4. DETECTABLE LOCATOR TAPE
5. PRESSURIZED LINE (MAINLINE)
6. DIRECT BURIAL LOW VOLTAGE CONTROL WIRES

6 IRRIGATION TRENCHING

N.T.S. I-RBD-12



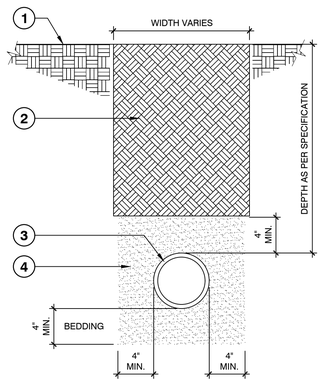
NOTES:

1. SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
2. ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
3. ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
4. END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.

1. PAVEMENT
2. BASE ROCK
3. CLEAN BACKFILL. 95% RELATIVE COMPACTION UNDER PAVING OR PER CIVIL ENGINEER'S PLANS
4. CONTROL WIRES, SLEEVE UNDER PAVING. INSTALL ADJACENT TO PRESSURIZED MAINLINE. BUNDLE SHALL BE NO MORE THAN 50% OF PIPE DIAMETER
5. MAINLINE, SLEEVE UNDER PAVING TO BE TWO TIMES THE DIAMETER OF THE PRESSURIZED MAINLINE PIPE
6. NON-PRESSURIZED LINE, SLEEVE UNDER PAVING TO BE BE TWO TIMES THE DIAMETER OF THE LATERAL LINE

7 PIPE BENEATH PAVEMENT

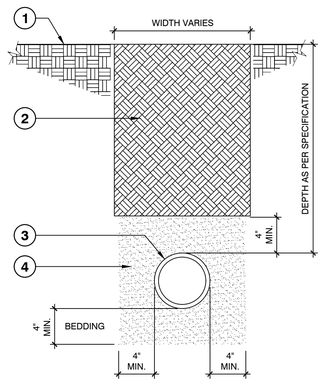
N.T.S. I-RBD-14



1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC MAINLINE/LATERAL
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

8 MAINLINE WITH SAND BEDDING

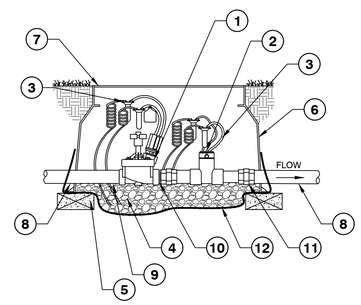
N.T.S. I-RBD-16



1. FINISHED GRADE
2. NATIVE SOIL BACKFILL COMPACT TO 95% COMPACTION
3. PVC SLEEVE
4. BACKFILL WITH 100% COARSE SAND, WATER JET AND MECHANICALLY COMPACT TO 90% OPTIMUM DENSITY. ALLOW 48 HOURS TO SETTLE, AND BACKFILL AND COMPACT WITH NATIVE SOIL

9 SLEEVE AT ROAD

N.T.S. I-RBD-17



1. RAIN BIRD MASTER VALVE (PER SCHEDULE)
2. RAIN BIRD FS SERIES FLOW SENSOR
3. CONTROL WIRE WITH WATERPROOF SPLICE CONNECTION
4. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
5. BRICK (1 OF 4)
6. JUMBO VALVE BOX WITH COVER
7. FINISH GRADE
8. PVC MAINLINE
9. PVC MALE ADAPTER
10. PVC CLOSE NIPPLE (1 OF 3)
11. PVC UNION (1 OF 2)
12. ¾" WELDED WIRE MESH

10 RAIN BIRD MASTER VALVE & FS (FLOW SENSOR)

N.T.S. I-RBD-44

OJLA

OONAJOHNSEN
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Pacific Grove, CA 93950
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https://ojla.co/

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PROJECT NAME:

San Carlos Residence

San Carlos St 2 NW, 11th Street
Carmel-by-the Sea, CA 93921
APN: 010-155-019-000

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

DATE:	November 7, 2025
DRAWN BY:	IDS
CHECKED BY:	CZ
PROJECT #:	25.17

SHEET NAME & NUMBER:

Irrigation Details

L202

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
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407-744-3658

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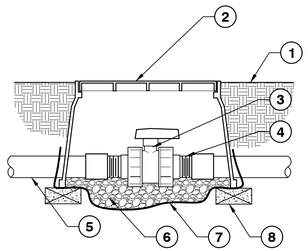
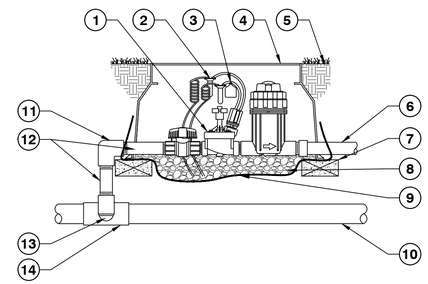
(SHEET 11d)



1. FINISH GRADE
2. RECTANGULAR VALVE BOX
3. ISOLATION BALL VALVE AS SPECIFIED, SAME SIZE AS MAIN LINE
4. SCHEDULE 80 THREADED NIPPLE AS REQUIRED
5. PVC MAINLINE
6. 3/4" MINUS WASHED GRAVEL
7. WIRE FABRIC CLOTH
8. BRICK (1 OF 4)

1 TRUE UNION BALL ISOLATION VALVE

N.T.S. I-RBD-22

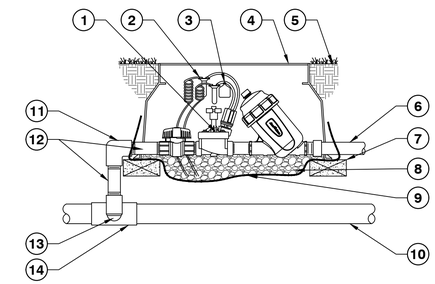


1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTE:
1. THE KIT INCLUDES A VALVE AND SCREEN FILTER.

2 1" RAIN BIRD DRIP CONTROL ZONE KIT

N.T.S. I-RBD-25

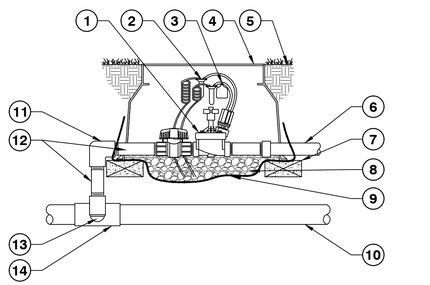


1. RAIN BIRD DRIP KIT (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD VB-JUMBO
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

NOTE:
1. THE KIT INCLUDES A VALVE AND SCREEN FILTER.

3 1.5" RAIN BIRD DRIP CONTROL ZONE KIT

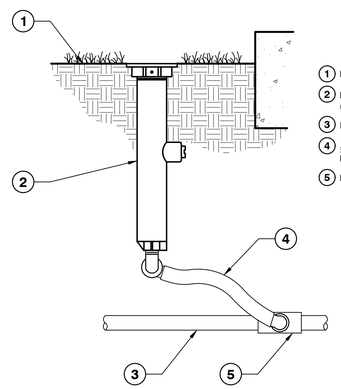
N.T.S. I-RBD-26



1. RAIN BIRD REMOTE CONTROL VALVE (PER SCHEDULE)
2. WATERPROOF SPLICE CONNECTION
3. VALVE ID TAG
4. VALVE BOX WITH COVER: RAIN BIRD
5. FINISH GRADE
6. PVC LATERAL PIPE
7. BRICK (1 OF 4)
8. 3/4" MINUS WASHED GRAVEL
9. WIRE FABRIC CLOTH
10. PVC MAINLINE
11. PVC SCH 80 ELBOW
12. PVC SCH 80 NIPPLE 1-1/2"
13. PVC SCH 80 NIPPLE AND PVC SCH 80 ELBOW
14. PVC SCH 80 TEE OR ELBOW

4 RAIN BIRD REMOTE CONTROL VALVE

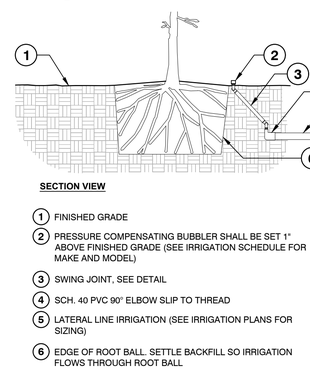
N.T.S. I-RBD-29



1. FINISH GRADE
2. RAIN BIRD 6" POP-SPRAY (PER SCHEDULE)
3. PVC LATERAL PIPE
4. ¾" POLYETHYLENE FLEXIBLE TUBING, LENGTH AS REQUIRED
5. PVC SCH 40 TEE OR ELLBOW

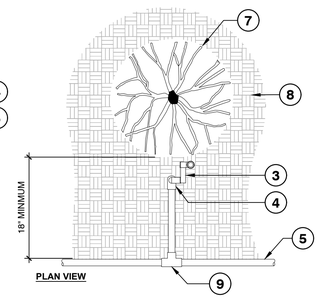
5 6" POP-UP SPRAY W/FLEX ASSEMBLY

N.T.S. I-RBD-31



SECTION VIEW

1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE (SEE IRRIGATION SCHEDULE FOR MAKE AND MODEL)
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW



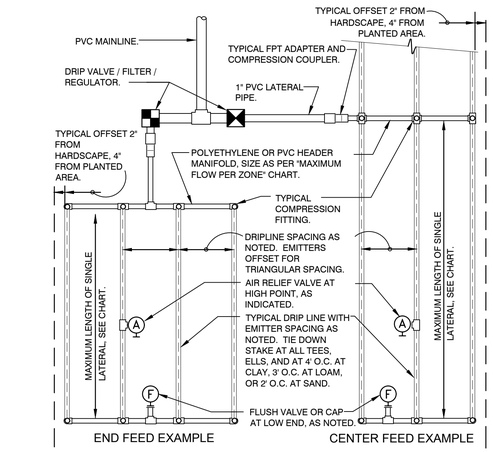
PLAN VIEW

NOTES:

1. ALL IRRIGATION FITTINGS SHALL BE SCH. 40 PVC UNLESS SPECIFIED OTHERWISE.
2. ALL THREADED CONNECTIONS FROM SCH. 40 TO SCH. 80 PVC SHALL BE MADE USING TEFLON TAPE.
3. CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.

6 IRRIGATION BUBBLER W/ LAYOUT

N.T.S. I-RBD-35



END FEED EXAMPLE CENTER FEED EXAMPLE

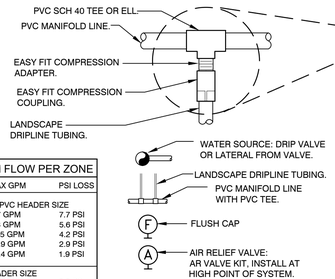
MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
PSI	12" SPACING 0.6	0.9	18" SPACING 0.6	0.9	24" SPACING 0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

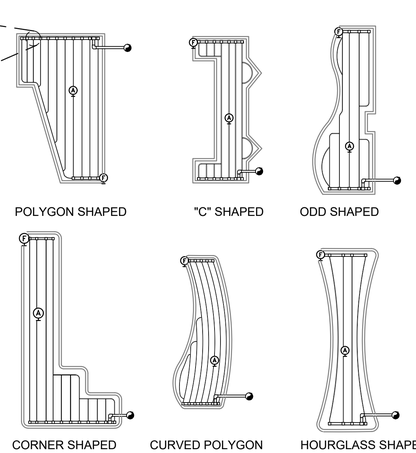
GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE.
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN THE ELEVATION CHANGE IS 10FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.





7 TYPICAL DRIPLINE REQUIREMENTS

N.T.S. I-RBD-38

OJLA

OONAJOHNSEN
LANDSCAPE ARCHITECTURE
667 Lighthouse Avenue Ste 303
Pacific Grove, CA 93950
831 915 6838 oona@OJLA.co
https://ojla.co/

STAMP:



OONA JOHNSEN RLA 5726
EXP. 04-30-2026

"I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements including, but not limited to, the use of climate appropriate, non-invasive species, and limited turf."

Oona Johnsen RLA 5726
Exp. 04-30-2026

"I have complied with the Monterey Peninsula Water Management District Water Efficient Landscape Requirements and applied them accordingly for the efficient use of water in the Irrigation Design Plan."

Oona Johnsen RLA 5726
Exp. 04-30-2026

REVISION:	DATE:
1 Text here	10.10.2011
2 Text here	10.10.2011
3 Text here	10.10.2011
4 Text here	10.10.2011
5 Text here	10.10.2011
6 Text here	10.10.2011
7 Text here	10.10.2011

PROJECT NAME:

San Carlos Residence

San Carlos St 2 NW, 11th Street
Carmel-by-the Sea, CA 93921
APN: 010-155-019-000

OWNER:
Melissa Dale

ISSUANCE:
PERMIT SET
NOT FOR CONSTRUCTION

DATE: November 7, 2025
DRAWN BY: IDS
CHECKED BY: CZ
PROJECT #: 25.17

SHEET NAME & NUMBER:

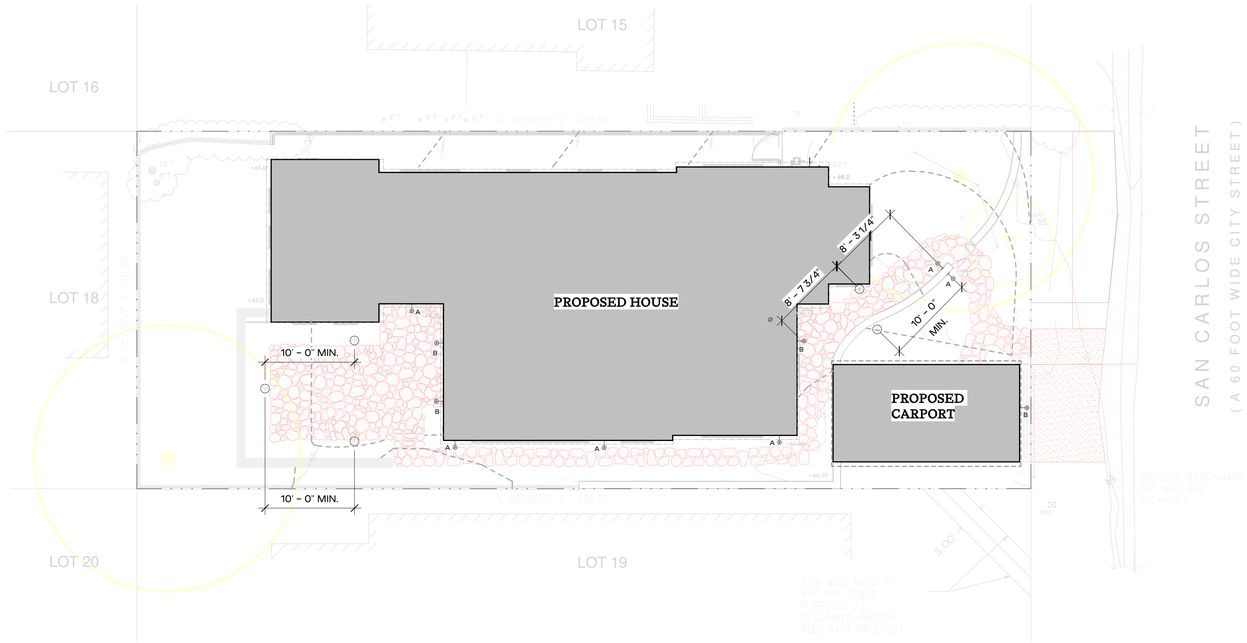
Irrigation Details

L203

IDS
IRRI DESIGN STUDIO
IRRIGATION DESIGN & CONSULTING
CONNOR@IRRIDESIGNSTUDIO.COM
407-744-3658

If drawing is not 24"x36", it is reduced.

(SHEET 11e)



A Proposed Site Lighting
1/8" = 1'-0"

Path Lights

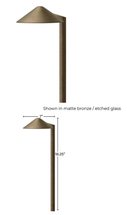
Lightology
lightology.com
866.954-4489
10.29.25

Project:
Company:
Location: Fixture Type:
SPEC #: HIN96250
Approved On: Approved By:

Hardy Island 12V Round Side Mount Path Light
By Hinkley Lighting

Description

The Hardy Island 12V Round Side Mount Path Light features an etched glass lens in metal finish. Hardy Island fixtures are constructed from heavy duty solid brass and features a weathered finish. Designed for harsh environments. Supplied with a wiring kit and 9 inch ground spike. Required transformer and optional accessories sold separately.



CLICK TO VIEW PRODUCT

Specifications

COLOR	Etched Glass
BODY FINISH	Matte Bronze
WATTAGE	1.5W
DIMMER	Low Voltage Magnetic
DIMENSIONS	7"W x 18.25"H
BULB INCLUDED	1 x 1.5W(5000K) SMITH / LED
COUNTRY OF ORIGIN	China

Technical Information

COLOR RENDERING	80 CRI
LAMP COLOR	2700K
LUMENS/WATT	100.00
LUMINOUS FLUX	150 lumens

Notes:

Exterior Sconces

A

Lightology
lightology.com
866.954-4489
10.29.25

Project:
Company:
Location: Fixture Type:
SPEC #: TLC345565
Approved On: Approved By:

Bowman Outdoor Wall Sconce
By Visual Comfort Modern

Description

Inspired by midcentury modern design, the Bowman Outdoor Wall Sconce shows off a simple tapered silhouette formed by clean lines. Its durable die-cast aluminum body houses a powerful, long-lasting LED light source, emitting a bright downlight that illuminates even the darkest of nights. UV stabilized, frosted acrylic lensing diffuses the light to cast an even glow. With its sleek, versatile aesthetic, this light is suitable for both indoor and outdoor applications. Note: Some options are no longer available.



CLICK TO VIEW PRODUCT

Specifications

COLOR	N/A
BODY FINISH	Black
WATTAGE	17.8W
DIMMER	Low Voltage Electronic
DIMENSIONS	4.3"W x 4.5"H x 6.7"D
INTEGRATED LED MODULE	1 x LED/17.8W/3CRI LED
COUNTRY OF ORIGIN	China

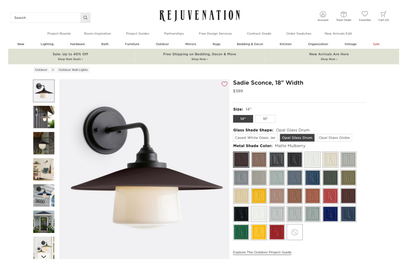
Technical Information

LAMP LIFE	60000 hours
COLOR RENDERING	80 CRI
LAMP COLOR	3000K
LUMENS/WATT	39.16
LUMINOUS FLUX	697 lumens

Notes:

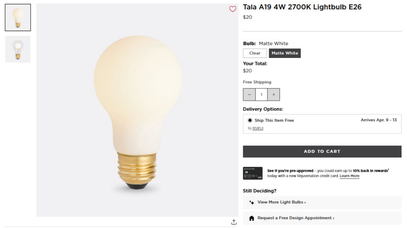
Exterior Sconce & Bulb

B



14"

- Fixture Width w/ Shade: 14"
- Length/Height w/ Shade: 15-1/4"
- Projection w/ Shade: 15-1/4"
- Canopy/Base Diameter: 5"
- Shade Dimensions: 14"
- Weight: 2-1/2 lbs
- Bulb Included: N
- Articulating: N



@rejuvenation
Be the first to show us how you've styled this item!
See how our customers styled this in their home projects.
+ SUBMIT YOUR PHOTO

Recessed Light

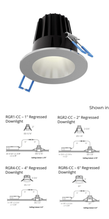
Lightology
lightology.com
866.954-4489
10.29.25

Project:
Company:
Location: Fixture Type:
SPEC #: DL5621056
Approved On: Approved By:

RGR Round Color-Select Regressed Downlight
By DALS Lighting

Description

The RGR Color Select Round Regressed Downlight is designed with a regressed LED module to minimize glare. Rated for wet locations, it is suitable for both indoor and outdoor applications and can be daisy-chained. Color temperature can be set to 2700K, 3500K, 4000K, or 5000K using a switch on the driver. Includes an integrated driver that is dimmable with a TRIAC dimmer (see attached manufacturer dimmer reference). Note: 1 inch option available in Black or White only and is dimmable with an ELV dimmer.



CLICK TO VIEW PRODUCT

Specifications

REFLECTOR/BAFFLE COLOR	N/A
BODY FINISH	Satin Nickel
WATTAGE	8W
DIMMER	Standard 120V
DIMENSIONS	5.75"W x 2.75"H
INTEGRATED LED MODULE	1 x LED/8W/120V LED
COUNTRY OF ORIGIN	China

Technical Information

APERTURE SHAPE	Round
HOUSING HEIGHT	3"
HOUSING TYPE	Remodel IC Airtight
CEILING TYPE	Drywall with Trim
FUNCTION	Downlight
LAMP LIFE	50000 Hours
BEAM ANGLE	40°
BEAM SPREAD	Spot
COLOR RENDERING	90 CRI
LAMP COLOR	CCT Select
LUMENS/WATT	75.00
LUMINOUS FLUX	600 lumens

Notes:

PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
ARCHITECTURE & INTERIORS
e. merritt@merrittamanti.com
t. (917) 572-1246
www.merrittamanti.com

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SCALE: 1/8" = 1'-0"

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 11.3.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
REV 1 4.7.26

1

SHEET TITLE:
SITE LIGHTING PLAN

SHEET NUMBER:
E1.0
(SHEET 11f)

Proposed Material Palette

Mayonnaise
OC-85

Siding Material 1
Stucco w/ smooth finish
Paint Benjamin Moore
Mayonnaise

Night Owl
CC-662

Wood Trim
Benjamin Moore Night Owl



Siding Material 2
Ignition resistant Western red cedar shingles
Color: Sealed, no stain
Pattern: TBD



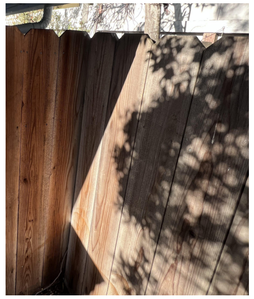
Roofing
Class A fire-rated asphalt synthetic composite cedar shake
Dark brown



Pathways and Patio
Flagstone with planted joints



Garden Walls
Stucco w/ smooth finish
Benjamin Moore Mayonnaise



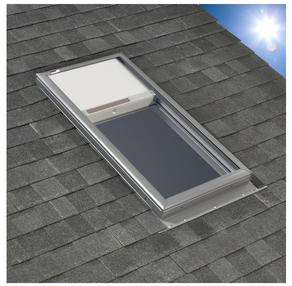
Existing Fence
6'-0" wood panel



Front Door
Custom wood
Benjamin Moore Night Owl



Windows
Aluminum clad wood w/ muntins
Benjamin Moore Night Owl



Skylights
Velux



Chimney Cap
Copper cone top w/ screen

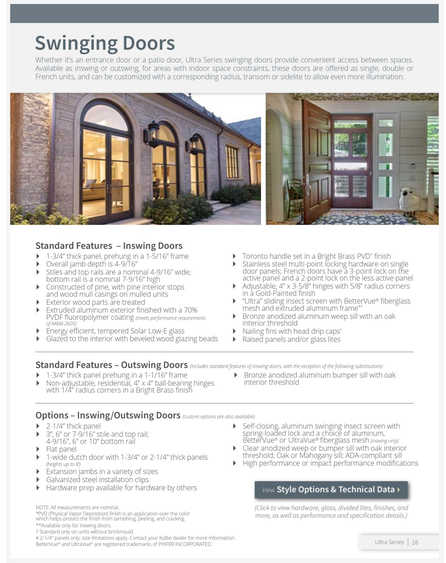


Driveway in ROW
Compacted decomposed granite to match (e) ROW material

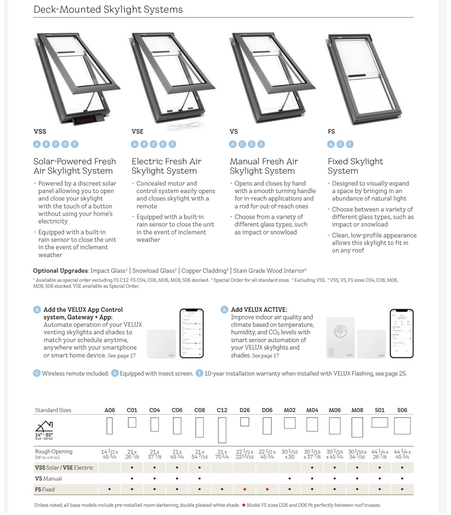
Kolbe Ultra Series
Aluminum clad wood windows w/ muntins



Kolbe Ultra Series
Aluminum clad wood swinging patio doors w/ muntins



Velux
Deck-mounted skylights



PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

MERRITT AMANTI
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SCALE:

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 7.18.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
REV 1 4.7.26

1

SHEET TITLE:
FINISH MATERIALS

SHEET NUMBER:
A9.1
(SHEET 12)



PROJECT:

San Carlos Residence

San Carlos Street 2 NW
11th Street

APN: 010-155-019-000

OWNER:
Melissa Dale

PROJECT NO: 0126

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SCALE:

DRAWN BY: MH, HL
PRINT DATE: 4.15.26
DRAWING DATE: 7.18.25
DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

SHEET TITLE:
COLOR RENDERING

SHEET NUMBER:
A9.0
(SHEET 13)

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,168 SF house	1,600 SF house, 200 sf carport floor area (note 27 square feet of the carport is categorized as site coverage)
Site Coverage	396 SF/556 SF	1,242 SF	475 SF
Trees (Upper/Lower)	3/1	1/1	2/1
Ridge Height ($1^{st}/2^{nd}$)	18'/24'	10'-2 $^{13/16}$"	16' $9^{1/2}$"
Plate Height ($1^{st}/2^{nd}$)	12'/18'	6'11"	8'1
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	31'	18'$^{1/2}$"
Composite Side Yard	10 (25%)	4' 7/16"	10'
Side Yard	3'	1' 6 $^{5/8}$" north 2' 5 $^{13/16}$" south	3'2" north 3' south
Rear	15'/3'**	16'4"	15'

**The rear setback is three feet for those portions of structures less than 15 feet in height.

DS 25356 (Dale)
Site Photos



East (front) elevation, view west.



West (rear) elevation, view northeast.



East (front) elevation, view west.



West (rear) elevation, view northeast.



West (rear) elevation, view east.



DS 25356 (Dale)
Site Photos

Rear yard, view north.



Right of way, view north/northwest.



View northwest from San Carlos Street.



View from **north neighboring property** south side yard setback, looking southeast.



View from **north neighboring property** south side setback, looking south.



View from **north neighboring property** front yard, looking south.



View from **north neighboring property** kitchen window, looking south.



View from **south neighboring property**, view looking northeast.



View from **south neighboring property**, looking northeast.



View from **south neighboring property**, looking northeast.



View from **south neighboring property**, looking north.



View from **south neighboring property**, looking northeast.



View from **south neighboring property**, looking north.



South neighboring property, as viewed from the northwest corner of San Carlos and 11th Avenue.

Merritt Amanti Architecture & Design, Inc.
215 W. Franklin St., Ste. 219
Monterey, CA 93940
e. merritt@merrittamanti.com
t. (917) 572-1246

April 7, 2026

Katherine Wallace, Associate Planner
Community Planning and Building Department
City of Carmel-by-the-Sea

Subject: Response to Completeness Review Letter
Design Study Application: DS 25356 (Dale)
Address: San Carlos 2 NW 11th
APN: 010-155-019-000

Dear Ms. Wallace,

Please see below for responses to the Completeness Review Letter dated February 20, 2026 for the above-referenced project. All revisions have been clouded within the resubmitted drawing set unless otherwise noted.

A0.1 Title Sheet & Project Data

1. Checklist Item A, regarding site coverage. Ensure that all proposed site coverage is accounted for.
    - The rear patio steps are mortared and shall be categorized as impermeable coverage.
    - As unenclosed space, any carport square footage in excess of 200 square feet (reserved as floor area for required parking) shall be categorized as site coverage rather than floor area. Add 15 sq of impermeable square footage to the site coverage calculations.
    - While true retaining walls are exempted, the municipal code (17.70, Coverage, Site) defines garden walls as site coverage. The topography of the site does not appear to necessitate retaining walls. Please categorize the walls as garden walls (update

throughout plan set notations) and include the walls in the site coverage calculations.

Response: Site coverage calculations and notes have been revised accordingly. **(See AO.1, A3.1, A3.3)**

2. Checklist Item A, regarding building height. Please list both the proposed ridge and plate height at their maximum dimension, as measured from existing or finished grade (whichever is most restrictive).
   Response: Maximum ridge and plate heights have been added to the project data on Sheet AO.1 and elevation sheets. **(See AO.1, A3.0–A3.3)**
3. Checklist Item A, regarding setbacks. Please list the existing and proposed side setback (1' 6 5/8"and 3'2", respectively) and existing and proposed composite setbacks (4' 7/16" and 10', respectively).
   Response: Existing and proposed side and composite setbacks have been added to the Title Sheet project data. **(See AO.1)**
4. Checklist Item A, regarding tree removal. Thank you for specifying one tree to be removed. Please apply for a tree removal permit, and please also review CMC 17.48.080, Tree Removal and Replacement, which specifies a tree density of 3 upper canopy and 1 lower canopy trees on a 4,000 square foot lot. Please include a notation on the cover page indicating how the tree density will be met (ie, "Non-significant Tree #1 (Acacia) to be removed under TR permit 26XXX, significant Tree #2 (Elm) to be retained, and three new upper canopy trees of x species to be planted."
   Response: Tree removal notation and replacement strategy have been added to Sheet AO.1. (1) Acacia tree removed under tree permit number 26055. **(See AO.1, L100)**

AO.2 Topographic Survey

1. Checklist Item B. Please have the surveyor edit Note 5, as all trees over two inches are required to be shown (as they do appear to be), and also have the surveyor edit Note 2, as the location of any easements is

required to be shown. If there are no easements, please include a statement to that effect.
Response: Surveyor has updated Notes 2 and 5 to reflect required information. **(See A0.2)**

2. Checklist Item B. Please move up the annotated topographic survey prepared by the City Forester and the tree eval sheet from the end of the plan set and insert behind sheet A0.2.
Response: Sheets have been reorganized as requested.

A1.0 Existing/Demolition & Proposed Site Plans

1. Checklist Item C
    - Dimension the proposed front setback.
        i. Response: Proposed front setback dimension added to Site Plan. **(See A1.0).**
    - Clearly specify which section of existing fence at the northwest corner of the property is to be demolished and replaced, as the arrows for notes 28 and 34 are slightly different.
        i. Response: Fence demolition limits clarified and note arrows revised for consistency. **(See keynote 14 and 29 on A1.0).**
    - For all fence and wall notes, specify the height, material, and style, as required.
        i. Response: Fence and wall keynotes expanded to include height, material, and style. **(See keynotes 14, 31, 32, 34,35 on A1.0).**
    - Update note #17 to specify this is a significant tree with a 6' protection zone where no cut and fill is allowed. Depict the 6' zone on the proposed site plan. I will ask the Forester about the rain garden and whether that may encroach within the 6' zone.
        i. Response: Note updated to identify significant tree and 6-foot protection zone. Protection zone depicted on Site Plan. **(See keynote 17 and 38 on A1.0, C2).**
    - Update note #29 to specify "(n)" for consistency within the list.
        i. Response: Keynote 35 updated for consistency. **(See A1.0).**

- Update note #30 to specify mortared steps.
    i. Response: Keynote 27 revised to specify mortared steps. **(See A1.0).**
- Walls in the front setback are not permitted to exceed 3'. Please update note 20 accordingly.
    i. Response: Keynote 34 updated to reflect the 3-foot maximum height limitation. **(See A1.0).**
- Please show the full condition (both existing and proposed) of the ROW. Is a driveway proposed? See CMC 12.24 for information about driveways.
    i. Response: Existing and proposed ROW conditions, including driveway, are now shown. **(See keynotes 36, 7, 24, 33, 37, 41, 39, and 40 on A1.0, L100).**
- For your information, please keep in mind that detached garages or carports proposed to be located within the front setback require the Planning Commission to make several findings (CMC 17.10.030.A.1).
    i. Response: Per Katherine's recommendation, carport pad relocated 3'-0" north of the south setback line.
- Please dimension the carport storage to the north edge of the carport to show that the minimum 10' interior width is preserved.
    i. Response: Dimension added demonstrating minimum 10-foot interior width maintained. **(See A1.0, A2.0)**

C1 Site Demolition Plan

1. Copy over demo note #6 (removal of rocks in the ROW) to the proposed site plan.
   Response: Demo note 6 added to proposed site plan. **(C2)**

C2 Site Grading Plan

1. Please clarify if there will be any areas of overexcavation.
   Response: Per conversation with Katherine, extents of overexcavation will be shared when we obtain the geotechnical plan. **(See note on C1)**

A2.0 Existing/Demolition & Proposed Floor Plans

1. Please remove site features (stone paving, garden walls) from the floor plan.
   Response: Site features removed from floor plans. **(See A2.0)**

A8.1 Window Schedule

1. Consider Final Design Guidelines 9.3 and 9.12 and consider reducing the scale of the front window combination. This comment is for your consideration only and revisions are not required for plan completeness. It is possible the Planning Commission will find the window combination appropriate.
   Response: Window 'C' size reduced to 3'-2"wide x 6'-11 ½"high. Window 'O' reduced to 2'-2" wide x 6'-0" high. **(See A3.1, A8.1).**

A3.1 East & West Elevations

- 1. Edit note 16 to specify if the shingles are wood or a composite product.
    - Response: Keynote 16 updated to identify shingle material. **(See A3.1)**
- Edit note 23 to include dimensions to confirm compliance with CMC 17.10.030B.1 which states a maximum horizontal dimension of three feet and four inches. No cap or ornament shall exceed 24 inches in any horizontal dimension.

    - Response: Keynote 22 updated to include required dimensions to demonstrate compliance. **(See A3.1)**

- Clarify note 18 on east proposed elevation.
    - Response: Keynote removed for clarity. **(See A3.1)**
- For all elevation sheets, include height call outs for ridge and plate heights and finished floor levels based on existing or finished grade, whichever is most restrictive.
    - Response: Height callouts added to all elevation sheets. **(See A3.0–A3.2)**
- For all elevation sheets, show elevation call outs for existing and finished grade.
    - Response: Existing or finished grade callouts added, whichever is most restrictive. **(See A3.0–A3.2)**

L100 Planting Plan

- Please review CMC 17.48.080, Tree Removal and Replacement, which specifies a tree density of 3 upper canopy and 1 lower canopy trees on a 4,000 square foot lot. Please include a notation indicating how the tree density will be met (ie, "Non-significant Tree #1 (Acacia) to be removed under TR permit 26XXX, significant Tree #2 (Elm) to be retained, and three new upper canopy trees of x species to be planted." The City tree list is online here (disregard eucalyptus as a recommended species). The City Forester will review the plan when revised.
    - Response: Tree density achieved. See plant schedule - trees. **(See L100)**
- Depict the driveway proposed for the ROW.
    - Response: Driveway depicted on planting plan. **(See L100)**

E1.0 Site Lighting Plan

- Reduce the number of fixture styles for better uniformity throughout the site.
    - Response: Fixture palette simplified. **(See E1.0)**
- Ensure the manufacturer and product line is specified for all proposed lights.
    - Response: Manufacturer and product information added for all proposed lights. **(See E1.0)**
- Ensure the lumen level for wall lights is below 375. If the light fixture comes without a bulb, please add a bulb spec to specify compliance.
    - Response: Lumen specifications added demonstrating compliance. **(See E1.0)**
- Dimension distance between path lights (10' minimum).
    - Response: Dimensions added indicating minimum spacing. **(See E1.0)**
- Remove legend as it does not seem to apply to this sheet.
    - Response: Legend removed. **(See E1.0)**
- Omit floodlights.
    - Response: Floodlights omitted. **(See E1.0)**

A9.1 Finish Materials

- The plan set otherwise references a composition shingle roof, however, sheet A9.1 specifies a wood roof. Please clarify.
    - Response: Roofing material clarified and made consistent across sheets. **(See A9.1)**
- The elevation drawings depict a straight edge shingle, whereas sheet A9.1 includes a combination image of straight edge and rounded edge wall shingles. Please clarify. Update the elevation drawings and the streetscape rendering as needed for consistency.

    - Response: Per conversation with Katherine, the shingle profile is TBD.

- Please expand the Finish Materials sheet to include cut sheet images for the proposed windows and doors, skylights, driveway material in ROW, image of existing fencing to remain, and an example image for the proposed garden walls. Thank you!
    - Response: Finish materials sheet expanded to include requested imagery and cut sheets. **(See A9.1)**

A9.2 Tree Assessment

- Please move up the annotated topographic survey prepared by the City Forester and the tree eval sheet from the end of the plan set and insert behind sheet AO.2.
    - Response: Annotated forester survey and tree evaluation sheet relocated behind AO.2. **(See Sheet Index on AO.1)**

Please let us know if any additional information is required. We appreciate your review and look forward to confirmation of completeness and next steps in the process.

Sincerely,

Merritt Hawley
for MA Architecture & Design, Inc.
215 Franklin Street, Suite 219
Monterey, CA 93940
(917) 572-1246
merritt@merrittamanti.com

Dear Neighbors,

My name is Melissa Dale and I am purchasing San Carlos 2 NW of 11th from my parents' estate. I plan to turn my parents' former rental property into my future home. I fell in love with Carmel as a child and have spent many weekends and holidays with my family there over the years. I currently work in higher education in San Francisco where I teach East Asian History. When I am not teaching, researching, and writing, I love to travel, learn about new cultures, and walk on the beach.

I have been working with a local architect to develop the plans for a new house. A rendering is attached below of what we have in mind. The design is modest and based loosely on the traditional forms of the Sunset Center, with simple, natural materials and a generous garden. As you may know, projects in Carmel go through a formal review process to ensure they meet all zoning, height, setback, and design requirements. We're pleased to let you know that this design fully complies with the applicable codes and guidelines, and at this stage, the Planning Commission's role is to confirm that compliance.

I look forward to getting to know you and would be happy to answer any questions you might have about my plans. I have always dreamed of having my own home in Carmel and am excited to share the design with you.

Warm regards,
Melissa Dale

Project Overview
Address: San Carlos, 2 NW of 11th
Start Date: Late spring / early summer 2026

Project Team
Homeowner: Melissa Dale
[redacted]
Architect: Merritt Hawley
Merritt Amanti Architecture & Design, Inc.
[redacted]
Landscape Architect: Oona johnsen
Oona Johnsen Landscape Architecture
[redacted]



CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

June 10, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Katherine Wallace, Associate Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT:

UP 26004 (Grasing's Wine Lounge) & DR 25395 (Grasing's Wine Lounge): Consideration of a Use Permit, UP 26004 (Grasing's Wine Lounge aka "The Cellar"), and Track 1 Design Review, DR 25395 (Grasing's Wine Lounge aka "The Cellar"), for a proposed liquor store and associated exterior alterations located on Mission Street 3 northwest of 6th Avenue in the Central Commercial (CC) Zoning District. APN: 010-132-005-000

Proposed CEQA Action: Find the project categorically exempt pursuant to CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures) and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case

Application:	UP 26004, DR 25395	**Applicant:**	Eric Miller Architects, Inc
APN:	010-132-005-000	**Owner:**	Angela Cordrey
Block & Lot:	57, 13		
Location:	Mission Street 3 northwest of 6th Avenue		

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (**Attachment 1**):

A. Finding the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures) and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case; and
B. Approving Use Permit, UP 26004 (Grasing's Wine Lounge aka "The Cellar"), and Track 1 Design Review, DR 25395 (Grasing's Wine Lounge aka "The Cellar"), for a proposed liquor store and associated exterior alterations located on Mission

Street 3 northwest of 6th Avenue in the Central Commercial (CC) Zoning District (APN: 010-132-005-000).

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant submitted an application for Grasing's Wine Lounge in an existing 917 square-foot commercial unit located within the Biason Building on Mission Street 3 northwest of 6th Avenue, two lots north of Grasing's restaurant. Over the course of the plan check process, the applicant revised the business name and description; the application under consideration proposes a liquor store called "The Cellar." The business description proposes a premier wine retail and cellar-curation boutique housing a world-class, awarded wine collection and operating on a concierge-consultation model catering to collectors and walk-ins. The municipal code categorizes the business as a liquor store, however, the applicant does not propose the sale of distilled spirits. Because "The Cellar" does not meet the municipal code criteria for a wine tasting shop, consumption of alcohol is not permitted onsite. "The Cellar" additionally proposes ancillary uses which collectively are not to exceed 10% of the floor area or window display: a small, high-end glass humidor featuring premium cigars for retail sale, intended for collectors, with no smoking permitted on site; and a curated selection of high-end, wine-related items including artisanal decanters, professional-grade glassware, and luxury wine-cellar accessories.

BACKGROUND AND PROJECT DESCRIPTION

The subject tenant space located on Mission Street 3 northwest of 6th Avenue is approximately 917 square feet. The space was most recently used as a furniture store (Tresors). The applicant is proposing to open a retail wine sales business and per the Carmel-by-the-Sea Municipal Code, the use would be categorized as a liquor store. An ancillary use of cigar sales and sale of lifestyle accessories is also proposed. The proposed hours of operation are from 10:00 a.m. to 9:00 p.m., 7 days a week.
The applicant's business description (**Attachment 2**) states that "The Cellar" is proposed as a premier wine retail and cellar-curation boutique housing a world-class, awarded wine collection and operating on a concierge-consultation model catering to collectors and walk-ins. A small, high-end glass humidor would feature premium cigars for retail sale, intended for collectors, with no smoking permitted on site. Additionally, a curated selection of high-end, wine-related items would be offered for sale, including artisanal decanters, professional-grade glassware, and luxury wine-cellar accessories. The Commission is considering a Design Review application (**Attachment 3**) alongside the Use Permit application.

At the time of writing this report, staff has not received any feedback from neighbors or any other community members on this proposal.

Staff Analysis:

STAFF ANALYSIS

Based on staff's analysis of the project, and as demonstrated in the attached draft resolution, the proposed use is consistent with the policies contained in the Land Use Plan and requirements of the Carmel Municipal Code (CMC).

Land Use and Community Character Objective No. O1-5 calls for the protection and enhancement of the balanced mix of uses in the central business area, particularly along Ocean Avenue. This is to ensure a high quality, pedestrian oriented commercial environment providing a wide variety of goods and services to local residents. Objective 01-5 is supported by policies P1-19-22, which do not apply to the proposed business use.

Land Use and Community Character Policy P1-59 states: "Preserve the existing land use pattern in the commercial district with retail uses limited to the core area at ground level surrounded by a buffer area of residential uses, motels and offices that provide a transition to the residential district. Ensure that land use and design standards for these two areas remain coordinated." The proposed liquor store is allowed in the Central Commercial (CC) Zoning District with the approval of a Use Permit by the Planning Commission. The subject unit is in the core area of the commercial district and is on ground level, conforming with Policy P1-59.

Policy P1-60 states: "Encourage visitor-oriented retail businesses to be located primarily in a core area of the total commercial district." Policy P4-65 states: "Require visitor oriented retail businesses to be located in the core area of the commercial district." The proposed liquor store is a visitor-oriented retail business and is located in the core area of the commercial district. The proposed use conforms with policies P1-60 and P4-65.

Policy P1-14 states: "Discourage evening commercial activity, especially on the perimeter of the commercial district that may be detrimental to the livability of adjacent residential areas." The liquor store hours are proposed to be 10:00 AM to 9:00 PM, seven days a week. Additionally, while the east block face of Mission Street (directly across the street from the subject property), is zoned service commercial, the subject property is approximately 500 feet from the single-family residential district.

Policy P1-63 states: "Protect the special and unique character of Ocean Avenue and the surrounding commercial area. Ensure, through the administration of land use and design regulations, that the architecture, landscape, scale and ambience of this area is maintained." As conditioned, the project would comply with the commercial design guidelines.

Other Project Components:

Environmental Review:

The Planning Commission can find that the project is 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) and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case. Class 3 exemptions include the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project is for a liquor store (retail wine sales) and associated interior and exterior renovation of an approximately 917 square-foot commercial space, which qualifies under this exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachments:

1. Attachment 1 - UP 26004 and DR 25395 (Grasing's Wine Lounge) Resolution
2. Attachment 2 - Business Description
3. Attachment 3 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-CC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THAT THE ACTION ON THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15303 (CLASS 3 – NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 APPLY IN THIS CASE; AND APPROVING A USE PERMIT (UP 26004, GRASING'S WINE LOUNGE AKA "THE CELLAR") AND ASSOCIATED DESIGN REVIEW (DR 25395, GRASING'S WINE LOUNGE AKA "THE CELLAR") TO ALLOW A LIQUOR STORE CHARACTERIZED AS A WINE LOUNGE ON MISSION STREET 3 NORTHWEST OF 6TH AVENUE IN THE CENTRAL COMMERCIAL DISTRICT, APN: 010-132-005-000.

WHEREAS, on December 22, 2025, Eric Miller Architects, Inc. ("Applicant"), submitted an application on behalf of Angela Cordrey ("Owner") requesting approval of a Design Review application ("DR 25395, Grasing's Wine Lounge" aka "The Cellar") as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Design Review Application"); and

WHEREAS, on January 5, 2026, Eric Miller Architects, Inc. ("Applicant"), submitted an application on behalf of Angela Cordrey ("Owner") requesting approval of a Use Permit application ("UP 26004, Grasing's Wine Lounge" aka "The Cellar") as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Use Permit Application"); and

WHEREAS, the project is located at Mission Street 3 northwest of 6th Avenue (Block 57, Lot 13) in the Central Commercial (CC) District; and

WHEREAS, the Applicant proposes an interior and exterior renovation of an existing vacant commercial space formerly occupied by a furniture store; and

WHEREAS, the Grasing's Wine Lounge, aka "The Cellar", is proposed as a liquor store (retail wine sales) primary use, with the sale of cigars and lifestyle accessories as an ancillary use ("Project"); and

WHEREAS, the business description proposes a premier wine retail and cellar-curation boutique housing a world-class, awarded wine collection and operating on a concierge-consultation model catering to collectors, and walk-ins; and

WHEREAS, the business description proposes a small, high-end glass humidor featuring premium cigars for retail sale, intended for collectors, with no smoking permitted on site; and

WHEREAS, the business description proposes a curated selection of high-end, wine-related items offered for sale, including artisanal decanters, professional-grade glassware, and luxury wine-cellar accessories; and

WHEREAS, the sale of cigars and lifestyle accessories are ancillary components not to exceed 10% of the floor area and window display area(s); and

WHEREAS, the proposed change of use requires approval of the Use Permit by the Planning Commission

DRAFT

(Carmel-By-The-Sea Municipal Code (CMC) Section 17.14.030, Land Use Regulations); and

WHEREAS, the proposed changes to the exterior of the building – which include but are not limited to a projecting stone veneered entry with tiled flooring; blackened steel glass pivot entry door with blackened steel perforated metal grilles over glass sidelites; new trim and accent paint; new stucco cladding paint; replacement of existing stone wall skirting and planter veneer with new stone veneer to match the remodeled entry; and addition of a new intra-block walkway planter with metal lattice above – have been referred to the Planning Commission for concurrent consideration with the Use Permit consistent with CMC 17.52.030.L; and

WHEREAS, on May 29, 2026, a Preliminary Determination of Ineligibility for listing on the Carmel Inventory was issued; and

WHEREAS, on May 29, 2026, a notice of public hearing was published in the Carmel Pine Cone for the June 10, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before June 3, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before June 5, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on June 10, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the 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.

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:

1. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

2. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.52.080, Use Permits, and CMC Section 17.58.030.A, Commercial District Track One Design Review.

3. The Planning Commission has considered the Grasing's Wine Lounge (aka "The Cellar") Use Permit and Design Review applications, including the project plans (**Exhibit B**) at a public hearing. Based on the facts of this particular case, the Planning Commission determines that the required findings (see

Sections 1-4 below) can be made and therefore approves Use Permit UP 26004 and Design Review 25395 (Grasing's Wine Lounge).

4. Conditions of approval have been incorporated (**Exhibit A**) to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

5. Business Description has been incorporated as an exhibit (**Exhibit C**) to this resolution for reference by the Planning Commission and residents when reviewing the proposed project.

6. Approval of the Use Permit and Design Review by the Planning Commission is appealable to the City Council pursuant to CMC Section 17.54.040.C.

Section 1: FINDINGS REQUIRED FOR USE PERMIT (CMC Section 17.64.010.A).

1. Finding – General Plan: The proposed use will not conflict with the City's General Plan.

    a. Evidence: Policy P1-59 states: "Preserve the existing land use pattern in the commercial district with retail uses limited to the core area at ground level surrounded by a buffer area of residential uses, motels and offices that provide a transition to the residential district. Ensure that land use and design standards for these two areas remain coordinated. (LUP)"

        i. The project as described in **Exhibit B**, meets the minimum standards to classify as a liquor store, which is allowed in the Central Commercial (CC) Zoning District subject to the approval of a Use Permit by the Planning Commission. The subject unit is in the core area of the commercial district and is on ground level, conforming with Policy P1-59.

    b. Evidence: Policy P1-60 states: "Encourage visitor-oriented retail businesses to be located primarily in a core area of the total commercial district." Policy P4-65 states: "Require visitor oriented retail businesses to be located in the core area of the commercial district. (See Figure 1.3) (LUP)"

        i. The liquor store is a visitor-oriented retail business and is located in the core area of the commercial district. The proposed use conforms with Policies P1-60 and P4-65.

    c. Evidence: Policy P1-14 states: "Discourage evening commercial activity, especially on the perimeter of the commercial district that may be detrimental to the livability of adjacent residential areas."

        i. The liquor store operation hours are from 10:00 AM to 9:00 PM, seven days a week. Additionally, while the east block face of Mission Street (directly across the street from the subject property), is zoned service commercial, the subject property is approximately 500 feet from the single-family residential district.

    d. Evidence: Policy P1-63 states: "Protect the special and unique character of Ocean Avenue and the surrounding commercial area. Ensure, through the administration of land use and design regulations, that the architecture, landscape, scale and ambience of this area is maintained. (LUP)"

i. The interior and exterior of the subject building are proposed to be remodeled to accommodate the new proposed use. Approval of DR 25395 (as conditioned) would allow the following exterior changes: a projecting stone veneered entry with tiled flooring; blackened steel glass pivot entry door with blackened steel perforated metal grilles over glass sidelites; new trim and accent paint; new stucco cladding paint; replacement of existing stone wall skirting and planter veneer with new stone veneer to match the remodeled entry; and addition of a new intra-block walkway planter with lattice above. Some or all of the components above may require issuance of a building permit.

e. Evidence: Policy P2-28 states: "Use off-site parking and fees in-lieu of parking to meet parking demand generated by downtown commercial land uses. (LUP)"

i. CMC Section 17.38.020 states, "Proposed uses within existing buildings may replace existing uses as long as any existing parking deficiencies on the property are not increased by the replacement." A furniture store and a liquor store/commercial retail use both have a minimum parking requirement of 1.53 parking spaces per CMC Section 17.38.020, Table A (917 square feet divided by 600 equals 1.53 parking spaces). The proposed business description states: "Staffing: a maximum of 2-3 employees will be onsite at any time (typically one manager and one to two wine consultants)."

2. Finding – Zoning Standards: The proposed use will comply with all zoning standards applicable to the use and zoning district.

a. Evidence: The subject property is within the Central Commercial or "CC" zoning district.

b. Evidence: Per CMC Section 17.14.040J.4, Liquor, the proposed use is subject to the following zoning standards:

a. All food merchandise sold must be pre-packaged items only and not occupy more than 10 percent of the retail or window display area.
b. Minimum distance from another use selling distilled spirits intended for either on-site or off-site consumption: 200 feet.
c. Minimum distance from an R-1 district: 100 feet.
d. In the RC district, liquor sales are limited to off sale beer and wine and only as an accessory use in a full-line food store.
e. See also subsection (J)(1) of this section, All Food and Beverage Sales.

i. The Business Description (**Exhibit B**) does not include sale of food merchandise. The distance from the subject property to another primary use selling distilled spirits intended for either on-site or off-site consumption is approximately 500 feet (to A.W. Shucks, located on Ocean Avenue between San Carlos Street and Dolores Street) and approximately 700 feet (to Sand and Sea, located on 6th Avenue 2 northeast of Junipero Avenue, and to Barmel, located in San Carlos Square between Ocean Avenue and 7th Avenue). The subject property is located approximately 500 feet from the single-family residential district. While the business description does not include sale of distilled spirits – rather, sales are proposed to be limited to wine, with an ancillary cigar and lifestyle accessory sales – the subject location within the Central Commercial district would permit

such a use, should the applicant submit a use permit amendment in the future.

The proposed use does not permit on-site consumption of alcohol, as the use does not meet the criteria for wine tasting shops. Per CMC Section 17.14.040.J.5, wine tasting shops shall meet the standards of the City's adopted wine tasting room policy (City Council Resolution 2015-020), which include but are not limited to a requirement that "All wines stored, displayed, and offered for sale and tasting should have been produced in a Type 02 Bonded Winery located in Monterey County with the vast majority (i.e. 75% or more) from grapes grown in Monterey County." The proposed use does not meet the wine tasting room standards and shall be classified as a liquor store. "The Cellar" meets the zoning standards for a liquor store.

c. Evidence: Per CMC Section 17.14.040J.1, All Food and Beverage Sales, the proposed use is subject to the following zoning standard:

    i. 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.

d. Evidence: The subject property features an existing trash enclosure which meets the zoning standard stated above.

e. Evidence: The proposed use conforms with all required standards for liquor stores and for all food and beverage sales.

3. Finding – Precedent: 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.

    a. Evidence: The use meets the zoning standards in the municipal code and all applicable General Plan Policies. See findings and supporting evidence contained in Section 1, Findings 1 and 2. The approval of UP 26004 and DR 25395 (Grasing's Wine Lounge, aka "The Cellar") will not be precedent setting.

4. Finding – Demands on Public Services: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, Evidence "d" the change in use allows maintaining the existing nonconforming parking.

    b. Evidence: The applicant did not apply for additional water from the city's Commercial Water Allocation. In February 2026 planning staff directed the applicant to confirm with the water district there is available water for the proposed project. Condition of approval #8 states: *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. The existing floor plan indicates one bathroom sink and toilet, and the proposed floor plan indicates a relocated bathroom sink and toilet. The proposed floor plan additionally depicts a "Back of House" area with a sink and dishwasher. Draft condition of approval #17 has been added requiring the omission of the "Back of House" dishwasher, and requiring the plans be updated to specify the sink as a utility sink.

c. Evidence: See findings and supporting evidence contained in Section 1. The tenant improvements will be reviewed during the building permit review process.

5. Finding – Health and Safety: That the proposed use will not be injurious to public health, safety, or welfare.

   a. Evidence: The use meets the General Plan Policies and Zoning Standards and will not have negative effects on public health, safety, or welfare.

   b. Evidence: Necessary public facilities will be provided. See supporting evidence in Section 1, Finding 4.

   c. Evidence: Staff reviewed City records and no code compliance violations exist.

6. Finding – Land Use Compatibility: 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.

   a. Evidence: The use meets the General Plan Policies and Zoning Standards and will be compatible with surrounding land uses and not conflict with the purpose of the district.

   b. Evidence: See evidence in Section 1, Findings 1 and 2.

7. Finding – Generate Adverse Impacts: That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.

   a. Evidence: The use meets the General Plan Policies and Zoning Standards and will not have negative effects on health, safety, or welfare of neighboring properties or uses.

   b. Evidence: See Finding No. 5 and supporting evidence of this section, and supporting evidence in Section 1, Findings 1 and 2.

Section 2: FINDINGS REQUIRED FOR COMMERCIAL USE PERMITS (CMC Section 17.64.020).

1. Finding – Mix of Uses: 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.

   a. Evidence: The use meets the General Plan Policies and Zoning Standards and 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 non-local populations.

b. Evidence: See evidence in Section 1, Findings 1 and 2.

2. Finding – Access: The proposed use will provide adequate ingress and egress to and from the proposed location.

    a. Evidence: The use will not impact existing ingress and egress at the proposed location.

3. Finding – Traffic: That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

    a. Evidence: The surrounding streets are adequate to service the automobile and delivery truck traffic generated. The Business Description states, "Due to the high-value, low-volume nature of the inventory, delivery traffic is minimal. Volume: 1-2 deliveries per week via small van or professional courier. Schedule: Deliveries will be between the hours of 8:00 AM – 10:00 AM." Also see Section 1, Finding 1, Evidence d regarding maintaining existing nonconforming parking.

Section 3: FINDINGS REQUIRED FOR DESIGN REVIEW (CMC Section 17.58.060).

1. Finding – General Plan and Local Coastal Program Consistency: The project conforms to the applicable policies of the General Plan and the Local Coastal Program.

    a. Evidence: As demonstrated Section 1, Finding 1 and supporting evidence, and as conditioned, the project conforms to the Carmel-by-the-Sea General Plan.

    b. Evidence: As demonstrated Section 1, Finding 1 and supporting evidence, and as conditioned, the project conforms to the Carmel-by-the-Sea Local Coastal Program.

2. Finding – CMC Compliance: The project complies with all applicable provisions of this code.

    a. Evidence: The application has been processed in accordance with CMC Section 17.52.080, Use Permits, and CMC Section 17.58.030.A, Commercial District Track One Design Review. See Sections 1, 2, and 4.

3. Finding – Design Guidelines Consistency: As conditioned, the project is consistent with applicable adopted design review guidelines.

    a. Evidence: Guideline D states, "Entrances to stores are typically recessed from the façade by creating a small alcove" and "conserve or create recessed entries." Although the existing alcove walls are proposed to be modified from an angular arrangement to a rectilinear one, and proposed stone veneer would result in a projection beyond the current wall plane, the alcove feature is otherwise proposed to be maintained. The projecting, framed, proposed entry is not a typical design feature in the commercial district, however, the use of stone relates to the Park Branch Library directly across the street, and would tie into the existing stone planters (note: existing stone veneer wall skirting and planters to be replaced to match the new entry).

    b. Evidence: The proposed entry features a single door rather than the existing two-door entry, as is practical considering the interior space presently accommodates a single unit. The proposed entry complies with commercial design guideline D.4 which states, "Entrances to stores should

not be excessively wide, and single doors are strongly encouraged in preference to double doors." The proposed entry design has been revised based on Planning staff feedback to comply with the design guideline which states, "avoid excessive glazing."

c. Evidence: The commercial design guidelines also speak to how the sizes of door and windows should be used as guides to establish the context for new or remodeled buildings; the existing window openings and existing wood windows will remain unaltered.

d. Evidence: The applicant has proposed a metal door with metal sidelite grilles, however, staff has added draft Condition of Approval #19 requiring the applicant to select a wood door to maintain consistency with the existing wood windows, and to comply with guideline D.5, "simple wood doors that are adorned with carvings, moldings, color, hardware, or wood and glass combinations are appropriate."

e. Evidence: The existing roof is proposed to be maintained, as is the stucco wall cladding. Note: the project plans indicate the existing roof is wood, however, the existing roof appears to be a synthetic faux wood product. The applicant proposed to paint the stucco in "greyish beige" and the trim in "urbane bronze." Staff has added draft Condition of Approval #20 requiring the applicant to select a lighter earth tone for the trim, as "urbane bronze" appears black. Design guideline E states that "building materials and colors should respect the traditions already established in the commercial district." Grasing's on the northwest corner of 6th and Mission features cream-colored stucco with brown trim, and the commercial complex south of the subject property features a light color scheme, as does the property immediately north.

f. Evidence: Condition of Approval #21 has been incorporated requiring the plans be revised to feature a wood lattice rather than a metal lattice above the proposed intra-block walkway planter, to maintain consistency of materials throughout.

Section 4: CEQA FINDING – EXEMPT

1. Finding – Categorical Exemption: Approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified.

    a. Evidence: CEQA Guidelines Section 15303 (Class 3) - New Construction or Conversion of Small Structures categorically exempts the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The project is for a liquor store (retail wine sales) and associated interior and exterior renovation of an approximately 917 square-foot commercial space, which qualifies under this exemption.

    b. Evidence: The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case as explained below. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact.

        i. Location. The project is for liquor store (retail wine sales) in the Central Commercial (CC) Zoning District. Per CMC Section 17.14.030 (Land Use Regulations), CMC Section 17.14.040.B (Ancillary Uses), and CMC Section 17.64.060 (Ancillary or Accessory Uses), the proposed primary use of liquor store (retail wine sales) with ancillary uses of cigar and lifestyle accessory sales occupying less than 10% of the total floor area

combined, is permitted upon approval of a Use Permit by the Planning Commission.

ii. Cumulative Impact. The proposed project is a liquor store (retail wine sales) in the Central Commercial (CC) Zoning District. Due to the size of the city, it is not unusual for commercial spaces to change uses. The project will not result in a cumulative impact because there have not been successive projects of the same type in the same location.

iii. Significant Effect. The proposed project is for a new liquor store (retail wine sales). Proposed exterior changes include a façade remodel, with no increase in floor area. The project will not have a significant effect on the environment.

iv. Scenic Highways. The project is not located on a scenic highway and will not result in any impacts to scenic highways or scenic resources.

v. Hazardous Waste. The subject site will not have any effect on a hazardous waste site and is not a site listed pursuant to Section 65962.5 of the Government Code.

vi. Historic Resource. The subject property was evaluated for potential eligibility for listing on the Carmel Historic Inventory and was found ineligible. A Preliminary Determination of Ineligibility was issued on May 29, 2026 and will be finalized on May 8, 2026 unless an appeal is received or the Historic Resources Board calls up the Determination for further discussion.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the action on the project categorically exempt from environmental review pursuant to CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures) and that none of the exceptions to the exemptions contained in Section 15300.2 apply in this case, and **APPROVE** the Use Permit and Design Review applications [UP 26004 and DR 25395] to allow for a liquor store (retail wine sales) and associated renovation of the property located at Mission Street 3 northwest of 6th Avenue in the Central Commercial (CC) Zoning District, APN: 010-132-005-000.

All of which are in conformance with the attached plans (**Exhibit B**) and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10th day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

Exhibit A
Conditions of Approval

CONDITIONS OF APPROVAL		
No.		
1.	**Authorization.** This approval of Use Permit UP 26004 (Grasing's Wine Lounge aka "The Cellar") authorizes a new liquor store (retail wine sales), "The Cellar" located on Mission Street 3 northeast of 6th Avenue in the Central Commercial (CC) Zoning District. APN: 010-132-005-000. The business shall operate consistent with the plans and business description approved by the Planning Commission on June 10, 2026.	✓
2.	**Liquor Store.** The business shall operate consistent with the requirements for a Liquor Store as established in CMC 17.14.040J.4 and CMC Section 17.14.040J.1.	✓
3.	**Codes and Ordinances.** Any tenant improvements associated with the project shall be constructed in conformance with all requirements of the Central Commercial (CC) district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission. Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.	✓
4.	**Sale of Nonfood Merchandise.** The sale of nonfood merchandise directly related to the use may be allowed if it is determined to be ancillary to the primary use: liquor store.	✓
5.	**Closed Storage of Trash.** Adequate facilities shall be provided on-site for the closed storage of trash and garbage generated by the liquor store. 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. a. The trash storage area shall be designed and maintained to prevent storm water contamination by loose trash and debris. b. All drainage from adjoining roofs and pavement shall be diverted around the trash area to minimize water flow through the storage area. c. The trash storage area shall be maintained in a screened or walled area to prevent off-site transport of trash.	✓
6.	**Alcoholic Beverage Consumption.** Alcoholic beverage consumption is prohibited onsite.	✓

7.	**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.	✓
8.	**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.	✓
9.	**Monterey County Health Department Permits.** The applicant shall obtain all necessary permits from the Monterey County Health Department prior to building permit issuance.	✓
10.	**Consistency with Approved Application.** 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.	✓
11.	**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.	✓
12.	**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.	✓
13.	**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		
14.	**Business License. A business license shall be obtained prior to the commencement of business operation.**	✓
15.	**Permitted Hours of Operation.** Permitted hours of operation are from 10:00 am to 9:00 pm, 7 days a week.	✓

16.	**Onsite Consumption of Alcohol and Smoking Not Permitted.** The consumption of alcohol onsite is not permitted, and smoking onsite is not permitted.	✓
17.	**Omit "Back of House" Dishwasher and Revise Plans to Specify Utility Sink.** The plans shall be revised to omit the "Back of House" dishwasher, and shall be revised to specify the sink shall be a utility sink.	✓
18.	**Former Tenant.** The plans shall be revised to specify the accurate former tenant (furniture store).	
Design Review Special Conditions		
19.	**Wood Entry Door.** The plans shall be revised to feature a wood door to maintain consistency with the existing wood windows, and to comply with guideline D.5, "simple wood doors that are adorned with carvings, moldings, color, hardware, or wood and glass combinations are appropriate."	✓
20.	**Paint Scheme**. The plans shall be revised to feature a lighter, earth tone trim color, rather than black as proposed.	✓
21.	**Wood Lattice.** The plans shall be revised to feature a wood lattice in the proposed stone planter in the intrablock walkway, rather than a metal lattice.	✓

Exhibit B
Project Plans

GRASING'S CELLAR

Mission 3 NW 6th, Carmel-by-the-Sea, CA

PROJECT INFORMATION

PROJECT DESCRIPTION

TENANT IMPROVEMENTS FOR A HIGH-END WINE RETAIL SHOP & WINE COLLECTION CONSULTATION SPACE. ANCILLARY PRODUCTS SUCH AS CIGARS & WINE RELATED LIFESTYLE ACCESSORIES WILL BE SOLD AND DISPLAYED. EXTERIOR IMPROVEMENTS INCLUDE A NEW STONE COVERED ENTRY W/ TILED FLOOR, STEEL FRAMED GLASS PIVOT DOOR W/ GRILLED SIDELITES, NEW TRIM & ACCENT PAINT, NEW STUCCO PAINT, NEW METAL BUSINESS SIGN & REPLACEMENT OF EXISTING STONE VENEER ON WALL SKIRTING AND PLANTERS WITH NEW STONE TO MATCH ENTRY. ADDITION OF AN INTRA-BLOCK WALKWAY PLANTER W/ METAL LATTICE.

FLOOR AREA WILL REMAIN 917 S.F. OF INTERIOR LEASABLE SPACE WITH DEMOLITION & REARRANGEMENT OF RECESSED FRONT ENTRY & REMOVAL OF EXTERIOR SIDE ALLEY DOOR.

OCCUPANT CALCULATIONS

851 S.F. GROSS SALES AREAS / 60 =	15 OCCUPANTS
62 S.F. STORAGE AREA/ 300=	1 OCCUPANT
TOTAL OCCUPANT LOAD=	**16 OCCUPANTS**

PROJECT DATA

LOT DATA

ZONING	CC- CENTRAL COMMERCIAL
A.P.N.	A.P.N. 010-132-005-000
BUILDING HEIGHT:	NO CHANGE
INTERIOR FLOOR AREA	917 S.F. (NO CHANGE)
CONSTRUCTION TYPE	V-B
USE	RETAIL

PROJECT TEAM

OWNER: KURT GRASING
THE CARMEL RESTAURANT GROUP, INC
POST OFFICE BOX 2998
CARMEL, CA 93921
831-277-4570

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH: 831-372-0410
CONTACT: LUYEN VU

SHEET INDEX

SHEET INDEX

NUMBER	NAME
Architectural	
A-0.1	COVER SHEET
A-1.1	SITE PLAN
A-2.1	EXISTING & PROPOSED FLOOR PLAN
A-3.1	EXISTING & PROPOSED STREET ELEVATION
A-3.2	EXISTING & PROPOSED NORTH ELEVATION
A-7.1	MATERIAL SAMPLES
A-7.2	RENDERINGS

OWNERSHIP NOTES

1. OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:
2. TITLE AND ALL "COPYRIGHT" PRIVELEDGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED
3. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
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TREE REMOVAL

NO TREES TO BE REMOVED.

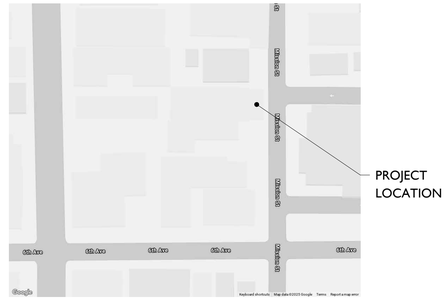
UTILITIES

GAS / ELECTRIC	PACIFIC GAS & ELECTRIC
WATER	CALIFORNIA AMERICAN
SEWER	CARMEL AREA WASTEWATER DISTRICT

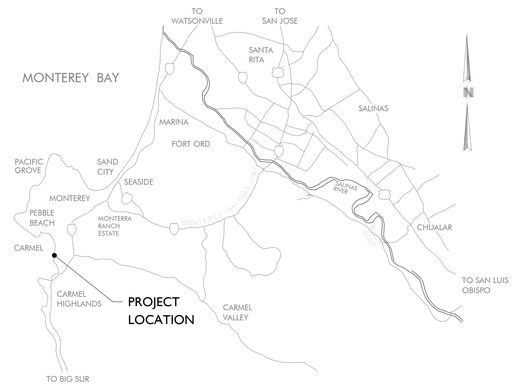
EXTERIOR LIGHTING NOTE

ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE.

LOCATION MAP



VICINITY MAP



REVISION

No.	NOTE	DATE

CONSULTANT:

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211 HOFFMAN AVENUE, MONTEREY, CA 93940
PHONE (831) 372-0410 | FAX (831) 372-7840
www.ericmillerarchitects.com

EMA

COVER SHEET

Job Name: GRASING'S WINE LOUNGE
Mission 3 NW 6th,
Carmel-by-the-Sea, CA
A.P.N. 010-132-005-000

DATE:	3/3/2026
SCALE:	N.T.S.
DRAWN	CRISTO
JOB NO.	25.30

A-0.1

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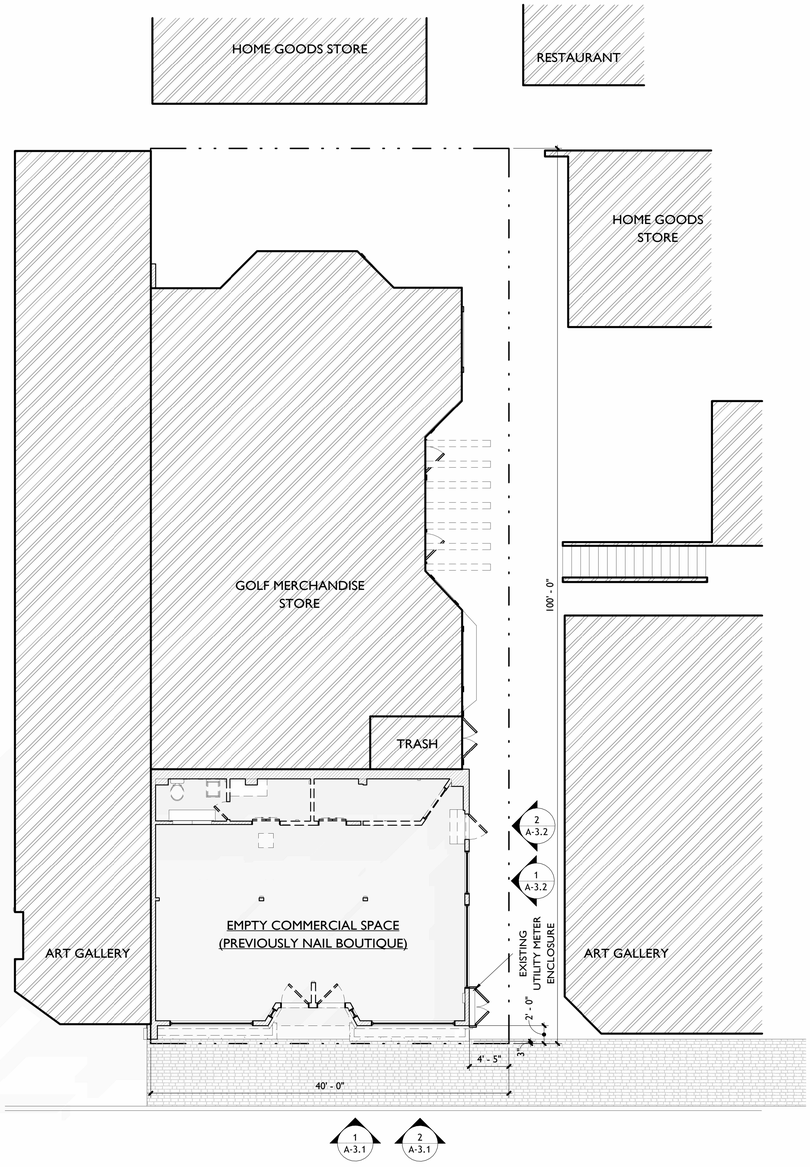
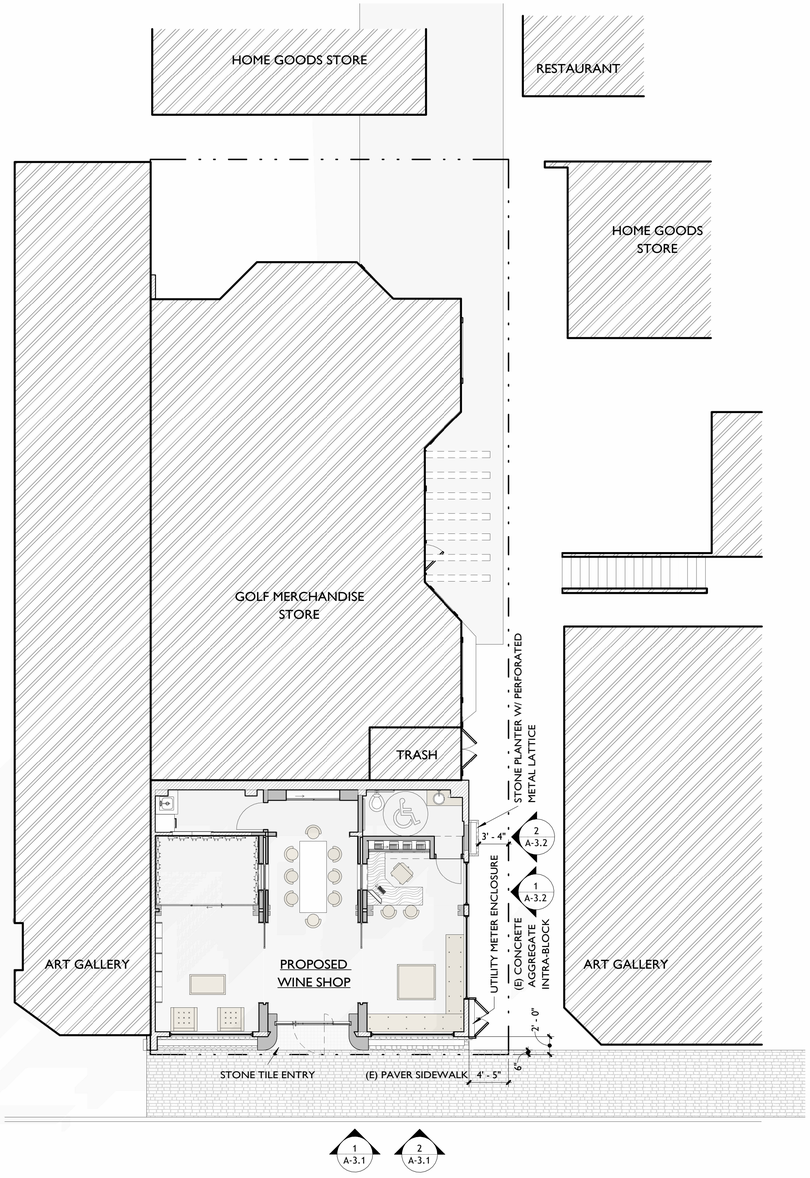


MISSION STREET

2 EXISTING SITE PLAN

1/8" = 1'-0"



MISSION STREET

1 PROPOSED SITE PLAN

REVISION		
No.	NOTE	DATE

CONSULTANT:

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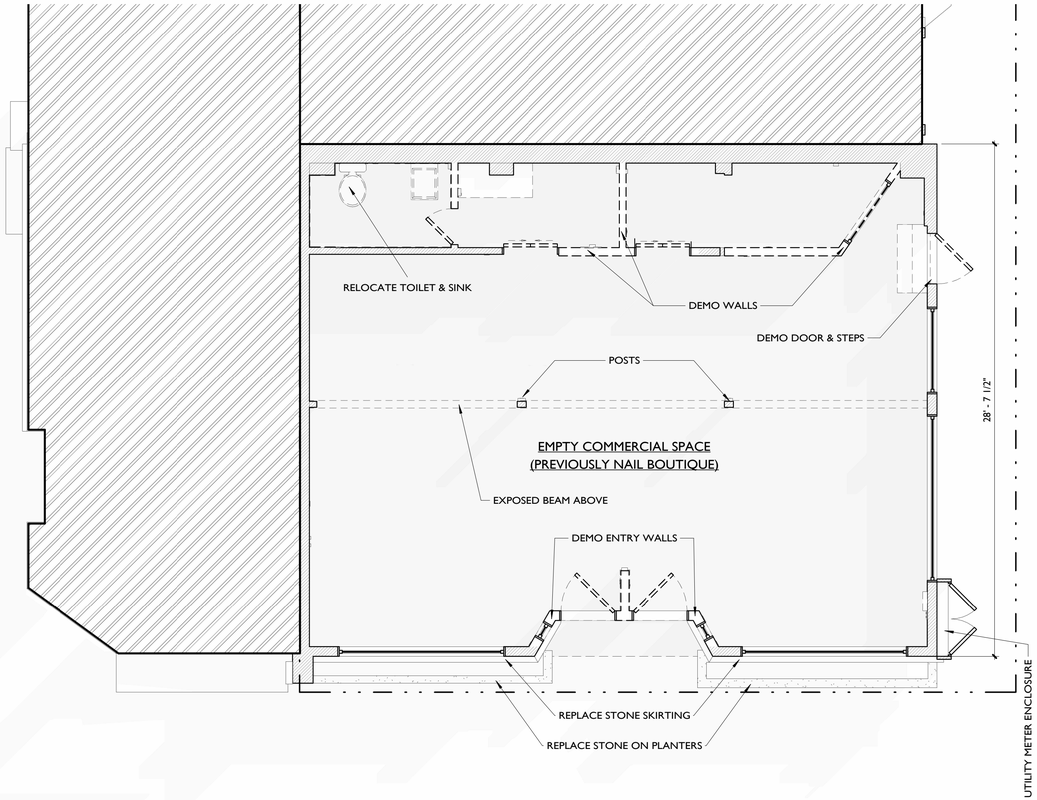
EMA

SITE PLAN

Job Name: GRASING'S WINE LOUNGE
Mission 3 NW 6th,
Carmel-by-the-Sea, CA
A.P.N. 010-132-005-000

DATE:	3/3/2026
SCALE:	1/8" = 1'-0"
DRAWN	CRISTO
JOB NO.	25.30

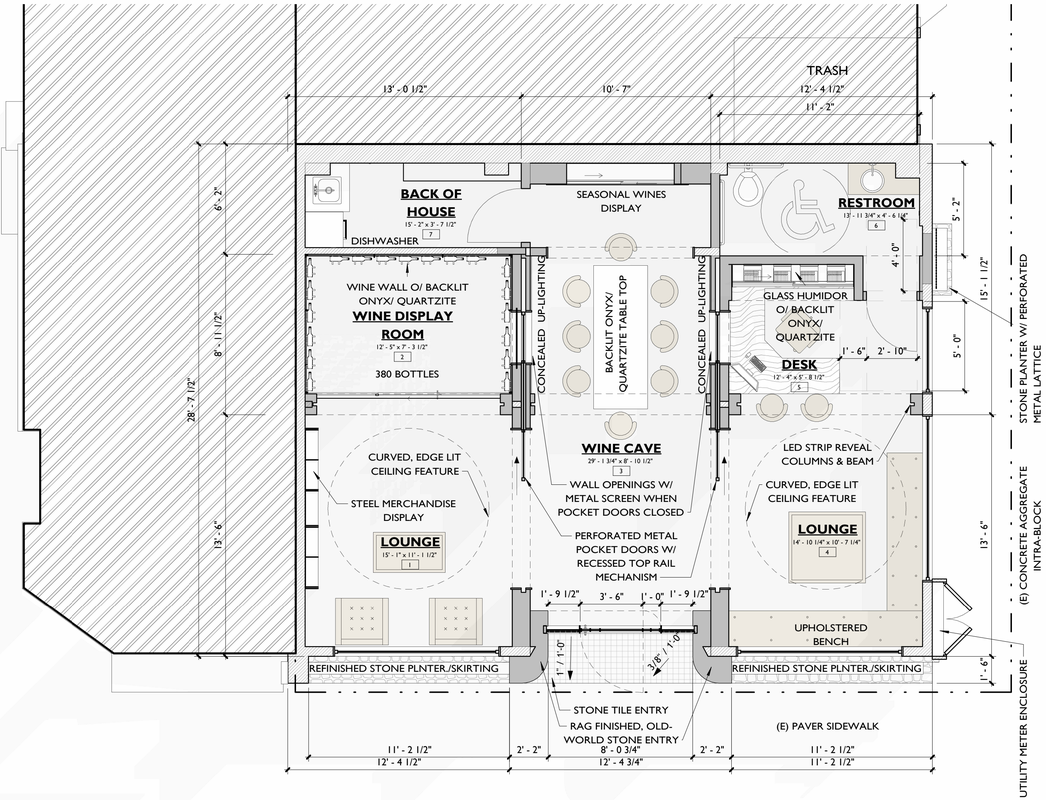
A-1.1



1 A-3.1 2 A-3.1

MISSION STREET
2 EXISTING & DEMO PLAN

1/4" = 1'-0"
0' 2' 4' 8'



1 A-3.1 2 A-3.1

MISSION STREET
1 PROPOSED FLOOR PLAN

1/4" = 1'-0"
0' 2' 4' 8'

OCCUPANT CALCULATIONS

851 S.F. GROSS SALES AREAS / 60 =	15 OCCUPANTS
62 S.F. STORAGE AREA/ 300=	1 OCCUPANT
TOTAL OCCUPANT LOAD=	**16 OCCUPANTS**

LEGEND

- (E) TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW

REVISION

No.	NOTE	DATE

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EMA

EXISTING & PROPOSED FLOOR PLAN

Job Name: GRASING'S WINE LOUNGE
Mission 3 NW 6th,
Carmel-by-the-Sea, CA
A.P.N. 010-132-005-000

DATE:	3/3/2026
SCALE:	As indicated
DRAWN	CRISTO
JOB NO.	25.30

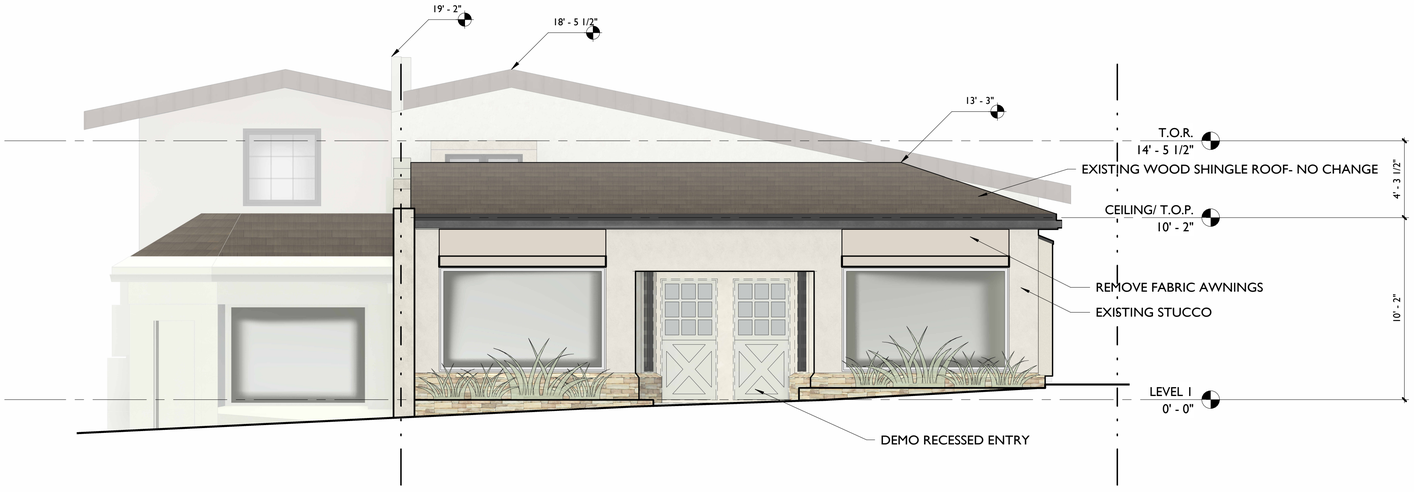
A-2.1



2 PROPOSED EAST ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'



1 EXISTING EAST ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'

REVISION

No.	NOTE	DATE

CONSULTANT:

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EMA

EXISTING & PROPOSED STREET ELEVATION

Job Name: GRASING'S WINE LOUNGE
Mission 3 NW 6th,
Carmel-by-the-Sea, CA
A.P.N. 010-132-005-000

DATE:	3/3/2026
SCALE:	1/4" = 1'-0"
DRAWN	CRISTO
JOB NO.	25.30

A-3.1

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3/3/2026 9:18:43 PM



2 PROPOSED NORTH ELEVATION

1/4" = 1'-0"



1 EXISTING NORTH ELEVATION

1/4" = 1'-0"

REVISION

No.	NOTE	DATE

CONSULTANT:

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EMA

EXISTING & PROPOSED NORTH ELEVATION

GRASING'S WINE LOUNGE

Mission 3 NW 6th,
Carmel-by-the-Sea, CA
A.P.N. 010-132-005-000

DATE:	3/3/2026
SCALE:	1/4" = 1'-0"
DRAWN	CRISTO
JOB NO.	25.30

A-3.2



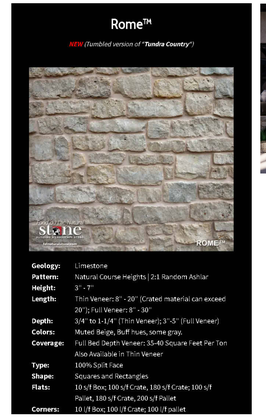
BLACKENED STEEL LETTERS ANCHORED TO STONE - 8" TALL (10" MAX)

7 SIGN



SLATE OR LAVA STONE TILE RECESS ENTRY FLOOR

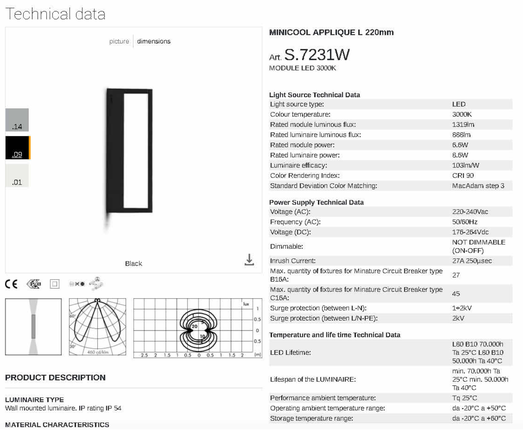
4 ENTRY TILE





RAG-FINISHED COURSED ASHLAR OF SLIGHT HEIGHT/ WIDTH VARIATION TO CREATE OLD-WORLD RUBBLE CHARACTER.
FOND DU LAC TUSCAN COLLECTION "ROME" OR EQUAL

1 STONE VENEER



CUSTOM BUILT BLACKENED STEEL PIVOT DOOR AND PULL BAR
W/ DECORATIVE BLACKENED STEEL PERFORATED METAL GRILLE
OVER GLASS SIDELITES

5 SCONCE LIGHT

2 ENTRY DOOR





EXISTING WINDOWS TO REMAIN.
TRIM PAINTED W/ SW 7048 URBANE BRONZE OR EQUAL

6 WINDOWS & TRIM



SW 7541 GRECIAN IVORY EXAMPLE

GREIGE (GREYISH BEIGE) PALLETTE PAINT OVER EXISTING STUCCO
SHERWIN-WILLIAMS 9589 LIMEWASH OR SW 7541 GRECIAN IVORY OR EQUAL

3 STUCCO

REVISION

No.	NOTE	DATE

CONSULTANT:

ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE, MONTEREY, CA 93940
PHONE (831) 372-0410 | FAX (831) 372-7840
www.ericmillerarchitects.com

FOR REFERENCE ONLY

MATERIAL SAMPLES

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DRAWN CRISTO
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A-7.1



MISSION STREET PERSPECTIVE



NORTH INTRA-BLOCK PERSPECTIVE



INTERIOR PERSPECTIVE

FOR REFERENCE ONLY

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RENDERINGS

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Exhibit C
Business Description

Grasing's Cellar

"The Cellar" Business Description

Mission 3 NW 6th, Carmel-by-the-Sea



Business Description Narrative

Project Location: Mission Street, 3 NW of 6th, Carmel-by-the-Sea

Date: March 3, 2026

Subject: Application for Change of Use / Business Narrative for Planning Commission Review

I. Site History and Current Condition

The subject storefront consists of approximately 917 square feet of commercial space. The space is **currently vacant**. Its most recent occupant was a **nail boutique** (classified under Personal Services). The proposed project seeks to transition this space into a high-end retail and consultation environment, consistent with the upscale character of the Mission Street corridor.

II. Detailed Business Model and Services

The proposed business, [“The Cellar” or “Grasing’s Cellar”], is a **premier wine retail and cellar-curation boutique**. This business will operate on a "concierge-consultation" model, catering to serious collectors and local estate owners. Walk-in customers are welcome to choose from a variety of wine bottles for purchase.

- **The Collection:** The storefront will house a world-class, highly awarded wine collection. This collection serves as the primary inventory, displayed in a state-of-the-art, temperature-and-humidity-controlled glass "Jewel Box" room. Other assortments of wine will be displayed on shelves/ racks.
- **Consultation Services:** The "consultation" referenced in the architectural scope involves one-on-one sessions between a retail associate and a client. In the lounge and sofa seating areas, clients review the product menu to build bespoke collections for their personal residences in Carmel, Pebble Beach or to be shipped abroad (if traveling).
- **White-Glove Delivery:** Post-purchase, the business coordinates professional, temperature-controlled delivery and installation of wine collections directly to the client’s home.
- **The "Wine Cave":** This dedicated space is designed for private client meetings.

III. Operational Details

Hours of Operation: 10:00 AM – 9:00 PM, seven days a week.

Staffing: A maximum of 2–3 employees will be on-site at any time (typically one manager and one to two wine consultants).

Deliveries: Due to the high-value, low-volume nature of the inventory, delivery traffic is minimal.

- **Volume:** 1–2 deliveries per week via small van or professional courier.
- **Schedule:** Deliveries will be between the hours of 8:00 AM – 10:00 AM.

IV. Clarification of Ancillary Retail Items

While the primary focus is wine, the business includes two minor ancillary retail components to reinforce the "luxury lifestyle" brand:

1. **Cigars:** A small, high-end glass humidor will offer premium cigars for retail sale. This is a non-primary use intended for collectors who pair cigars with fine wines. There is **no smoking** permitted on-site.
2. **Lifestyle Accessory Retail:** A curated selection of high-end, wine-related items will be available, including artisanal decanters, professional-grade glassware (e.g., Riedel/Zalto), and luxury wine-cellar accessories.

V. Compliance with CMC 17.14: Use Regulations

Primary vs. Ancillary Use (CMC 17.14.030 & 17.14.040.B)

The **Primary Use** of the space is **Retail (Liquor/Wine)**. Per CMC 17.14.040.B, ancillary uses must be subordinate and directly related to the primary use. Both the cigar humidor and the lifestyle accessories occupy less than 10% of the total floor area combined, ensuring they remain strictly ancillary to the primary wine retail function.

Summary of Benefits

This project replaces a service-based business (nail boutique) with a high-value retail tax generator that stores and sells world-class inventory. It provides a quiet, low-impact, and aesthetically elevated use that serves the local residential community and visitors alike, perfectly fitting the "Village in the Forest" character of Carmel-by-the-Sea.

Prepared by EMA (Eric Miller Architects) for:

Owner: Kurt Grasing

Grasing's Cellar

"The Cellar" Business Description

Mission 3 NW 6th, Carmel-by-the-Sea



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Prepared by EMA (Eric Miller Architects) for:

Owner: Kurt Grasing

GRASING'S CELLAR

Mission 3 NW 6th, Carmel-by-the-Sea, CA

PROJECT INFORMATION

PROJECT DESCRIPTION

TENANT IMPROVEMENTS FOR A HIGH-END WINE RETAIL SHOP & WINE COLLECTION CONSULTATION SPACE. ANCILLARY PRODUCTS SUCH AS CIGARS & WINE RELATED LIFESTYLE ACCESSORIES WILL BE SOLD AND DISPLAYED. EXTERIOR IMPROVEMENTS INCLUDE A NEW STONE COVERED ENTRY W/ TILED FLOOR, STEEL FRAMED GLASS PIVOT DOOR W/ GRILLED SIDELITES, NEW TRIM & ACCENT PAINT, NEW STUCCO PAINT, NEW METAL BUSINESS SIGN & REPLACEMENT OF EXISTING STONE VENEER ON WALL SKIRTING AND PLANTERS WITH NEW STONE TO MATCH ENTRY. ADDITION OF AN INTRA-BLOCK WALKWAY PLANTER W/ METAL LATTICE.

FLOOR AREA WILL REMAIN 917 S.F. OF INTERIOR LEASABLE SPACE WITH DEMOLITION & REARRANGEMENT OF RECESSED FRONT ENTRY & REMOVAL OF EXTERIOR SIDE ALLEY DOOR.

OCCUPANT CALCULATIONS

851 S.F. GROSS SALES AREAS / 60 =	15 OCCUPANTS
62 S.F. STORAGE AREA/ 300=	1 OCCUPANT
TOTAL OCCUPANT LOAD=	**16 OCCUPANTS**

PROJECT DATA

LOT DATA

ZONING	CC- CENTRAL COMMERCIAL
A.P.N.	A.P.N. 010-132-005-000
BUILDING HEIGHT:	NO CHANGE
INTERIOR FLOOR AREA	917 S.F. (NO CHANGE)
CONSTRUCTION TYPE	V-B
USE	RETAIL

PROJECT TEAM

OWNER: KURT GRASING
THE CARMEL RESTAURANT GROUP, INC
POST OFFICE BOX 2998
CARMEL, CA 93921
831-277-4570

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH: 831-372-0410
CONTACT: LUYEN VU

SHEET INDEX

SHEET INDEX

NUMBER	NAME
Architectural	
A-0.1	COVER SHEET
A-1.1	SITE PLAN
A-2.1	EXISTING & PROPOSED FLOOR PLAN
A-3.1	EXISTING & PROPOSED STREET ELEVATION
A-3.2	EXISTING & PROPOSED NORTH ELEVATION
A-7.1	MATERIAL SAMPLES
A-7.2	RENDERINGS

OWNERSHIP NOTES

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2. TITLE AND ALL "COPYRIGHT" PRIVELEDGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED
3. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
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TREE REMOVAL

NO TREES TO BE REMOVED.

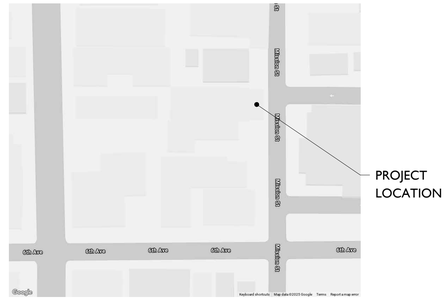
UTILITIES

GAS / ELECTRIC	PACIFIC GAS & ELECTRIC
WATER	CALIFORNIA AMERICAN
SEWER	CARMEL AREA WASTEWATER DISTRICT

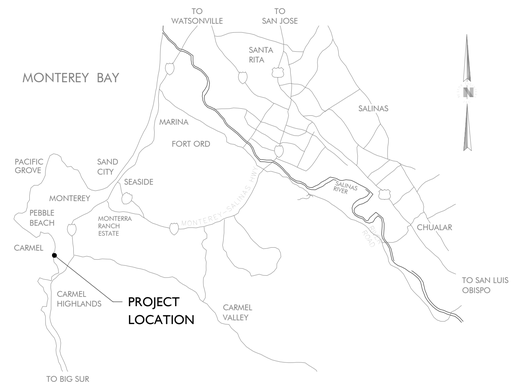
EXTERIOR LIGHTING NOTE

ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND AND NOT EXCEED 25 WATTS (INCANDESCENT EQUIVALENT) IN POWER PER FIXTURE.

LOCATION MAP



VICINITY MAP



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EMA

COVER SHEET

Job Name: GRASING'S WINE LOUNGE
Mission 3 NW 6th,
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A.P.N. 010-132-005-000

DATE:	3/3/2026
SCALE:	N.T.S.
DRAWN	CRISTO
JOB NO.	25.30

A-0.1

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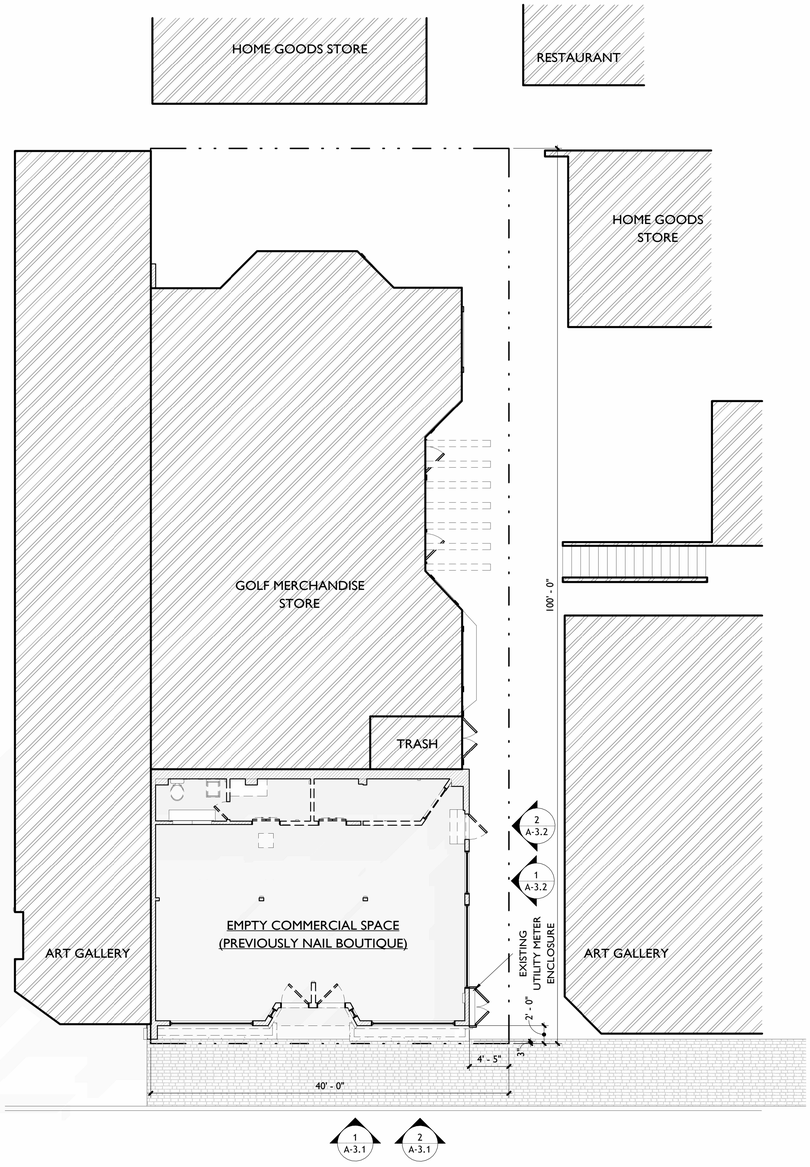
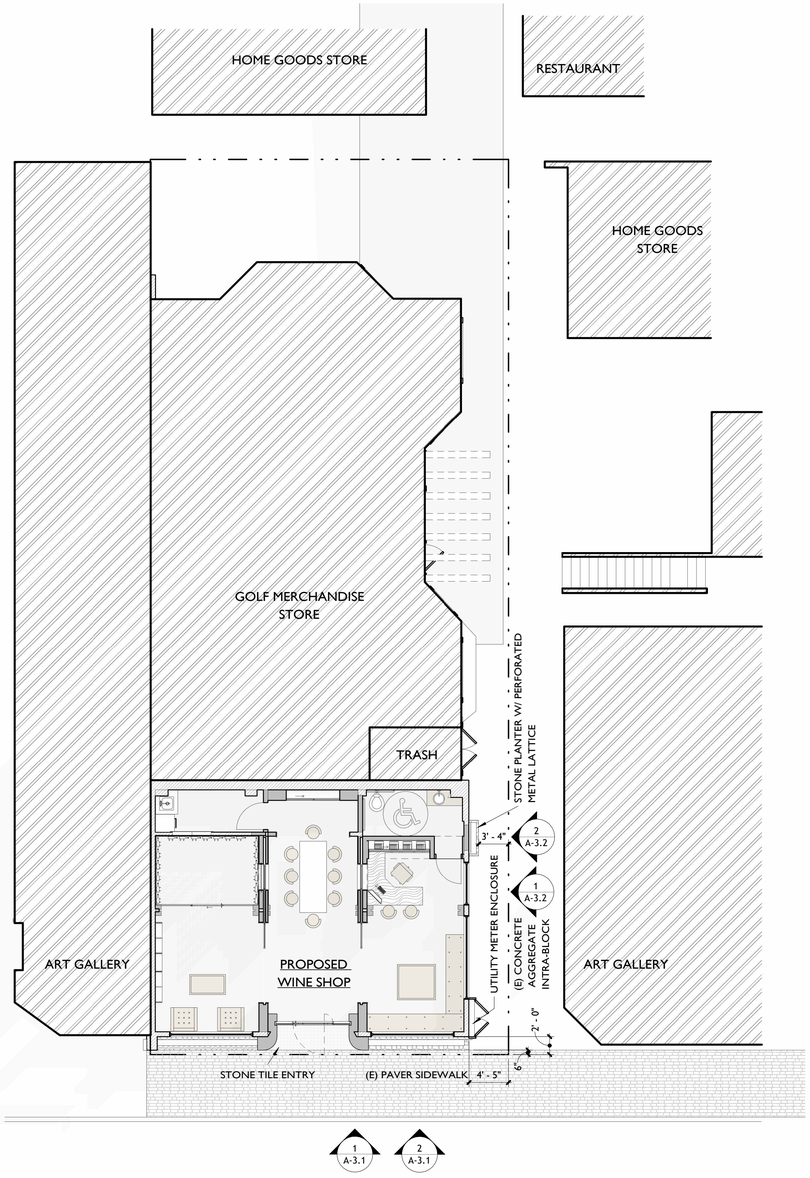


MISSION STREET



MISSION STREET

2 EXISTING SITE PLAN

1/8" = 1'-0"

1 PROPOSED SITE PLAN

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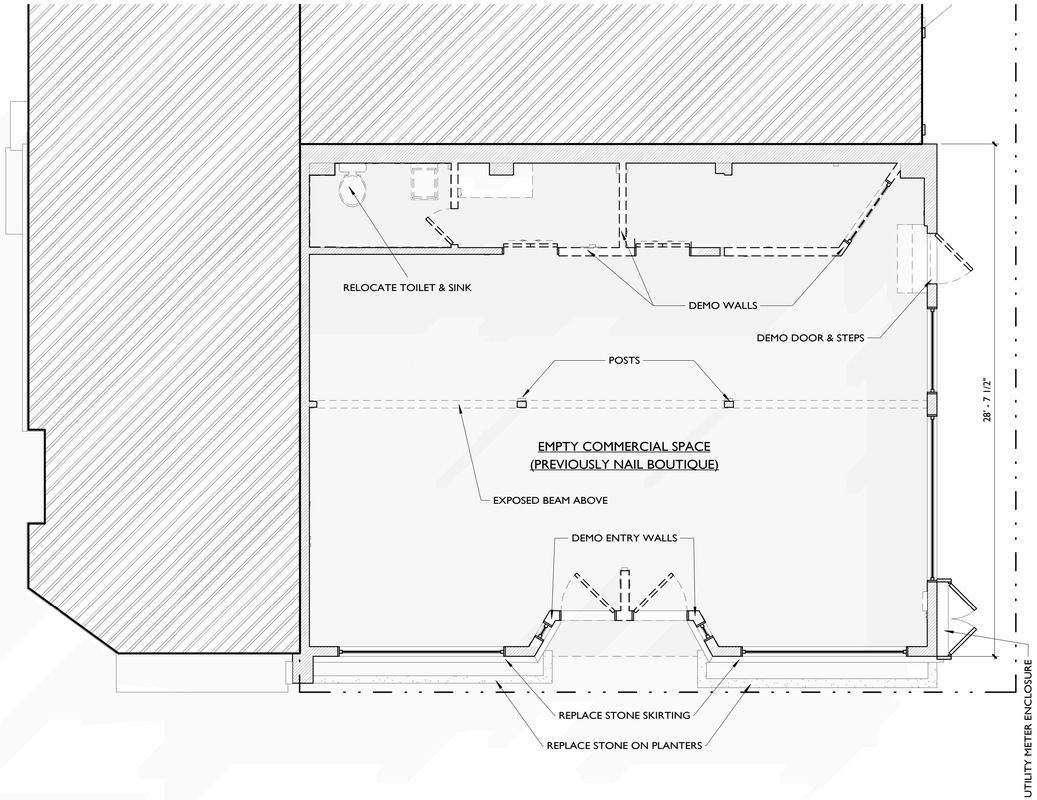
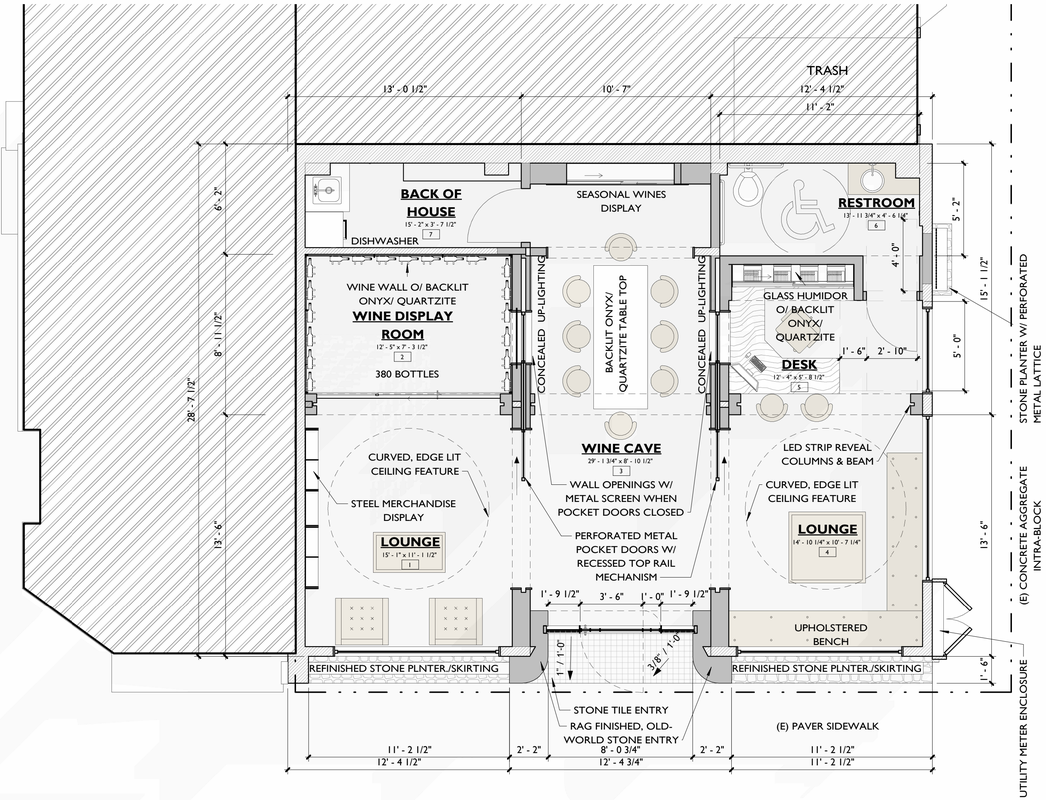


1 A-3.1 2 A-3.1

MISSION STREET
2 EXISTING & DEMO PLAN

1/4" = 1'-0"
0' 2' 4' 8'



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1/4" = 1'-0"
0' 2' 4' 8'

OCCUPANT CALCULATIONS

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TOTAL OCCUPANT LOAD=	**16 OCCUPANTS**

LEGEND

- (E) TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW

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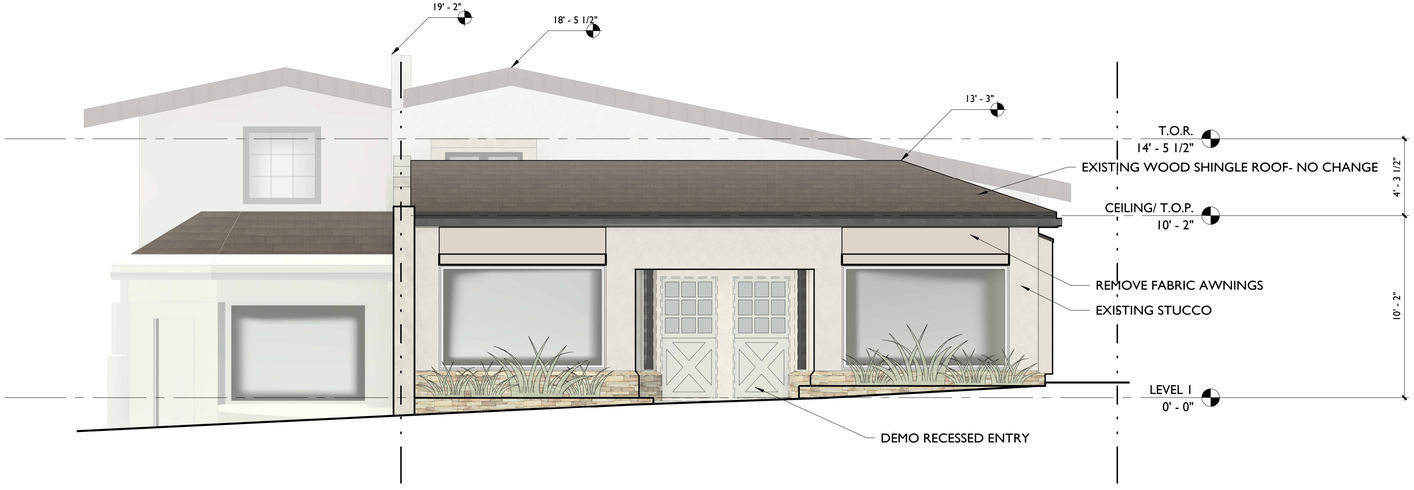
A-2.1



2 PROPOSED EAST ELEVATION

1/4" = 1'-0"

0' 2' 4' 8'



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D:\Projects\Drawings\25\dwg_25_a1.1.vw 3/3/2026 9:18:43 PM



2 PROPOSED NORTH ELEVATION

1/4" = 1'-0"



1 EXISTING NORTH ELEVATION

1/4" = 1'-0"

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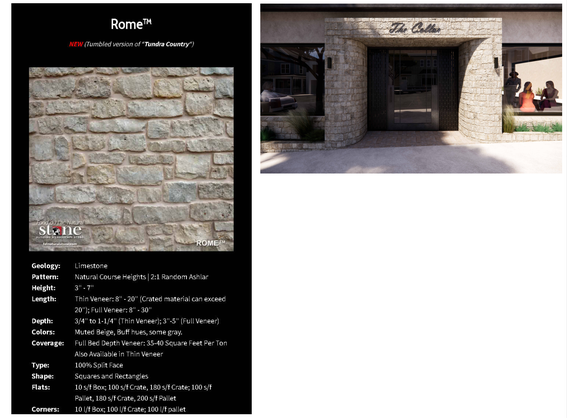

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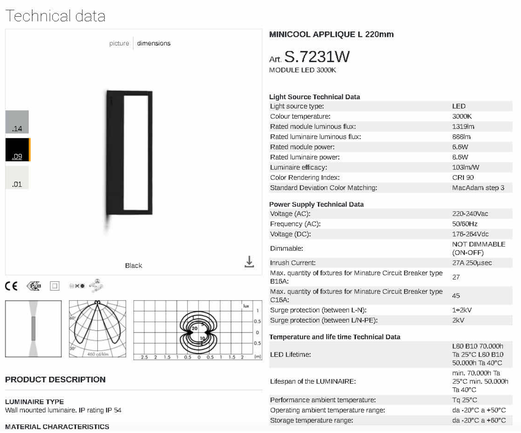

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CITY OF CARMEL-BY-THE-SEA
Planning Commission
Staff Report

June 10, 2026
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners
SUBMITTED BY: Jacob Olander, Associate Planner
APPROVED BY: Anna Ginette, AICP, Director of Community Planning and Building

SUBJECT:

UP 26123 (Max & Mike's Creamery): Consideration of a Use Permit, UP 26123 (Max & Mike's Creamery), for a new Specialty Restaurant located at the southwest corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) Zoning District. APN: 010-201-001-000.

Proposed CEQA Action: Finding the Application is Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270(a) of the CEQA Guidelines (Projects Which Are Disapproved) which states that CEQA does not apply to projects which a public agency rejects or disapproves; OR Find the project categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case.

Application:	UP 26123 (Max & Mike's Creamery)	**Applicant:**	Danny Hala, Agent
APN:	010-201-001-000	**Owner:**	Heron Trust
Block & Lot:	Block 74, Lot 1 & 2		
Location:	Southwest corner of Lincoln Street & Ocean Avenue		

Recommendation:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1):

A. Finding the Application is *Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270(a) of the CEQA Guidelines (Projects Which Are Disapproved) which states that CEQA does not apply to projects which a public agency rejects or disapproves*; and

B. Denying Use Permit, UP 26123 (Max & Mike's Creamery), for a new Specialty Restaurant located at the southwest corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) Zoning District (APN: 010-201-001-000).

OR

A. Finding the project categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case; and
B. Approving Use Permit UP 26123 (Max & Mike's Creamery), for a new Specialty Restaurant located at the southwest corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) Zoning District. APN: 010-201-001-000.

Summary, Background, and Project Description:

EXECUTIVE SUMMARY

The applicant is proposing a new specialty restaurant called "Max and Mike's Creamery" in a 400 square foot commercial space located in the courtyard of the Seven Arts Building. Code requirements establish a limit on the number of restaurants fronting on Ocean Avenue. This limit is currently reached and cannot be exceeded. This application presents a unique situation as the parcel fronts on Ocean. However, direct access to and from the commercial space is off Lincoln. Therefore, in their decision the Planning Commission will need to consider the appropriate application of the regulations on restricted uses. If the Commission finds the space fronts on Ocean, then the application must be denied. However, if the Commission finds that the space does not front on Ocean, then the application may move forward for consideration.

BACKGROUND AND PROJECT DESCRIPTION

The subject tenant space located on the southwest corner of Ocean Avenue and Lincoln Avenue, is approximately 400 square feet. The space was most recently used as the retail store B.Real Women's Apparel. The applicant is proposing to open a specialty restaurant specializing in the sale of ice cream and bottled drinks. The back of house is proposed to be used primarily for food storage and sanitation while the front of house area will be used for serving, ordering, and a seating area designed to accommodate 14 seats. The proposed hours of operation are from 11:00 a.m. to 11:00 p.m., 7 days a week.

The applicant provided a brief description of the proposed business; stating, "The shop will be designed around a vintage-style Ice Cream Parlor. Bistro style chairs will supply fourteen seats. Framed paintings, and tasteful objet d'art will evoke old-world elegance and provide an ideal setting for light outdoor socialization."

At the time of writing this report, staff did not receive any feedback from neighbors or any other residents on the proposed work.

Staff Analysis:

Restricted Use:

Land Use and Community Character Objective No. O1-5 calls for the protection and enhancement of the balanced mix of uses in the central business area, particularly along Ocean Avenue. This is to ensure a high-quality, pedestrian-oriented commercial environment providing a wide variety of goods and services to local residents.

Under this objective, Policy P1-19 requires limiting the number of uses in the commercial district selling food (e.g. restaurants, bakeries, delicatessens and specialty food stores) for immediate consumption by pedestrians to reduce the generation of litter and food material on the public right-of-way and to help maintain a balanced mix of uses.

CMC Section 17.14.040.I.4.j, which implements the objective and policy above, states that the “Maximum number of food stores and/or restaurants located within structures fronting on Ocean Avenue allowed: 15.” Table 17.56-A contained in CMC Section 17.56.020 states that food stores and restaurants are limited to “15 fronting on Ocean Avenue”. The language between the two regulations is similar, but when read separately can be interpreted to require 2 different things. For example, in the context of downtown Carmel, a restaurant located within a structure fronting on Ocean is different than a restaurant fronting on Ocean.

In this case, the subject property (APN: 010-201-001-000) is one legal lot of record and as discussed below, could be considered to contain one building or a complex of two buildings.

Single or Multiple Structures

The applicant has stated that their proposed specialty restaurant is accessed through the courtyard on the Lincoln side of the property and that the property has two separate structures. The applicant asserts that the proposed business is in the structure fronting Lincoln and not Ocean Ave. Please see the satellite view of the subject property and Streetview from Google Maps labeled Figure 1 and 2, respectively, below.



Figure 1



Figure 2

As can be seen in the above figures, the subject site is made up of a U-shaped structure. There is a staircase that is connected to the north portion of the structure that leads to a covered walkway that connects the west and south portions of the structure. The DPR in the property file dated 1997 (Attachment 3), states: “The Seven Arts Building has stood since 1925 at the southwest corner of Ocean Avenue and Lincoln Streets. Tourists have always enjoyed its unique architecture. Tudor in style, the two-storied complex of buildings forms a huge ‘U’. The structure is built of Thermolite concrete blocks forming a double wall held together with metal connectors, creating a continuous air space which forms both insulation and a special protection against dampness.” The DPR describes the Seven Arts Building as a structure repeatedly, but does also describe it as a complex of buildings. It is described as a single structure in every permit and staff report in the property file (linked here). Based on the description in the DPR and the documents in the property file, the Seven Arts Building is one structure.

CMC Section 17.70.020 defines a “structure” as, “A stable assembly of parts. The term ‘structure’ includes, but is not limited to, any building, deck, garage, carport, arbor, fence, wall, stairway, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.”

This definition does not help to determine whether the Seven Arts Building is a single structure or not and there is no argument that there is a structural connection between two wings (see Figure 3 below). However, these two wings are not structurally dependent by the attached staircase and balcony. In other words, each wing could be a stable assembly of parts if they were disconnected and could be separate buildings as defined below.



Figure 3

CMC Section 17.70.020 defines a “building” as, “A permanent structure providing shelter occupying an area of land and enclosing volume. This implies a roof supported by walls, posts, or columns. If walls entirely enclose the space within, there usually are doorways for access and windows for light. Roofs, walls, doors, and windows are essential features of buildings.”

Goal/Intent of “fronting on Ocean Avenue”

Based on the discussion above, staff recommends the Planning Commission focus the policy discussion on the goal and intent of limiting food stores and restaurants fronting on Ocean Avenue rather than an argument on whether or not Seven Arts is considered one or two buildings.

As such, the Commission should pay particular attention to Objective No. O1-5 and Policy P1-19. Together, these call for ensuring a high quality pedestrian oriented commercial environment that provides a variety of goods and services to local residents achieved through maintaining a balanced mix of uses and reducing litter and food material on the public right-of-way (e.g. Ocean Avenue).

CMC Section 17.70.020 defines “frontage, street frontage” as, “The side of a lot or building site facing a street.” Per this definition, the subject property and building site fronts on both Ocean and Lincoln. However, direct access to and from the subject commercial space is off Lincoln.

Therefore, the policy decision before the Commission is the intent of O1-5 and P1-19. Together, do they intend to 1) provide a buffer by limiting uses in buildings and properties fronting on Ocean or 2) limit uses that are directly accessed off Ocean Avenue?

The city currently has the maximum number of food stores and restaurants fronting Ocean. See the table with all food stores and restaurants fronting Ocean labeled Table 1 below.

#	Business Name	Business Type	Status
1.	Cottage of Sweets	Specialty Food Store	Active
2.	Porta Bella	Full-Line Restaurant	Active
3.	Carmel Valley Roasting Co.	Specialty Restaurant	Active
4.	Dametra Café	Full-Line Restaurant	Active
5.	Catch	Full-Line Restaurant	Active
6.	Carmel Bakery	Specialty Restaurant	Active
7.	Carmel Coffee House & Roasting Co.	Specialty Restaurant	Active
8.	A.W. Shucks Oyster Bar	Full-Line Restaurant	Active
9.	Café Carmel	Specialty Restaurant	Active
10.	Pangaea Grill	Full-Line Restaurant	Active
11.	il Forniao	Full-Line Restaurant	Active
12.	Mad Dogs & Englishmen	Specialty Restaurant	Active
13.	Olivier-by-the-Sea	Specialty Food Store	Active
14.	The Xocolatl Garden	Specialty Food Store	Active
15.	The Grill on Ocean Ave	Full-Line Restaurant	Active

Table 1

If the Commission finds that the intent of O1-5 and P1-19 is to provide a buffer by limiting uses in buildings and properties fronting on Ocean, then Use Permit, UP 26123 (Max & Mike's Creamery) must be denied and adopt the draft resolution included as Attachment 1a. Conversely, if the Commission finds that the intent of O1-5 and P1-19 is to limit uses that are directly accessed off Ocean Avenue then Attachment 1b has been included approving the use permit, provided the Commission can make all other findings.

Other Project Components:

Environmental Review:

Staff recommends the Planning Commission finds that pursuant to CEQA regulations, the Application is *Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270(a) of the CEQA Guidelines (Projects Which Are Disapproved) which states that CEQA does not apply to projects which a public agency rejects or disapproves.*

OR

If the Planning Commission determines that the Seven Arts Building is multiple structures, then the Planning Commission can find that the project is 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 gelato, espresso, tea, and Italian soda.). 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.

Attachments:

1. Attachment 1a - Resolution (Denial)
2. Attachment 1b - Resolution (Approval)
3. Attachment 2 - Business Description
4. Attachment 3 - Seven Arts Building DPR

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT STATUTORILY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) PURSUANT TO SECTION 15270(A) OF THE CEQA GUIDELINES (PROJECTS WHICH ARE DISAPPROVED) WHICH STATES THAT CEQA DOES NOT APPLY TO PROJECTS WHICH A PUBLIC AGENCY REJECTS OR DISAPPROVES; AND DENYING USE PERMIT, UP 26123 (MAX & MIKE'S CREAMERY), FOR A NEW SPECIALTY RESTAURANT LOCATED AT THE SOUTHWEST CORNER OF LINCOLN STREET AND OCEAN AVENUE IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT. APN: 010-201-001-000.

WHEREAS, on October 6, 2025, Danny Hala ("Applicant"), submitted an application requesting approval of Use Permit application ("UP 26123 (Max & Mike's Creamery)"), as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Application"); and

WHEREAS, the Applicant proposes a new specialty restaurant called "Max and Mike's Creamery" in a 400 square foot commercial space located in the courtyard of the Seven Arts Building ("Project"); and

WHEREAS, Specialty Restaurants are permitted in the Central Commercial or "CC" zoning district upon issuance of a Conditional Use Permit by the Planning Commission pursuant to Carmel-by-the-Sea (CMC) Section 17.14.030; and,

WHEREAS, on May 29, 2026, a notice of public hearing was published in the Carmel Pine Cone for the June 10, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 31, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before June 5, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on June 10, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the 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.

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:

a. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

b. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.52.080.

c. The Planning Commission has considered the Use Permit, UP 26123 (Max & Mike's Creamery), application at a public hearing. Based on the facts of this particular case, the Planning Commission determines that the required findings (see Sections 1-3 below) cannot be made and therefore denies the Use Permit without prejudice.

Section 1: FINDINGS REQUIRED FOR USE PERMIT (CMC Section 17.64.010.A).

1. Finding – General Plan: The proposed use will not conflict with the City's General Plan. Based on the evidence below, the project conflicts with General Plan Land Use and Community Character Objective No. O1-5 and Policy No. P1-19 and P1-63.

    a. Evidence: Land Use and Community Character Element Objective O1-5 states: "Protect and enhance the balanced mix of uses in the central business area, particularly along Ocean Avenue to ensure a high quality, pedestrian oriented commercial environment providing a wide variety of goods and services to local residents."
        i. On June 10, 2026, the Planning Commission determined that the intent of this objective is [to be updated per Planning Commission's determination].
        ii. The Planning Commission has determined that because the subject property and building site fronts on Ocean (see definition of "frontage, street frontage" found in CMC Section 17.70.020), the project conflicts with this objective.

    b. Evidence: Land Use and Community Character Element Policy P1-19 states: "Limit the number of business uses in the commercial district selling food for immediate consumption by pedestrians, including restaurants, bakeries, delicatessens and specialty food stores to reduce the generation of litter and food material on public rights of-way and to help maintain a balanced mix of uses."
        i. On June 10, 2026, the Planning Commission determined that the intent of this policy is [to be updated per Planning Commission's determination].
        ii. The Planning Commission has determined that because the subject property and building site fronts on Ocean (see Evidence "a.ii" above), the project would generate litter and food material on the right-of-way and does not maintain a

balanced mix of uses fronting along Ocean Avenue. Therefore, the project conflicts with this policy.

c. Evidence: Land Use and Community Character Element Policy P1-59 states: "Preserve the existing land use pattern in the commercial district with retail uses limited to the core area at ground level surrounded by a buffer area of residential uses, motels and offices that provide a transition to the residential district. Ensure that land use and design standards for these two areas remain coordinated. (LUP)"
    i. The proposed specialty restaurant is an allowed use in the Central Commercial (CC) zoning district with approval of a Use Permit by the Planning Commission. The subject unit is in the core area of the commercial district and on ground level, in conformance with Policy P1-59.

d. Evidence: Land Use and Community Character Element Policy P1-60 states: "Encourage visitor-oriented retail businesses to be located primarily in a core area of the total commercial district." In addition, Coastal Access and Recreation Element Policy P4-65 states, "Require visitor oriented retail businesses to be located in the core area of the commercial district. (See Figure 1.3) (LUP)"
    i. The proposed specialty restaurant is a visitor-oriented retail business and is located in the core area of the commercial district. The proposed use conforms with P1-60 and P4-65.

e. Evidence: Land Use and Community Character Element Policy P1-63 states: "Protect the special and unique character of Ocean Avenue and the surrounding commercial area. Ensure, through the administration of land use and design regulations, that the architecture, landscape, scale and ambience of this area is maintained. (LUP)"
    i. Carmel Municipal Code (CMC) 17.56.020 lists the restricted uses in Carmel-by-the-Sea. In order to enact P1-63, there is a restriction on the number of food stores and restaurants fronting Ocean Avenue. The proposed specialty restaurant is not allowed because there are already 15 food stores and restaurants fronting Ocean Avenue.

f. Evidence: Circulation Element Policy P2-28 states: "Use off-site parking and fees in-lieu of parking to meet parking demand generated by downtown commercial land uses. (LUP)"
    i. CMC Section 17.38.020 states: "Proposed uses within existing buildings may replace existing uses as long as any existing parking deficiencies on the property are not increased by the replacement." A retail use and a restaurant use both have a minimum parking requirement of one parking space per Table A in CMC Section 17.38.020.

2. Finding – Zoning Standards: The proposed use will comply with all zoning standards applicable to the use and zoning district.

    a. Evidence: The subject property is within the Central Commercial (CC) zoning district and

the Specialty Restaurant is an allowed use.

b. Evidence: Specialty Restaurants are subject to the following zoning standards found in CMC Section 17.14.040.I.4:

a. Minimum size: 400 square feet.

b. Minimum number of customer seats on site: 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.

c. Sales of soup, salads and sandwiches may be allowed in an amount up to 10 percent of sales.

d. The sale of alcohol is prohibited.

e. Drive-in, fast food, take-out or formula establishments are prohibited.

f. 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.

g. Outside seating may be allowed, subject to Chapter 17.58 CMC, Design Review.

h. All products sold for consumption off the premises, other than frozen desserts, must be placed in covered containers or wrappings.

i. Cooking equipment is limited to indoor stoves and ovens.

j. Maximum number of food stores and/or restaurants located within structures fronting on Ocean Avenue allowed: 15. See also Chapter 17.56 CMC, Restricted Commercial Uses.

k. 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 use permit, and will be adopted as a condition of approval of the use.

l. See also subsection (I)(1) of this section, All Eating and Drinking Establishments.

c. Evidence: The proposed use does not conform with all required standards for specialty restaurants. As described in of Finding 1, Evidence “a”, “b”, and “e” of this Section, the unit is in a structure fronting Ocean Avenue. There are 15 food stores and restaurants fronting Ocean and therefore this proposed use is not allowed.

3. Finding – Precedent: 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.

a. Evidence: As described in of Finding 1, Evidence “a”, “b”, and “e” and Finding 2, Evidence “a”, “b”, and “c” of this Section, the proposed use does not meet all the zoning standards in the CMC nor all applicable General Plan Policies. The approval of UP 26123 (Max & Mike's Creamery) will be precedent setting. Therefore, this finding cannot be made.

4. Finding – Demands on Public Services: 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.

    a. Evidence: As demonstrated in Section 1, Finding 1, Evidence "d", the change in use allows maintaining the existing nonconforming parking.

    b. Evidence: As part of the application, the applicant applied for additional water from the city's Commercial Water Allocation.

    c. Evidence: During building permit review for tenant improvements, the subject site will be reviewed for grease interceptor requirements.

5. Finding – Health and Safety: That the proposed use will not be injurious to public health, safety, or welfare.

    a. Evidence: As described in of Finding 1, Evidence "a", "b", and "e" and Finding 2, Evidence "a", "b", and "c" of this Section, the proposed use will have negative effects on public health, safety, or welfare because it is not consistent with the General Plan and zoning standards.

6. Finding – Land Use Compatibility: 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.

    a. Evidence: As described in of Finding 1, Evidence "a", "b", and "e" and Finding 2, Evidence "a", "b", and "c" of this Section, the proposed use is not consistent with the General Plan and zoning standards.

7. Finding – Generate Adverse Impacts: That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.

    a. Evidence: As described in of Finding 1, Evidence "a", "b", and "e" and Finding 2, Evidence "a", "b", and "c" of this Section, the proposed use will have negative effects on health, safety, or welfare of neighboring properties or uses because it is not consistent with the General Plan and zoning standards.

Section 2: FINDINGS REQUIRED FOR COMMERCIAL USE PERMIT (CMC Section 17.64.020)

1. Finding – Mix of Uses: 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.

a. Evidence: As described in of Finding 1, Evidence "a", "b", and "e" and Finding 2, Evidence "a", "b", and "c" of Section 1, the proposed use is not consistent with the General Plan and zoning standards.

2. Finding – Access: The proposed use will provide adequate ingress and egress to and from the proposed location.

    a. Evidence: The proposed use will not impact existing ingress and egress at the proposed location.

3. Finding – Traffic: That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

    a. Evidence: The surrounding streets are adequate to service the automobile and delivery truck traffic generated. The proposed restaurant use has the same amount of minimum parking required as the former retail use. As described in of Finding 1, Evidence "f" of Section 1, the nonconforming parking can remain.

Section 3: CEQA FINDING – EXEMPT

1. Finding – Statutory Exemption: Denial of the Project is Statutorily Exempt from the California Environmental Quality Act (CEQA).

    1. Evidence: CEQA Guidelines Section 15270(a) - Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270(a) of the CEQA Guidelines (Projects Which Are Disapproved) which states that CEQA does not apply to projects which a public agency rejects or disapproves.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project Statutorily Exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15270(a) of the CEQA Guidelines (Projects Which Are Disapproved) which states that CEQA does not apply to projects which a public agency rejects or disapproves, and **DENY** the Use Permit, UP 26123 (Max & Mike's Creamery), for a new Specialty Restaurant located at the southwest corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) Zoning District. APN: 010-201-001-000, subject to the conditions in Exhibit A.

All of which are in conformance with the attached business description (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10 day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

Exhibit A
Business Description

Danny Hala
PO BOX 7044
Carmel by the Sea, CA 93921
(831) 869-7798
d.hala15@icloud.com

9th of April 2026

City of Carmel by the Sea
Community Planning and Building

Re: MAX & MIKE'S CREAMERY
Conditional Use Permit Application
Lincoln Street 1SW of Ocean Avenue, APN 010201001000

It is our pleasure to submit for your consideration a Conditional Use Permit application for "MAX & MIKE'S CREAMERY".

Description of Business

MAX & MIKE'S CREAMERY will be a 400 square foot 14-seat ice cream shop presenting authentic american style ice cream for the afternoon and evening. The ice cream shop will seek sustainably sourced, local ingredients that celebrate the rich European-influenced heritage of Carmel-by-the-Sea, area farmers and artisans. Warmly lit and thoughtfully completed, MAX & MIKE'S CREAMERY is intended to be enjoyed by visitors and locals alike.

Aesthetic

The shop will be designed around a vintage-style Ice Cream Parlor. Bistro style chairs will supply fourteen seats. Framed paintings, and tasteful objet d'art will evoke old-world elegance and provide an ideal setting for light outdoor socialization.

Operation & Employees

MAX & MIKE'S CREAMERY intends to operate 7 days a week, between the hours of 11am and 11pm. One to three employees will generally be on hand to service customers and attend to inventory and display needs.



MAX & MIKE'S CREAMERY, the brainchild of Angelina Hala, will be Carmel by the Sea's premier destination for an authentic ice cream parlor experience. Angelina's husband, Danny is the founder of the popular Gelato shop Gelato by the Sea on San Carlos Street. The Hala's were inspired to start MAX & MIKE'S CREAMERY because of their sons Max and Michael's love of Ice Cream.

We strive to promote a commitment to hospitality service training in Carmel by the Sea, encouraging local hires, inward mobility, and the retention of elegant service standards for all local establishments.

Please review the enclosed proposition at your earliest convenience. We welcome any questions or points of discussion you may wish to address. Thank you for your kind consideration.

Our best regards,

Danny & Angelina Hala

Atmosphere

MAX & MIKE'S CREAMERY intends to build a faithful following of local customers by maintaining the highest culinary standards and consistently presenting a welcoming, unimposing environment in which they feel remembered and at home.

The previous tenant of Lincoln Street 1SW of Ocean Avenue, B.Real Women's Apparel:





Outfitting and design inspiration for MAX & MIKE’S

CREAMERY:





Products

Our mission at MAX & MIKE’S CREAMERY is to celebrate the beautiful rituals of fine ice cream while providing a sustainable and inviting environment for guests and employees. Rather than functioning as “just another dessert place,” MAX & MIKE’S CREAMERY is intended to become a destination unto itself for locals seeking an intimate celebration, a savory after lunch or dinner treat, or simply a place for an exceptionally satisfying stop. MAX & MIKE’S CREAMERY will serve exclusive custom artisanal ice cream. Each menu item will be unique and we will not serve any formula foods.

Through researched demographics and our own experiences, we have identified our primary rotation of products to include:

- A seasonal rotation of 22-36 ice cream flavors specifically made by our supplier for MAX & MIKE'S CREAMERY
- Bottled Sodas & Waters

MAX & MIKE'S CREAMERY will serve their menu for onsite consumption in non-disposable serving pieces and cups. For take away orders, MAX & MIKE'S CREAMERY will rigorously adhere to Carmel by the Sea regulations for compostable packaging, cups, and utensils.

Presentation

We intend to create a premium, interesting experience for guests while maintaining the approachable price points for a gourmet experience expected by most visitors to Carmel-by-the-Sea
Food & Beverage Service Inspirations:



We will only serve in cups or cones A



Flavors will vary by season

The centerpiece of MAX & MIKE'S CREAMERY will be our Ice Cream display case at the center of the space, located just beyond our dining area and adjacent to our order counter. This display case will show our selection of Ice Cream available to order. We do not plan any other retail display.

Seating clarification

All 14 bistro style seats will include tables, as indicated in the attached floor plan. MAX & MIKE'S CREAMERY is an "American-style" Ice Cream Parlor, so the seating is designed to be casual, but very relaxing, encouraging patrons to linger and relax while chatting and enjoying their ice cream and beverages.

Examples of "bistro-style" seating:



Restroom

The existing restroom is located within MAX & MIKE'S CREAMERY. Please see attached floor plan with "Restroom" identifying the existing Restroom.

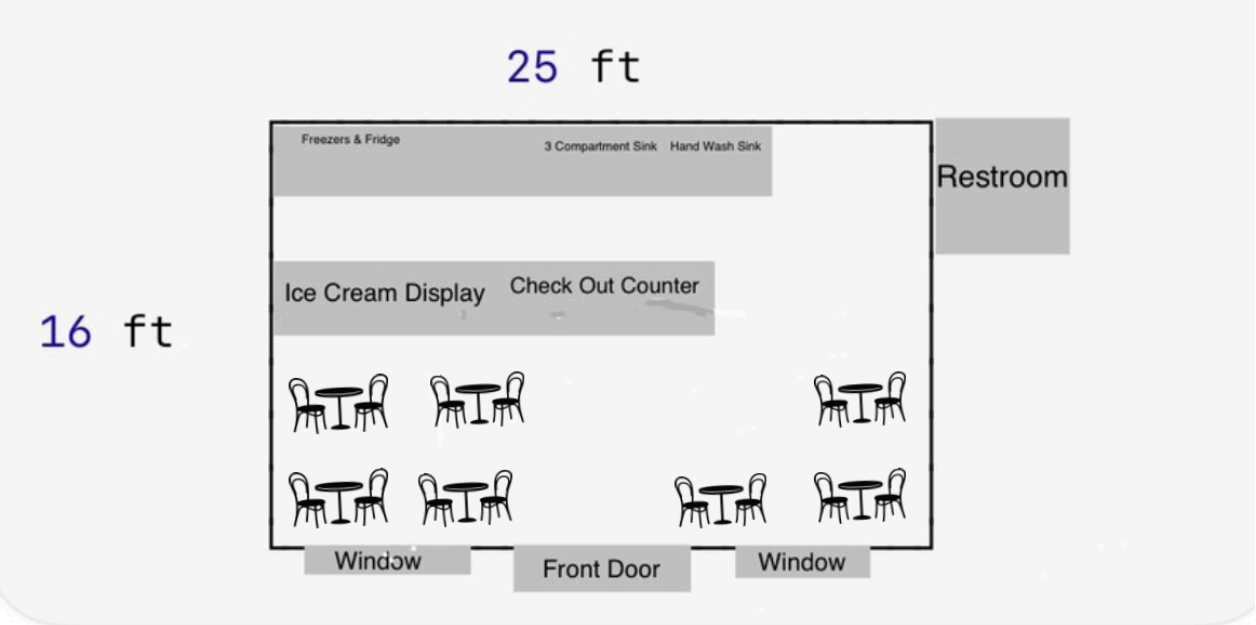
Kitchen appliances

MAX & MIKE'S CREAMERY will utilize an ice cream display freezer case, fridges for drinks, and freezers for storage. We will utilize a three compartment sink and hand wash station to meet Health Department requirements. We will not have a stove.

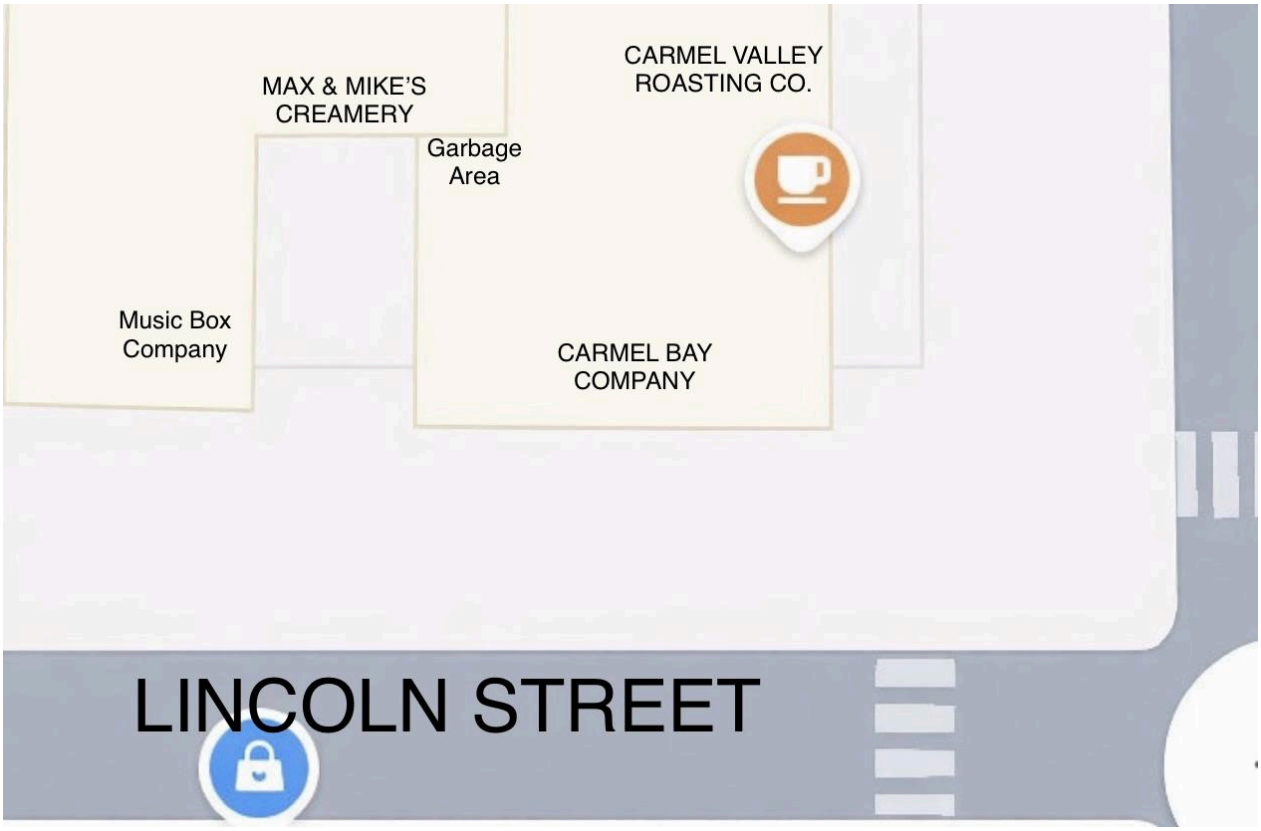
Renovation expenditures

Renovation costs are expected to stay under $20,000. They will be limited to floor repairs/replacement, the addition of new furniture and kitchen appliances including a sink replacement. We will install an ADA compliant checkout counter.

Proposed Floor Plan (400 Square Feet):



Site Plan Identifying MAX & MIKE'S CREAMERY location within the subject property:



CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION RESOLUTION NO. 2026-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA FINDING THE PROJECT CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW PURSUANT TO SECTION 15301 (EXISTING FACILITIES) OF THE CEQA GUIDELINES AND THAT NONE OF THE EXCEPTIONS TO THE EXEMPTIONS CONTAINED IN SECTION 15300.2 CAN BE MADE IN THIS CASE; AND APPROVING USE PERMIT, UP 26123 (MAX & MIKE'S CREAMERY), FOR A NEW SPECIALTY RESTAURANT LOCATED AT THE SOUTHWEST CORNER OF LINCOLN STREET AND OCEAN AVENUE IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT. APN: 010-201-001-000.

WHEREAS, on October 6, 2025, Danny Hala ("Applicant"), submitted an application requesting approval of Use Permit application ("UP 26123 (Max & Mike's Creamery)"), as described herein and including all materials, documents and reports on file with the Community Planning and Building Department ("Application"); and

WHEREAS, the Applicant proposes a new specialty restaurant called "Max and Mike's Creamery" in a 400 square foot commercial space located in the courtyard of the Seven Arts Building ("Project"); and

WHEREAS, Specialty Restaurants are permitted in the Central Commercial or "CC" zoning district upon issuance of a Conditional Use Permit by the Planning Commission pursuant to Carmel-by-the-Sea (CMC) Section 17.14.030; and,

WHEREAS, on May 29, 2026, a notice of public hearing was published in the Carmel Pine Cone for the June 10, 2026, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 31, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before June 5, 2026, the meeting agenda was posted in three locations in compliance with State law, indicating the date and time of the public hearing; and

WHEREAS, on June 10, 2026, the Planning Commission held a public hearing to receive public testimony regarding the Application, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Planning Commission at the hearing date, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the 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.

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:

a. The facts ("Facts") set forth in the recitals above are true and correct and are incorporated herein by reference.

b. The consideration of the Project before the Planning Commission decision has been processed in accordance with CMC Section 17.52.080.

c. The Planning Commission has considered the Use Permit, UP 26123 (Max & Mike's Creamery), application at a public hearing. Based on the facts of this particular case, the Planning Commission determines that the required findings (see Sections 1-3 below) can be made and therefore approves the Use Permit.

d. Conditions of approval have been incorporated as Exhibit A to this resolution to ensure project implementation occurs according to applicable Carmel-by-the-Sea policy and regulations.

e. Business Description has been incorporated as Exhibit B to this resolution for reference by the Planning Commission and residents when reviewing the proposed project.

Section 1: <u>FINDINGS REQUIRED FOR USE PERMIT (CMC Section 17.64.010.A).</u>

1. <u>Finding – General Plan</u>: The proposed use will not conflict with the City's General Plan.

    a. <u>Evidence</u>: Land Use and Community Character Element Objective O1-5 states: "Protect and enhance the balanced mix of uses in the central business area, particularly along Ocean Avenue to ensure a high quality, pedestrian oriented commercial environment providing a wide variety of goods and services to local residents."
        a. On June 10, 2026, the Planning Commission determined that the intent of this objective is [to be updated per Planning Commission's determination].
        b. The Planning Commission has determined that because the subject unit fronts on Lincoln (see definition of "frontage, street frontage" found in CMC Section 17.70.020), the project is consistent with this objective.

    b. <u>Evidence</u>: Land Use and Community Character Element Policy P1-19 states: "Limit the number of business uses in the commercial district selling food for immediate consumption by pedestrians, including restaurants, bakeries, delicatessens and specialty

food stores to reduce the generation of litter and food material on public rights of-way and to help maintain a balanced mix of uses."

a. On June 10, 2026, the Planning Commission determined that the intent of this policy is [to be updated per Planning Commission's determination].
b. The Planning Commission has determined that because the subject unit fronts on Lincoln (see Evidence "a.ii" above), the project would not affect the balanced mix of uses fronting along Ocean Avenue. Therefore, the project conflicts with this policy.

c. Evidence: P1-59 states, "Preserve the existing land use pattern in the commercial district with retail uses limited to the core area at ground level surrounded by a buffer area of residential uses, motels and offices that provide a transition to the residential district. Ensure that land use and design standards for these two areas remain coordinated. (LUP)"

   The proposed specialty restaurant is allowed in the Central Commercial (CC) Zoning District with the approval of a Use Permit by the Planning Commission. The subject unit is in the core area of the commercial district and on ground level, conforming with P1-59.

d. Evidence: P1-60 states, "Encourage visitor-oriented retail businesses to be located primarily in a core area of the total commercial district." And P4-65 states, "Require visitor oriented retail businesses to be located in the core area of the commercial district. (See Figure 1.3) (LUP)"

   The proposed specialty restaurant is a visitor-oriented retail business and is located in the core area of the commercial district. The proposed use conforms with P1-60 and P4-65.

e. Evidence: P1-63 states, "Protect the special and unique character of Ocean Avenue and the surrounding commercial area. Ensure, through the administration of land use and design regulations, that the architecture, landscape, scale and ambience of this area is maintained. (LUP)"

   Carmel Municipal Code (CMC) 17.56.020 lists the restricted uses in Carmel-by-the-Sea. In order to enact P1-63, there is a restriction on the number of food stores and restaurants fronting Ocean Avenue. Because there are already 15 food stores and restaurants fronting Ocean Avenue, the specialty restaurant is proposed in a unit front Lincoln Avenue.

f. Evidence: P2-28 states, "Use off-site parking and fees in-lieu of parking to meet parking demand generated by downtown commercial land uses. (LUP)"

   Per CMC Section 17.38.020 states, "Proposed uses within existing buildings may replace existing uses as long as any existing parking deficiencies on the property are not increased by the replacement." A retail use and a restaurant use both have a minimum parking requirement of one parking space per Table A in 17.38.020. If the Planning Commission

would like more information on parking and whether additional parking should be required, the applicant can be required to provide a traffic report analyzing the amount of parking required.

2. Finding – Zoning Standards: The proposed use will comply with all zoning standards applicable to the use and zoning district.

   a. Evidence: The subject property is within the Central Commercial (CC) zoning district.

   b. Evidence: Specialty Restaurants are subject to the following zoning standards found in CMC Section 17.14.040.I.4:
   a. Minimum size: 400 square feet.
   b. Minimum number of customer seats on site: 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.
   c. Sales of soup, salads and sandwiches may be allowed in an amount up to 10 percent of sales.
   d. The sale of alcohol is prohibited.
   e. Drive-in, fast food, take-out or formula establishments are prohibited.
   f. 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.
   g. Outside seating may be allowed, subject to Chapter 17.58 CMC, Design Review.
   h. All products sold for consumption off the premises, other than frozen desserts, must be placed in covered containers or wrappings.
   i. Cooking equipment is limited to indoor stoves and ovens.
   j. Maximum number of food stores and/or restaurants located within structures fronting on Ocean Avenue allowed: 15. See also Chapter 17.56 CMC, Restricted Commercial Uses.
   k. 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 use permit, and will be adopted as a condition of approval of the use.
   l. See also subsection (I)(1) of this section, All Eating and Drinking Establishments.

   c. Evidence: The use conforms with all required standards for specialty restaurants. Special Condition of Approval 21 has been incorporated to ensure that that litter and sidewalk cleanliness are maintained as required by the CMC. This finding can be made.

3. Finding – Precedent: 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.

   a. Evidence: The proposed use meets the zoning standards in the CMC and all applicable

General Plan Policies. The approval of UP 26123 (Max & Mike's Creamery) will not be precedent setting.

b. Evidence: As described in Findings 1 and 2 and the supporting Evidence in Section 1, the proposed use will conform to the applicable General Plan Objectives and Policies.

4. Finding – Demands on Public Services: 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.

   a. Evidence: As described in Findings 1, Evidence "D" in Section 1, the use can maintain the existing nonconforming parking.

   b. Evidence: As part of the application, the applicant applied for additional water from the city's Commercial Water Allocation.

   c. Evidence: During building permit review for tenant improvements, the subject site will be reviewed for grease interceptor requirements.

5. Finding – Health and Safety: That the proposed use will not be injurious to public health, safety, or welfare.

   a. Evidence: As described in Findings 1 and 2 and the supporting Evidence in Section 1,, the proposed use will not have negative effects on public health, safety, or welfare by meeting the General Plan Policies and Zoning Standards.

6. Finding – Land Use Compatibility: 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.

   a. Evidence: As described in Findings 1 and 2 and the supporting Evidence in Section 1,, the proposed use will be compatible with surrounding land uses and shall not conflict with the purpose of the district by meeting the General Plan Policies and Zoning Standards.

7. Finding – Generate Adverse Impacts: That the proposed use will not generate adverse impacts affecting the health, safety, or welfare of neighboring properties or uses.

   a. Evidence: As described in Findings 1 and 2 and the supporting Evidence in Section 1, the proposed use will not have negative effects on health, safety, or welfare of neighboring properties or uses by meeting the General Plan Policies and Zoning Standards.

Section 2: FINDINGS REQUIRED FOR COMMERCIAL USE PERMIT (CMC Section 17.64.020)

1. Finding – Mix of Uses: 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.

    a. Evidence: As described in Findings 1 and 2 and the supporting Evidence in Section 1, 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 non-local populations by meeting the General Plan Policies and Zoning Standards.

2. Finding – Access: The proposed use will provide adequate ingress and egress to and from the proposed location.

    a. Evidence: The operational component of the project will not impact existing ingress and egress at the proposed location.

3. Finding – Traffic: That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

    a. Evidence: The surrounding streets are adequate to service the automobile and delivery truck traffic generated. The proposed restaurant use has the same amount of minimum parking required as the former retail use. As described in of Finding 1, Evidence "f" of Section 1, the nonconforming parking can remain.

Section 3: CEQA FINDING – EXEMPT

1. Finding – Categorical Exemption: Approval of the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) and no unusual circumstances were identified.

    1. Evidence: CEQA Guidelines Section 15301 – Existing Facilities categorically exempts 15301. The project is for a new specialty restaurant called "Max and Mike's Creamery" in a 400 square foot commercial space located in the courtyard of the Seven Arts Building.

    2. Evidence: The exceptions to the exemptions listed in CEQA Guidelines Section 15300.2 do not apply in this case as explained below;

        a. Location. The project is for a specialty restaurant in the Central Commercial (CC) Zoning District. The proposed use is permitted upon approval of a Use Permit by the Planning Commission.

        b. Cumulative Impact. The proposed project is a specialty restaurant in the Central

Commercial (CC) Zoning District. Due to the size of the city, it is not unusual for retails spaces to change uses. The project will not result in a cumulative impact because there have not been successive projects of the same type in the same location.

c. Significant Effect. The proposed project is for a new specialty restaurant. No major exterior changes are proposed as part of the permit.

d. Scenic Highways. The project is not located on a scenic highway and will not result in any impacts to scenic highways or scenic resources.

e. Hazardous Waste. The subject site will not have any effect on a hazardous waste site and is not a site listed pursuant to Section 65962.5 of the Government Code.

f. Historic Resource. The Seven Arts Building was added to the Carmel Historic Inventory in 2006. The proposed project will not have any negative effects on a historic resource. No exterior major changes are proposed as part of this permit.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **FIND** the project categorically exempt from environmental review pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines and that none of the exceptions to the exemptions contained in Section 15300.2 can be made in this case, and **APPROVE** the Use Permit, UP 26123 (Max & Mike's Creamery), for a new Specialty Restaurant located at the southwest corner of Lincoln Street and Ocean Avenue in the Central Commercial (CC) Zoning District. APN: 010-201-001-000, subject to the conditions in Exhibit A.

All of which are in conformance with the attached business description (**Exhibit B**) and subject to the attached conditions (**Exhibit A**), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 10 day of June 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Shelby Gorman
Planning Commission Secretary

Exhibit A
Conditions of Approval

CONDITIONS OF APPROVAL		
No.		
1.	**Authorization.** This approval Use Permit (UP 26123 (Max & Mike's Creamery)) authorizes: a new Specialty Restaurant, "Max & Mike's Creamery", with 14 indoor seats to operate from 11 AM to 11 pm daily located on Lincoln Street and Ocean Avenue in the Central Commercial (CC) Zoning District. APN: 010-201-001-000. The business shall operate consistent with the plans and business description approved by the Planning Commission on June 10, 2026.	✓
2.	**Codes and Ordinances.** The business shall operate consistent with the requirements for a Specialty Restaurant as established in CMC 17.14.040.I.4	✓
3.	**Codes and Ordinances.** Any tenant improvements associated with the project shall be constructed in conformance with all requirements of the Central Commercial (CC) district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission. Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.	✓
4.	**Sale of Nonfood Merchandise.** The sale of nonfood merchandise directly related to the use may be allowed if it is determined to be incidental to the specialty restaurant. The display of nonfood merchandise shall be ancillary to the specialty restaurant.	✓
5.	**Closed Storage of Trash.** Adequate facilities shall be provided on-site for the closed storage of trash and garbage generated by the full-line restaurant. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department. a. The trash storage area shall be designed and maintained to prevent storm water contamination by loose trash and debris. b. All drainage from adjoining roofs and pavement shall be diverted around the trash area to minimize water flow through the storage area. c. The trash storage area shall be maintained in a screened or walled area to prevent off-site transport of trash.	✓
6.	**Public Restroom.** At least one restroom shall be available for use by all persons within, or conveniently adjacent to, the specific business premises and on the same property on which the full-line restaurant is located. The restroom shall comply with all provisions of the California Building and Plumbing Codes as to the required size, location and accessibility standards, and shall be available for use by both the employees and patrons of the business.	✓
7.	**Alcoholic Beverage Sales.** Alcoholic beverage sales are prohibited.	✓
8.	**Formula and Fast Food Establishments Not Permitted.** The restaurant shall not operate as a "Drive-in, Formula Food or Fast Food" establishment as defined in CMC Section 17.70.	✓

9.	**Seating Capacity.** The seating capacity for the use approved as part of this use permit is fourteen (14) indoor seats. No exterior seating is authorized as part of this approval. The actual maximum seating capacity shall not exceed the standards in the California Building and Fire Codes or the number of seats approved by this Use Permit, whichever is less.	✓
10.	**Food Sold for Consumption off Premise.** Food sold for consumption off the premises, , other than frozen desserts, shall be incidental to the primary use. Such food shall be placed in covered containers or wrapping. Except as provided in CMC Sections 8.68.070 and 8.68.080, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene foam food packaging, nor shall any restaurant purchase, obtain, keep, sell, distribute, provide to customers or otherwise use in its business any CFC-processed food packaging or polystyrene foam food packaging. The restaurant shall comply with all other requirements in CMC Chapter 8.68.	✓
11.	**Indemnification.** The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
12.	**Water Units.** Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.	✓
13.	**Monterey County Health Department Permits.** The applicant shall obtain all necessary permits from the Monterey County Health Department prior to building permit issuance.	✓
14.	**Consistency with Approved Application and Seating Plan.** The use shall be conducted in a manner consistent with the plans, and application materials submitted with the project, and any change in the use which would alter the findings or conditions adopted as part of this permit shall require approval of a new or amended Use Permit by the City.	✓
15.	**Use Permit Must be Initiated within 12 Months.** This Use Permit shall become void and in no further force or effect if the use is not initiated within twelve (12) months of the issuance of the Certificate of Occupancy from the Building Official.	✓

16.	**Violation of the Terms of this Use Permit.** Violations of the terms of this Use Permit or other ordinances of the City may constitute grounds for revocation of this Use Permit and the associated business license by the Planning Commission.	✓
17.	**Summary Sheet of Use Permit Must be Posted on the Premises.** A summary sheet of basic Use Permit requirements (allowed days, allowed hours, special conditions) shall be posted on the premises or shall be available upon request by any enforcement officer of the City.	✓
Use Permit Special Conditions		
18.	**Permitted Hours of Operation.** Permitted hours of operation are from 11:00 am to 11:00 pm, 7 days a week.	✓
19.	**Permitted Interior Seating.** The restaurant is permitted a maximum fourteen (14) interior seats. A minimum of fourteen (14) interior seats shall be maintained at all times.	✓
20.	**Exterior Seating.** Outside seating may be allowed, subject to CMC Chapter 17.58, Design Review. Prior to the establishment any outdoor seating, the applicant shall apply for and obtain approval of a Design Review Application for any associated outdoor seating.	✓
21.	**Exterior cleaning.** The business operator shall be responsible for the clean-up of all on-site and off-site litter generated by the use, including twice-daily clean-up of all sidewalks and gutters within 50 feet of the storefront and twice-yearly steam cleaning of this area.	✓
22.	**Business License.** A business license shall be obtained prior to the commencement of business operation.	✓

Exhibit B
Business Description

Danny Hala
PO BOX 7044
Carmel by the Sea, CA 93921
(831) 869-7798
d.hala15@icloud.com

9th of April 2026

City of Carmel by the Sea
Community Planning and Building

Re: MAX & MIKE'S CREAMERY
Conditional Use Permit Application
Lincoln Street 1SW of Ocean Avenue, APN 010201001000

It is our pleasure to submit for your consideration a Conditional Use Permit application for "MAX & MIKE'S CREAMERY".

Description of Business

MAX & MIKE'S CREAMERY will be a 400 square foot 14-seat ice cream shop presenting authentic american style ice cream for the afternoon and evening. The ice cream shop will seek sustainably sourced, local ingredients that celebrate the rich European-influenced heritage of Carmel-by-the-Sea, area farmers and artisans. Warmly lit and thoughtfully completed, MAX & MIKE'S CREAMERY is intended to be enjoyed by visitors and locals alike.

Aesthetic

The shop will be designed around a vintage-style Ice Cream Parlor. Bistro style chairs will supply fourteen seats. Framed paintings, and tasteful objet d'art will evoke old-world elegance and provide an ideal setting for light outdoor socialization.

Operation & Employees

MAX & MIKE'S CREAMERY intends to operate 7 days a week, between the hours of 11am and 11pm. One to three employees will generally be on hand to service customers and attend to inventory and display needs.



MAX & MIKE'S CREAMERY, the brainchild of Angelina Hala, will be Carmel by the Sea's premier destination for an authentic ice cream parlor experience. Angelina's husband, Danny is the founder of the popular Gelato shop Gelato by the Sea on San Carlos Street. The Hala's were inspired to start MAX & MIKE'S CREAMERY because of their sons Max and Michael's love of Ice Cream.

We strive to promote a commitment to hospitality service training in Carmel by the Sea, encouraging local hires, inward mobility, and the retention of elegant service standards for all local establishments.

Please review the enclosed proposition at your earliest convenience. We welcome any questions or points of discussion you may wish to address. Thank you for your kind consideration.

Our best regards,

Danny & Angelina Hala

Atmosphere

MAX & MIKE'S CREAMERY intends to build a faithful following of local customers by maintaining the highest culinary standards and consistently presenting a welcoming, unimposing environment in which they feel remembered and at home.

The previous tenant of Lincoln Street 1SW of Ocean Avenue, B.Real Women's Apparel:





Outfitting and design inspiration for MAX & MIKE’S

CREAMERY:





Products

Our mission at MAX & MIKE’S CREAMERY is to celebrate the beautiful rituals of fine ice cream while providing a sustainable and inviting environment for guests and employees. Rather than functioning as “just another dessert place,” MAX & MIKE’S CREAMERY is intended to become a destination unto itself for locals seeking an intimate celebration, a savory after lunch or dinner treat, or simply a place for an exceptionally satisfying stop. MAX & MIKE’S CREAMERY will serve exclusive custom artisanal ice cream. Each menu item will be unique and we will not serve any formula foods.

Through researched demographics and our own experiences, we have identified our primary rotation of products to include:

- A seasonal rotation of 22-36 ice cream flavors specifically made by our supplier for MAX & MIKE'S CREAMERY
- Bottled Sodas & Waters

MAX & MIKE'S CREAMERY will serve their menu for onsite consumption in non-disposable serving pieces and cups. For take away orders, MAX & MIKE'S CREAMERY will rigorously adhere to Carmel by the Sea regulations for compostable packaging, cups, and utensils.

Presentation

We intend to create a premium, interesting experience for guests while maintaining the approachable price points for a gourmet experience expected by most visitors to Carmel-by-the-Sea
Food & Beverage Service Inspirations:



We will only serve in cups or cones A



Flavors will vary by season

The centerpiece of MAX & MIKE'S CREAMERY will be our Ice Cream display case at the center of the space, located just beyond our dining area and adjacent to our order counter. This display case will show our selection of Ice Cream available to order. We do not plan any other retail display.

Seating clarification

All 14 bistro style seats will include tables, as indicated in the attached floor plan. MAX & MIKE'S CREAMERY is an "American-style" Ice Cream Parlor, so the seating is designed to be casual, but very relaxing, encouraging patrons to linger and relax while chatting and enjoying their ice cream and beverages.

Examples of "bistro-style" seating:



Restroom

The existing restroom is located within MAX & MIKE'S CREAMERY. Please see attached floor plan with "Restroom" identifying the existing Restroom.

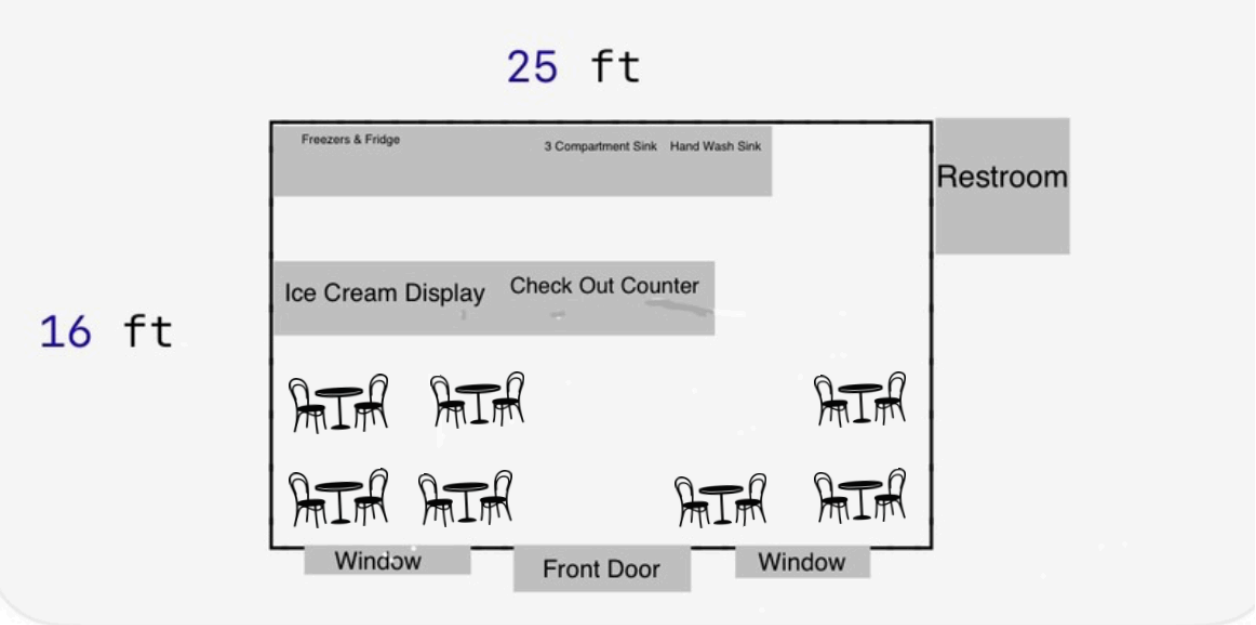
Kitchen appliances

MAX & MIKE'S CREAMERY will utilize an ice cream display freezer case, fridges for drinks, and freezers for storage. We will utilize a three compartment sink and hand wash station to meet Health Department requirements. We will not have a stove.

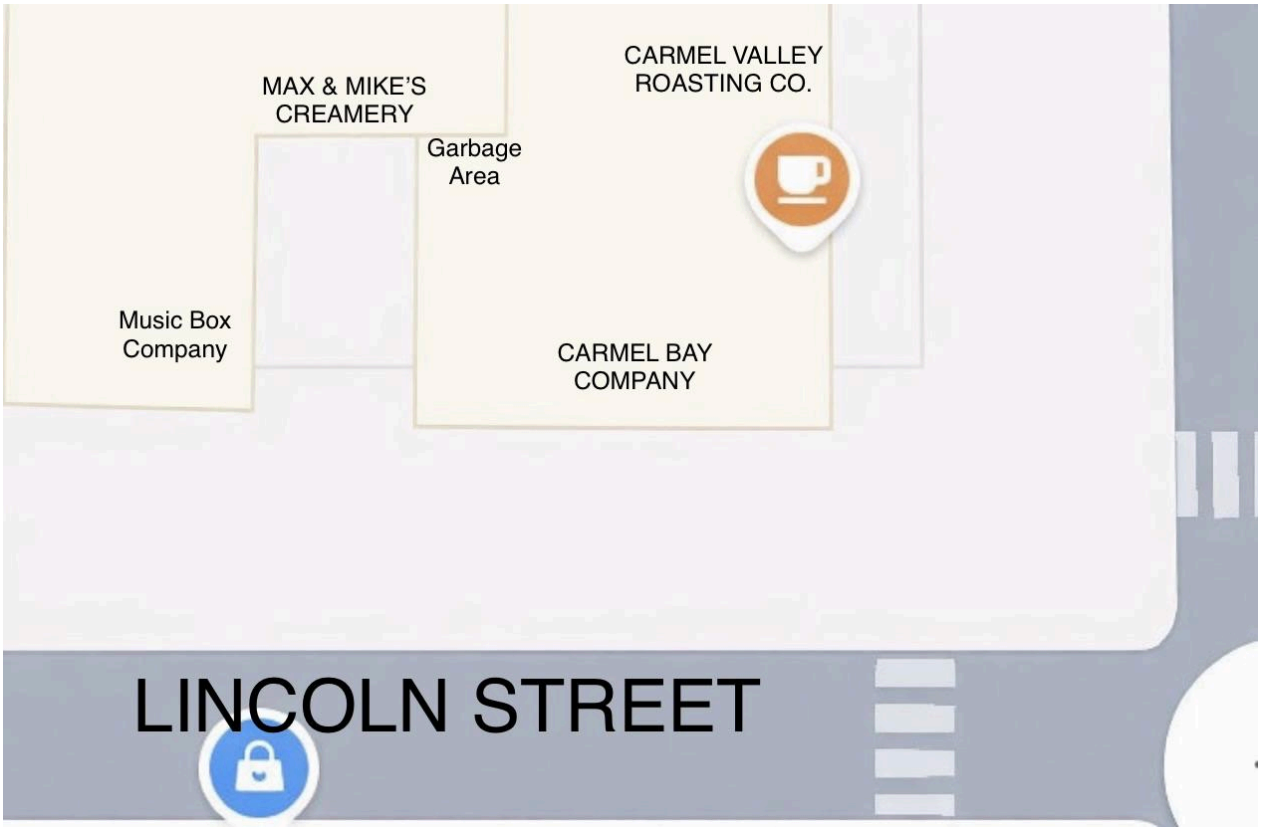
Renovation expenditures

Renovation costs are expected to stay under $20,000. They will be limited to floor repairs/replacement, the addition of new furniture and kitchen appliances including a sink replacement. We will install an ADA compliant checkout counter.

Proposed Floor Plan (400 Square Feet):



Site Plan Identifying MAX & MIKE'S CREAMERY location within the subject property:



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We intend to create a premium, interesting experience for guests while maintaining the approachable price points for a gourmet experience expected by most visitors to Carmel-by-the-Sea
Food & Beverage Service Inspirations:



We will only serve in cups or cones A



Flavors will vary by season

The centerpiece of MAX & MIKE'S CREAMERY will be our Ice Cream display case at the center of the space, located just beyond our dining area and adjacent to our order counter. This display case will show our selection of Ice Cream available to order. We do not plan any other retail display.

Seating clarification

All 14 bistro style seats will include tables, as indicated in the attached floor plan. MAX & MIKE'S CREAMERY is an "American-style" Ice Cream Parlor, so the seating is designed to be casual, but very relaxing, encouraging patrons to linger and relax while chatting and enjoying their ice cream and beverages.

Examples of "bistro-style" seating:



Restroom

The existing restroom is located within MAX & MIKE'S CREAMERY. Please see attached floor plan with "Restroom" identifying the existing Restroom.

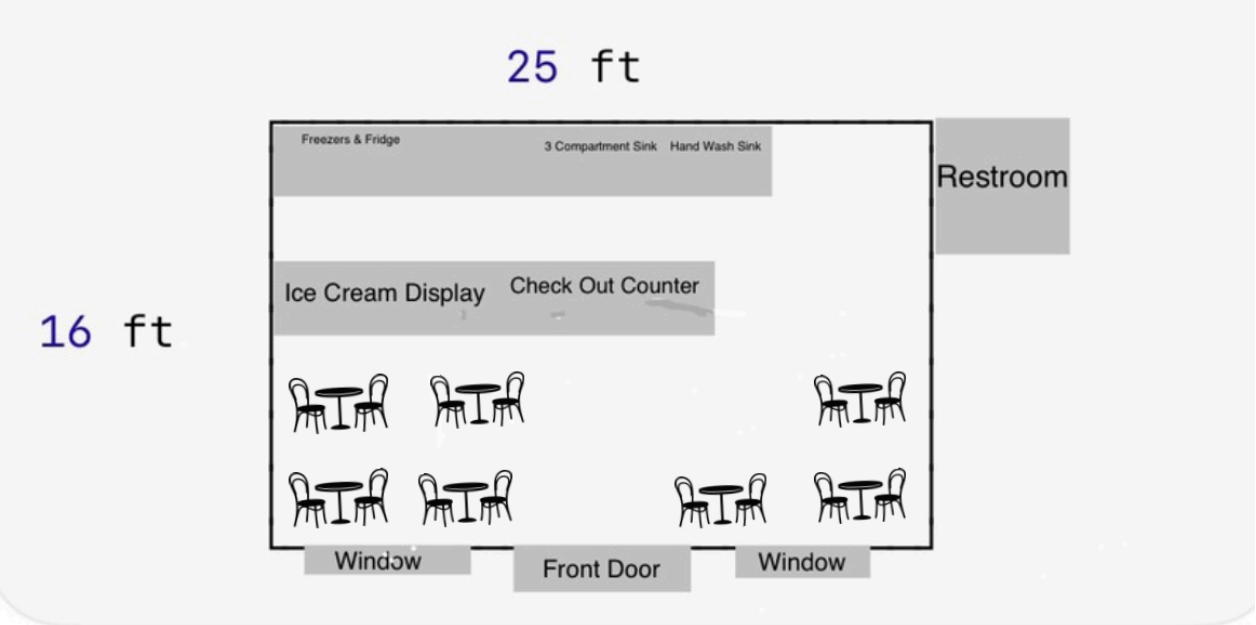
Kitchen appliances

MAX & MIKE'S CREAMERY will utilize an ice cream display freezer case, fridges for drinks, and freezers for storage. We will utilize a three compartment sink and hand wash station to meet Health Department requirements. We will not have a stove.

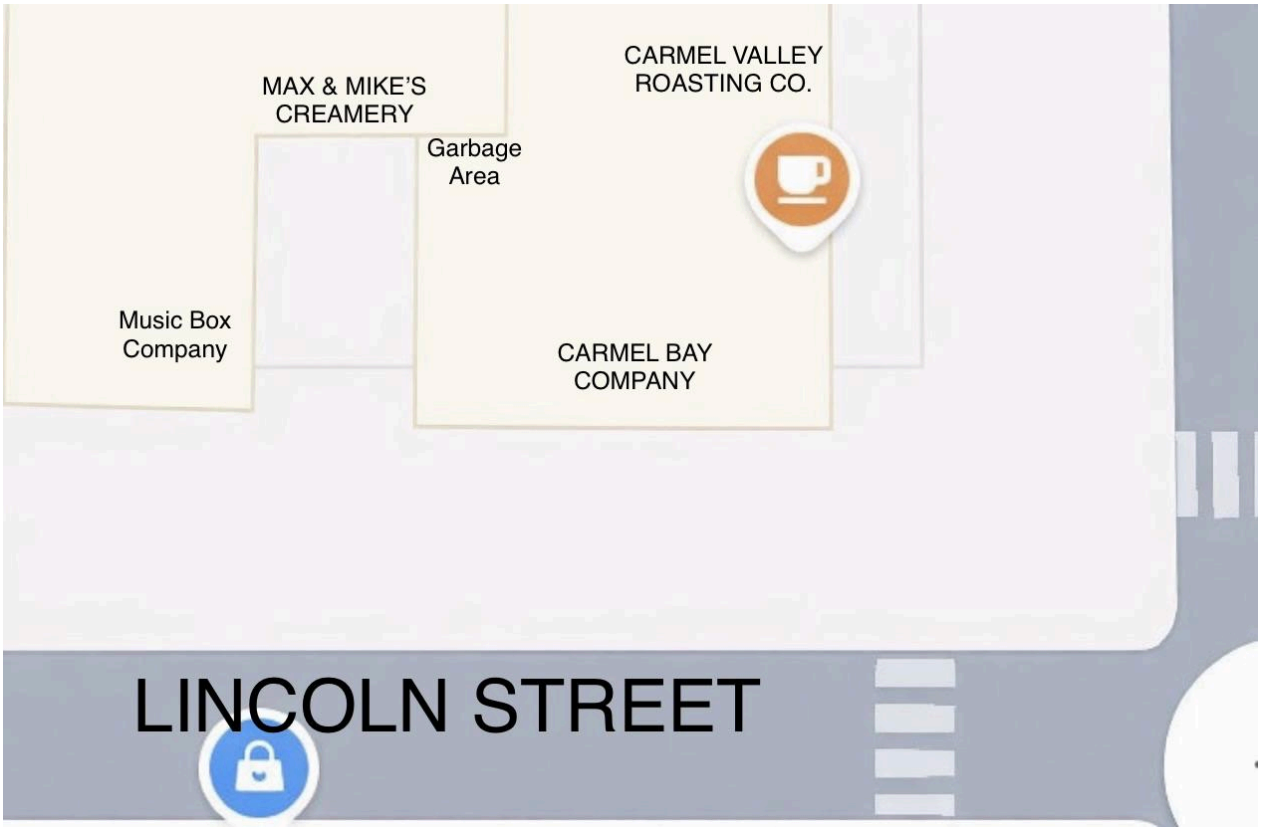
Renovation expenditures

Renovation costs are expected to stay under $20,000. They will be limited to floor repairs/replacement, the addition of new furniture and kitchen appliances including a sink replacement. We will install an ADA compliant checkout counter.

Proposed Floor Plan (400 Square Feet):



Site Plan Identifying MAX & MIKE'S CREAMERY location within the subject property:



State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 5S1
Other Listings _____
Review Code _____ Reviewer _____ Date / /

Page 1 of 3

*Resource Name or #: AP#10-201-1 Seven Arts Building

P1. Other Identifier: Carmel Historic Survey

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Monterey

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; ____1/4 of ___1/4 of Sec ___; _____ B.M.

c. Address SW corner Ocean & Lincoln City Carmel Zip 93921

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

Block 74, Lots 1 & 2

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This large Tudor two-story building constructed of Thermotite concrete blocks and stuccoed over is U-shaped, has two brick chimneys, a skylight, and many steeply pitched roofs of rust colored composition shingles. There are many large glass show windows on the first floor, many with a row of small glass panels along the top of the window. On the second floor there are varying sizes of large mullioned windows. Dutch doors with glass paneled upper doors are at entrances to shops along Lincoln and Ocean Ave. French doors and casement windows on the second story overlook a courtyard. Two lanterns with ornamental grills, wooden stairs to a second story covered balcony with wooden railing are seen in the rear of courtyard. There are wooden planter boxes in the courtyard laid with large adobe brick. Over picture and casement windows facing Lincoln is a crescent shaped insert decorated with wood strips. Above the window and insert is a very narrow slit window. Two dormer windows, one large with glass panels at the top, and the other very small, face Ocean Ave. Flagstone walkways and brick patios are around this building.

*P3b. Resources Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
May 1990

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1925

*P7. Owner and Address:
Frederick Heron, Jr., Tr.
C/O Wells Fargo
P.O. Box 22740
Carmel, CA 93922

*P8. Recorded by: (Name, affiliation, address)
Carmel Historic Survey
P.O. Box 3959
Carmel, CA 93921

*P9. Date Recorded: 05/14/1997

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report/other sources or "none") Leslie Heumann/Glory Ann Laffey
Historic Context Statement

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

DPR 523A (1/95) *Required information

State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3 *NRHP Status Code 5S1

*Resource Name or #: AP#10-201-1 Seven Arts Building

B1. Historic Name: Seven Arts Building

B2. Common Name: Seven Arts Building

B3. Original Use: Stores and Studios B4. Present Use: C--Commercial

*B5. Architectural Style: Tudor

*B6. Construction History: (Construction date, alterations, and date of alterations.)

Built 1925. Many alterations to the retail and studio spaces over the years.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Multiple shops and courtyards.

B9a. Architect: Clay Otto b. Builder: Percy Parkes

*B10. Significance: Theme Residential Architecture Area Carmel-by-the-Sea

Period of Significance 1900-1940 Property Type Residential Applicable Criteria MC 17.411

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Seven Arts Building has stood since 1925 at the southwest corner of Ocean Avenue and Lincoln Streets. Tourists have always enjoyed its unique architecture. Tudor in style, the two-storied complex of buildings forms a huge "U". The structure is built of Thermolite concrete blocks forming a double wall, held together with metal connectors, creating a continuous air space which forms both insulation and a special protection against dampness. The building has withstood several severe earthquakes with no damage. It has a composition roof covering extremely steep gable roofs on both wings. Everywhere there is Arts and Crafts detailing; oddly shaped windows, Dutch doors, ornamental lamps, gates and grills. Today the entire second floor north wing area is used as retail space by the owners. Studio and business offices occupy the upper south wing. On the first floor north are the owner's retail space and a small retail bakery. Between the two large wings lies a little brick-paved haven, the Seven Arts Court, redolent with fragrances from flower boxes, and a gigantic jasmine vine hugging an outside wooden stairway. Outside the entrance of a retail shop on the west wall is a wishing well complete with water lily pads and koi. On the south and east sides of the building are four additional retail spaces.
The Seven Arts Building has retained its original Bohemian character for the past 72 years. Polk's Monterey County Directory of 1926 states, "The Seven Arts Building was the original of Carmel's famous shops...the first devoted to things of beauty and utility instead of utility alone.

B11. Additional Resource Attributes: (List attributes and codes) HP6. Commercial Building, 1-3 Stories

*B12. References:

City Hall Building permits.

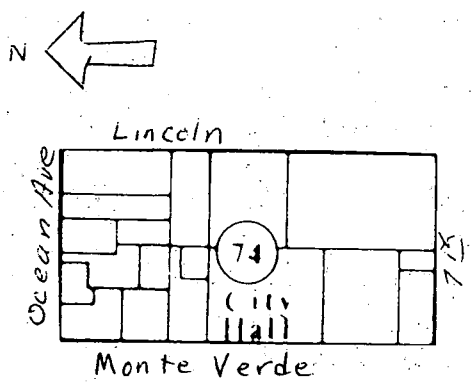
Carmel Art Association publication, 1987.

Sharron Hale, pp. 43, 45, 47, 56, 83, 84, 185.

B13. Remarks:

Zoning: Commercial

(Sketch Map with north arrow required)



*B14. Evaluator: Betty McGlynn

Date of Evaluation: 04/14/1997

(This space reserved for official comments.)

DPR 523B (1/95) *Required information

B10. Significance. (cont'd)
It was built because a notable Carmel book seller needed more space to display his wares. Many well known and several famous people and institutions were housed in this building over the years and a partial list follows. For the complete history prepared by Mrs. McGlynn see the document in the file at Carmel City Hall.
Owner-builder: Herbert Heron, actor, organizer of the Forest Theater and book-seller.
Architect: A.B. Coates. Builder: Percy Parkes.
Decorated by: George and Catherine Seiderneck.
The Carmel Press: Helena Heron
The Carmel Cymbal: W.K. Bassett and Dorothea Castlhun.
Early Shops: Game Cock, Paris and Vienna Gifts; Fraser Looms hand woven fabrics; The Corner Cupboard, English and Italian art goods; Tea Shop, Ellen Rose; Otar the Lampmaker; The Cypress, modern Spanish furniture; and Ralph Davison Miller, a fine painter. Many painters, famous in local art history, used this space through the years, i.e., Luis Mora, Jo Mora's brother, Edward Weston, Charles Thomas, long time director of the Art Association.
Later tenants: Zaetta Catlett and Kenneth Owen, Decorators; Tily Pollak, Antiques; Clay Otto, Builder; Carmel Art Association; The Weavers; Shari Heron, Viennese dress designer who started her business in 1929 and remained in the same shop until 1992. Armin Hansen and Paul Whitman, the Carmel Art Institute, later run by John Cunningham and his wife Pat, artists who came to lecture and teach include Alexander Archipenko, Beniamino Bufano, Salvador Dali, Fernand Leger and Jean Varda. Cunningham ran the school until 1991, the longest operating private art school in northern California.

B12. References. (cont'd).
Pine Cone, Saturaday, May 9, 1925.
Interviews with George Seidineck and H. Heron by Betty McGlynne.