



CITY OF CARMEL-BY-THE-SEA PLANNING COMMISSION

Erin Allen, Robert Delves, Stefan Karapetkov, Michael
LePage, Stephanie Locke

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

REGULAR MEETING Wednesday, September 13, 2023

TOUR 2:45 PM

MEETING 4:00 PM

THIS MEETING WILL BE HELD VIA TELECONFERENCE AND IN PERSON AT CITY HALL. The public is welcome to attend the meeting in person or remotely via Zoom; however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible.

To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at:

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

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

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

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

The COVID-19 Community Level for Monterey County as of the date of this agenda posting on 9/8/2023 is LOW. Wearing a face mask to attend a meeting of a legislative body inside a City facility is optional when the Community Level is LOW or MEDIUM. Seating will be limited and available on a first-come, first-served basis.

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

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

- A. **UP 23-015/DR 23-106 (Toro Sushi):** Dolores Street between 5th and 6th Avenues
- B. **PR 23-207 (CRI on Carpenter, Inc.):** East Side of Carpenter Street between 1st & 2nd Avenues
- C. **DS 22-184 (Althoff):** Northeast corner of Scenic Road and 12th Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. Matters not appearing on the agenda will not receive action at this meeting and may be referred to staff. Persons are not required to provide their names, and it is helpful for speakers to state their names so they may be identified in the minutes of the meeting.

ANNOUNCEMENTS

CONSENT AGENDA

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

- 1. Monthly Activity Report: August 2023
- 2. **DS 23-022 (Bellasis):** Consideration of a Final Design Study, DS 23-022 (Bellasis), and associated Coastal Development Permit for a 716-square-foot addition to an existing one-story single-family residence, including a new 509-square-foot second story located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District. APN: 010-013-004-000.

PUBLIC HEARINGS

- 3. **UP 23-105/DR 23-106 (Toro Sushi):** Consideration of a Use Permit and Design Review to expand seating for the existing Toro Sushi Restaurant. The expansion would include converting the existing "Kathy Sharpe Gallery" space located in the same courtyard to additional restaurant space that would accommodate 19 new seats; and adding up to 36 outdoor dining seats and permanent outdoor heaters in the Pantilles Courtyard, all located on Dolores Street, between 5th and 6th Avenues in the Central Commercial (CC) Zoning District. APN: 010-135-012-000.
- 4. **PR 23-207 (CRI on Carpenter, Inc.):** Consideration of a Preliminary Review application, PR 23-207 (CRI on Carpenter, Inc.), for the remodeling of the Carmel Resort Inn hotel, including proposed Use Permit amendments and a proposed Lot Line Adjustment located on the east side of Carpenter Street between 1st and 2nd Avenues in the Single-Family Residential (R-1) District. APN: 010-021-024-000.

5. **DS 23-210 (White-Cox):** Consideration of a Time Extension for Design Study DS 21-224 (White-Cox), Variance VA 21-225 (White-Cox), and associated Coastal Development Permit for additions totaling 247 square feet with a front yard setback exception, a 267-square-foot accessory dwelling unit with a front yard setback exception, and a street-side yard parking exception located at the northwest corner of Santa Fe Street and 6th Avenue in the Single-Family Residential (R-1) District. APN: 010-092-007-000.
6. **DS 22-184/VA 23-281 (Althoff):** Consideration of a combined Concept and Final Design Study (DS 22-184), Variance (VA 23-281), and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at the northeast corner of Scenic Road and 12th Avenue located in the Single Family Residential (R-1) District, Beach and Riperian (BR) Overlay, and Park (P) Overlay. APN: 010-291-007-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

7. Next Regular Meeting: October 16, 2023

ADJOURNMENT

CORRESPONDENCE

8. **PUBLIC CORRESPONDENCE:** Associated with Public Hearings and/or Other Items on the Agenda
9. **PUBLIC CORRESPONDENCE:** Additional Items not Associated with Public Hearings or Other Agenda Items

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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



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

September 13, 2023
CONSENT AGENDA

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Leah R. Young, Administrative Coordinator

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: Monthly Activity Report: August 2023

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Monthly Activity Report - August 2023



CITY OF CARMEL-BY-THE-SEA Monthly Report

Community Planning and Building Department

TO:	Planning Commissioners
SUBMITTED BY:	Leah Young, Administrative Coordinator
SUBMITTED ON:	September 13, 2023
APPROVED BY:	Brandon Swanson, Director of Community Planning and Building

AUGUST 2023 – DEPARTMENT ACTIVITY REPORT

I. PLANNING PERMIT APPLICATIONS:

In August 2023, **40** planning permit applications were received.

II. BUSINESS LICENSE APPLICATIONS:

In August 2023, **4** business license applications were received.

III. BUILDING PERMIT APPLICATIONS:

In August 2023, **48** building permit applications were received.

IV. CODE COMPLIANCE CASES:

In August 2023, **25** new code compliance cases were created.

V. TRANSIENT RENTAL COMPLIANCE CASES:

In August 2023, **3** new transient rental compliance cases were created.

VI. ENCROACHMENT PERMIT APPLICATIONS:

In August 2023, **27** encroachment permit applications were received.

VII. TREE PERMIT APPLICATIONS:

In August 2023, **32** tree permit applications were received.

Table 1 includes the following August 2023 totals:

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

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

Table 1
Permit Application Totals and YTD Percentage Changes

	PLANNING	BUSINESS LICENSES	BUILDING	CODE COMPLIANCE	TRANSIENT RENTAL COMPLIANCE	ENCROACH- MENTS	TREE REMOVAL & PRUNING
2022 YTD Totals	264	40	336	166	26	179	124
2023 YTD Totals	276	51	418	135	26	187	278
YTD % Difference	+ 4.55%	+ 27.50 %	+ 24.40%	- 18.67%	0.00%	+ 4.47%	+ 124.19%



Planning Permit Report

08/01/2023 - 08/31/2023

Permit #	Permit Type	Project Description	Address/Location	Date Received	Date Approved	Status
23275	Design Study	Replace existing stucco on residence, remove rear deck and paving, replace asphalt driveway with new pavers, and remove storage closets from carport to allow for full-size carport. Install new paver patio at back of property, replace composite shake roof with new wood shake roof.	Casanova 2 SW of 2nd	8/31/2023		Pending Assignment
23274	Design Review	New Fence and Gate that will sit in the front yard Setback. New 4' high Gate and Fence that will extend 6' into the 15' front yard setback in accordance with Table 17.10G. See related Building Permit Submission for ADU for existing and proposed site plan showing proposed fence and gate.	Vizcaino 7 SW of Mountain View	8/30/2023		Pending Assignment
23273	Design Study	Remodel and addition. Existing residence to be remodeled and new exterior porch and bay window to be added on street elevation. New bedroom wing to be added to the rear of the existing residence. Existing garage to be removed and new bedroom built in the foot print, new garage to be added.	Guadalupe St 3 SE of Third St	8/30/2023		Pending Assignment
23272	Design Study	Minor landscape improvements to existing landscape, which includes existing fencing repairs, hardscape improvements, new trellis, new planting, and irrigation.	NW CORNER OF SANTA LUCIA AND MONTE VERDE			Pending Assignment

23271	Design Study	Amend existing design study 22-097 to include the addition of a new skylight.	San Antonio 4 NE of 4th	8/29/2023	Attachment 1	Pending Assignment
23270	Design Study	Addition of one skylight in the shower and moving one existing skylight approx 2'.	Monterey 3 SW of 1st	8/29/2023		Pending Assignment
23269	Design Study	We are proposing to replace an existing 10' privacy hedge with a 10' wood fence as is described in the attached exhibits.	2981 Johnson Way			Pending Assignment
23268	Design Study	PROPOSED: New detached ADU with new pervious decking and impervious porch.	Carpenter St. 3 NE of 3rd Ave.	8/28/2023		Pending Assignment
23267	Sign	Install retail sign above window of Land & Sea Golf located in Carmel Plaza (Second Level of Land & Sea, 3rd Floor of Plaza). Current hanging sign on first level of store will remain unchanged. Colorized rendering of proposed wooden lettering attached, in addition to images of storefront at present.	Ocean Avenue & Mission Street, Carmel Plaza, Suite #212	8/29/2023		In Review
23266	Design Review	Repaint the storefront of Land & Sea Golf located in the Carmel Plaza (Both Floors). No structural / trim changes will occur. Colorized rendering attached, in addition to images of storefront at present.	Ocean Avenue & Mission Street, Carmel Plaza, Suite #212	8/29/2023		In Review

23265	Design Study	This revised design study application is an amendment to the previously approved DS 22-287. The design study amendment includes the addition of a new redwood deck in the front area with cable railing to replace an existing concrete patio, new windows at the front 2nd floor elevation and new lighting at the exterior.	MISSION 4 SW OF 10TH	8/25/2023	Attachment 1	In Review
23264	Historic Evaluation	Phase 1 Intensive	Junipero 2 SW of 10th			In Review
23263	Landscape Plan Check/Inspection	This approval of Landscape Design application LD 23-263 (Davis) authorizes revisions to the approved landscape plan (DS 17-398, Quan) and minor site modifications to a single-family residence currently under construction located at the northwest corner of Carpenter Street and 6th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Bliss Landscape Architecture stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval.	SW Corner of 6th and Carpenter	8/24/2023	8/25/2023	Approved
23262	Sign	Installation of new sign for Carmel Fine Rugs	Dolores 3 SE of 5th	8/24/2023		In Review
23261	Design Study	Garden redesign for safety and outdoor enjoyment	0 mission 2 nw of santa lucia avenue			In Review
23260	Historic Evaluation	HISTORICAL EVALUATION. Skylight. See DS 23-259 (Shira Lowell & Anne Gowan Trust)	Perry Newberry, 2 SW of 5th Ave.			In Review

23259	Design Study	New Skylight on West facing roof facing the back yard. See HE 23-260 (Gowan).	Perry Newberry Way 2 SW of 5th Avenue			Attachment 1 In Review
23258	Design Study	Resurface existing front gate pillars and exterior chimney facade with stone veneer to match new permitted hardscape.	Forest 2 SE of 8th	8/21/2023		In Review
23257	Design Study	Creating an unimproved surface driveway to connect City street to existing on-site pavers.	San Carlos 2 NW of Santa Lucia	8/18/2023		In Review
23256	Temporary Use Permit	Requesting that Barmel Supper Club be open until 12:00 am (midnight) to offer our food menu, on Friday, August 18 and Saturday, August 19, 2023 (which allows in-process dining guests to finish up after midnight, but no additional guests allowed in past 12:00 am). The kitchen will be open until midnight, and the clearance time of all guests in Barmel Supper Club will not exceed 1 :00 am. We will not have any live music, and we will respect our occupancy of 48 people inside the Barmel Supper Club. Due to the anticipated increased crowd, we will have four additional staff members and one extra security person on site. Carmel Square will also hire and appoint an independent security officer that will be on site between the hours of 1 0:00pm and 2:00a th nights. This officer will have the ability to assist with local authorities if needed. If at any time t re is a security issue, the facility will close immediately.	Carmel Square, San Carlos & 7th Ave	8/15/2023		In Review

23255	Design Study	MINOR REMODEL OF AN EXISTING SINGLE FAMILY HOUSE. REPLACE (7) EXISTING WINDOWS, LIKE FOR LIKE. REPLACE (1) EXISTING WINDOW WITH NEW SLIDING GLASS DOOR. NEW WINDOWS TO BE AN ALL ALUMINUM PRODUCT FROM 'ALL WEATHER', NEW SLIDING GLASS DOOR TO BE ALUMINUM CLAD PRODUCT FROM 'KOLBE'. INSTALL A 3'Wx1'D BRICK STEP AT THE NEW SLIDING GLASS DOOR. REMOVE 3 SF FROM EXISTING BRICK PATIO AT BACK OF HOUSE TO OFFSET ADDED LOT COVERAGE. INSTALL (1) NEW EXTERIOR DOWNLIGHT AT SLIDING GLASS DOOR. THE EXISTING WINDOWS ARE ALL SINGLE PANE WHICH CREATES SIGNIFICANT HEAT LOSS IN THE HOME AS WELL AS CONDENSATION ISSUES LEADING TO WATER INTRUSION IN THE HOME. THE EXISTING WINDOWS ARE NON-TEMPERED AND DO NOT COMPLY WITH THE BEDROOM EGRESS REQUIREMENTS RESULTING IN UNSAFE CONDITIONS.	Torres 3 SE of 1st Avenue	8/14/2023		Attachment 1 In Review
23254	Sign	Install new sign	Carmel Plaza, Suite #204			In Review

23253	Design Study	REMODEL AND REPAIR OF EXISTING 2-STORY HOUSE. REPLACE EXISTING GLASS SUNROOM WITH NEW WALL FRAMING, ROOF FRAMING, WINDOWS, AND DOORS. REPAIR FLOOR FRAMING FROM WATER DAMAGE AS REQUIRED. REMODEL EXISTING DOWNSTAIR BATHROOM PER PLAN: REPLACE FINISHES AND PLUMBING FIXTURES	Santa Fe Street 2 SW of 4th Avenue	8/10/2023		Attachment 1 In Review
23252	Design Study	See Sheet G1.0. INTERIOR REMODEL OF AN EXISTING SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE. NEW DOORS, WINDOWS, PLUMBING AND ELECTRICAL. NEW CLASS A COMPOSITION ROOFING AND SEWER LATERAL. NO GRADING OR LANDSCAPING IS PROPOSED.	2836 Santa Lucia Avenue, Carmel, CA 93923	8/14/2023		In Review
23251	Design Study	Replace driveway. Renovate and add new patios and walk ways. Replace retaining walls as necessary. Add planting, irrigation and low voltage lighting.	NW Corner of Camino Real and 4th Avenue	8/7/2023		In Review

23250	Landscape Plan Check/Inspection	This approval of Landscape Design application LD 23-250 (Fountain) authorizes the installation and maintenance of landscaping in the public right-of-way on the south side of your property fronting 8th Avenue at the northwest corner of Junipero Avenue and 8th Avenue in the Residential and Limited Commercial (RC) District as depicted in the plans prepared by BFS Landscape Architects dated 7/21/2013 stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval.	NWC Junipero & 8th Ave	8/11/2023	8/25/2023	Approved
23249	Design Study	Development of a new single story family dwelling with a basement, and an attached one car garage. New Stone Patio, Driveway, and walkways set on sand. Tree removal, 30% slope total 905.4 sq.ft.	Junipero St. 3 NE of 12th Ave.	8/4/2023		In Review
23248	Design Study	Interior remodel to an (E) 1590 SF one story residence and addition of a 210 SF second story with elevator.	Dolores Street 2 SE of 9th	8/4/2023		In Review
23247	Landscape Plan Check/Inspection	PUBLIC RIGHT OF WAY: Plant Hollies and decorative Rosemary. Install decomposed granite. See attached drawings.	Dolores 3 SE of 3rd	8/4/2023		In Review
23246	Historic Evaluation	HISTORIC EVALUATION. Proposed Project: Renovate & repair. Replace single-pane aluminum windows with wood/aluminum clad, white, double-pane windows.	SW Corner of 8th & Mountain View	8/3/2023		In Review

23245	Design Study	Outdoor fireplace. Revision 1 includes exterior changes for permit permit BP 23-146.	Carpenter 2 SE of 4th	8/4/2023		Attachment 1 In Review
23244	Use Permit	Temporary use permit for private party (wedding) at Edwin's, 08/05/2023. 8:00 p.m. until 1:30 a.m. Guitar player with amp. No live music after 10:00 p.m.	SW Corner of San Carlos & 6th	8/3/2023		Denied
23243	Landscape Plan Check/Inspection	Landscape plan for city ROW at corner and street sides	Corner of Casanova and Fraser	8/3/2023		In Review
23242	Sign	Install one (1) non-illuminated wood sign.	W Mission Street & 5th	8/1/2023	8/17/2023	Approved
23241	Historic Evaluation	HISTORICAL EVALUATION. Proposed Project: Convert (e) Family Room into two (2) new bedrooms. Total bedrooms to be three (3). Convert (e) Laundry & Powder Room to (n) bathroom. Add new exterior window at lower floor hallway. Wood window to match (e) windows.	Torres 1 NW of 2nd	5/23/2023		In Review
23240	Preliminary Site Assessment	Remodel of an existing 1113 square foot residence and addition of 286 square feet to create remodeled 1399 square foot three-bedroom, two-bathroom residence. New materials to replace existing exterior materials in a similar aesthetic.	2 SW Junipero and 10th Ave	8/2/2023		In Review

23239	Variance	The project is Renovation of a Spanish Style Eclectic home built in 1929 and the surrounding site. The home is know as Casa Laiolo & given historic stature for the owner, Barney Laiola, and the period 1968 -2000 for his Carmel-by-the-Sea civic service. This Site Coverage Variance application relies on the historic hardscape elements and the preservation of the existing sloping lot to maintain & enhance these contours with safe egress between elevation changes. The entire impervious site is 5,455 sq. feet. The proposed pervious / permeable driveway coverage reduces the existing 1,100 sf . This contributes 2.25 times less overall site hardscape reduction from all covered areas. Additional informaton is attached on a separate sheet and identified on the Project plan set charts found on sheets L-2 & L-3.	SAN ANTONIO 1 NW of 9th AVE	7/10/2023		Attachment 1 Approved
23238	Design Study	Design revisions to previously approved DS 22-300 involving the increase in floor area of the basement level and changing roof material from asphalt shingle to slate tile.	Dolores 3 NW of 13th	8/2/2023		In Review
23237	Design Study	Renovate & repair. Replace windows, re-wire, re-position ext. w/d to kitchen, enlarge BR window (egress), add French doors to 2nd bedroom & deck on West side. Install tankless hot water heater, minor roof repair. Duct/furnace cleaning.	SW Corner of 8th & Mountain View	8/1/2023		In Review

23236	Sign	Associated BL 23-031. NEW SIGN: Install one (1) non-illuminated blade sign onto existing bracket.	Lincoln 2 SW of Ocean Ave.	8/1/2023	8/28/2023	Attachment 1 Approved

Total Records: 40

9/1/2023



Business License Report

08/01/2023 - 08/31/2023

Entity #	Application Type	Business Name	Business Description	Location	Date Received	Date Approved	Status
23050	New Business	The Sand Dollar Dog Company	Custom-made dog accessories, human clothing, home accessories	16 Dolores & 5th	8/28/2023		
23049	Location Change	Pat Areias Sterling	Accessories, belts, and buckles	SW Corner of San Carlos & 7th	8/16/2023		Approved
23048	Location Change	Carmel Fine Rugs	Oriental Rugs: sales, service, and retail	Dolores 3 SE of 5th	8/25/2023		In Review
23047	New Business	Michele R. Woodruff Lyons, Attorney at Law	Legal consulting services	0 Dolores Street 2 SW of 8th Avenue	8/11/2023	8/16/2023	Approved

Total Records: 4**9/1/2023**



Building Permit Report

08/01/2023 - 08/31/2023

Permit #	Date Submitted	Date Approved	Project Description	Valuation	Permit Type	Property Location
230416	9/1/2023		Reroof: Remove existing shake roofing and replace with Cedur brand Shake, color Walden	49,300	Roofing	Carmelo 4 SW of 4th
230415	8/31/2023		INSTALL A 13.6 kWh ENERGY STORAGE SYSTEM FOR SELF CONSUMPTION AND BACKUP ENERGY.	19,500	Electrical	Monte Verde 4 NE of 3rd
230414	8/31/2023		Addition and Remodel to (E) SFD.	800,000	Building	NE Corner of 12th and San Antonio
230413	8/31/2023		Tear off (e) shake roof to roof deck. Install copper flashings, install one layer of self adhered membrane and roof penetrations. Install starter at eave details, install peel and seal at all ridge details. Install SQ of DaVinci Multi-Width Shake at 6" and 7" exposure.	146,000	Roofing	Lincoln 3 SW of 3rd
230412	8/31/2023	8/31/2023	Removal of 84" tall arbor from yard area.	0	Exempt Work	Lincoln 2 NW of 9th
230411	8/31/2023	8/31/2023	Upgrade existing electrical service to 200 amps.	1,500	Electrical	Camino Real 3 SW of 9th
230410	8/31/2023	8/31/2023	Exploratory demolition on portion of plaster soffit over public sidewalk to determine the necessary repairs from water damage.	4,000	Demolition	6th 2 NW of Dolores
230409	8/31/2023		Construction of a new detached ADU with attached one-car garage.	400,000	Building	Vizcaino 7 SW of Mountain View

230408	8/30/2023		Kitchen area alterations including demolition of non-bearing stud walls and dumbwaiter, new electrical and lighting, relocation of refrigerator, and new minor non-bearing stud wall construction.	12,000	Building	Camino Real 4 NE of 9th
230407	8/30/2023	8/30/2023	Master bathroom remodel	40,000	Building	SW Corner of Camino Real & 2nd
230406	8/29/2023	8/29/2023	Remove the existing rotten wood fence and install a new fence along the side property line. Fence to be 35' of 6' tall fence and 15' of 4' tall fence in the front setback.	0	Exempt Work	Dolores 2 SW of 4th
230405	8/28/2023		New roofmount PV 8 mods 3.32 kW , (1) New Tesla Powerwall 5 kW, New 200A Gateway	39,820	Electrical	SE Corner of Perry Newberry & Escolle
230404	8/25/2023		Change of exterior paint color to: Body - "Feather Stone" & Trim - "Steam".	0	Exempt Work	San Carlos 5 NE of 3rd
230403	8/25/2023	8/25/2023	Paint exterior of house in-kind to match existing colors on house, light green and sage.	0	Exempt Work	11th 2 NW of Monte Verde
230402	8/25/2023		Replace a 13 foot section of cast iron pipe with abs located under the building.	3,000	Plumbing	NE Corner of Ocean & Monte Verde
230401	8/24/2023		Remodel interior of (E) 310 s.f. garage.	0	Building	Scenic 6 SE of Ocean
230400	8/24/2023	8/28/2023	Remove (e) cedar shakes and replace with new Brava Simulated Shakes, Natural color.	105,000	Roofing	Vizcaino 7 SW of Mountain View
230399	8/24/2023		Remodel interior of (E) 2464 s.f. house. Replace windows, doors, replace or refinish exterior stucco, replace mech. & plumbing, upgrade electrical, install one skylight, install generator.	750,000	Building	Scenic 6 SE of Ocean

230398	8/23/2023		Remodeling of two bathrooms, upgrades to electrical wiring, modification of entry door with small window addition.	48,000	Building	SW Corner of Carmelo & 10th
230397	8/21/2023	8/21/2023	Paint exterior house color "Light French Gray" from Benjamin Moore.	0	Exempt Work	Junipero 2 SE of Ocean
230396	8/21/2023	8/21/2023	Remove and replace furnace 40,000 BTU located under the house.	8,000	Mechanical	Dolores 2 NE of 12th
230395	8/21/2023		400 sf addition/New Master and bath/New office	500,000	Building	NE Corner of Carpenter & 4th
230394	8/17/2023		Construction of new ADU	25,000	Building	NE Corner of Scenic & 8th
230393	8/17/2023	8/17/2023	Cosmetic work associated with Kitchen and Bathroom Renovations, including flooring, tiling, cabinetry, and finishes. No plumbing/electrical/structural work authorized under this notice.	0	Exempt Work	Torres 3 SE of 8th
230392	8/17/2023		Kitchen, Primary Bath, and Powder Room Remodel. Install Electric floor mat at primary bathroom and new shower step light.	10,000	Electrical	Torres 3 SE of 8th
230391	8/16/2023	8/16/2023	Prepare for painting repair / replace fascia board and damaged eaves , caulk and glaze windows. Replace rotten wooden gutters and downspouts and paint house new ColorBase color Kelly Moore tranquil taupe and trim color shadow cliff.	4,500	Exempt Work	Carpenter 3 NE of 6th
230390	8/16/2023	8/16/2023	Exploratory demolition of existing ADU.	500	Demolition	Junipero 2 NW of 3rd
230389	8/16/2023		(166) 72W Tesla Solar Roof System 11.952 kW (3) Tesla Powerwall Energy Storage Systems	163,696	Electrical	Casanova 4 SW of 4th
230388	8/14/2023		Roof-mounted PV solar system with energy storage system.	43,451	Electrical	Mission 2 NW of Santa Lucia

230387	8/14/2023	8/24/2023	2 sets of french doors need refinishing, new weather stripping and sealing. New caulking will also be applied and removable window grids repaired or replaced.	0	Exempt Work	Camino Real 4 NE of 9th
230386	8/14/2023		Full house generator install	10,000	Electrical	SW Corner of Camino Real & 2nd
230385	8/14/2023		1.INTERIOR REMODEL ONLY. NO EXTERIOR CHANGES. 2.MOVE TWO NON-LOAD BEARING WALLS, AND ENLARGE THE MASTER BATHROOM AND KITCHEN. 3.NEW KITCHEN CABINETS 4.NEW KITCHEN CEILING WITH WOOD DECKING 5.INSTALLING NEW DRYWALL AND FAUX BEAMS IN THE LIVING ROOM. 6.NO FLOOR AREA ADDITIONS OR CHANGES TO THE PATIOS OR WALKWAYS.	120,000	Building	Monte Verde 3 NW of 11th
230384	8/11/2023	8/18/2023	Tear off (e) roof and install a new 30 year Malarkey composition shingles in color "Natural Wood".	5,000	Roofing	Mission 3 SW of 10th
230383	8/11/2023		Construction of a new attached ADU, approximately 610 sf	0	Building	Mission 3 NE of 10th
230382	8/10/2023	8/10/2023	Remove existing residence and install new CertainTeed Presidential TL in color Country Gray.	18,236	Roofing	Ocean 2 SE of Carmelo
230381	8/9/2023		REMOVE AND REPLACE DAMAGED PAINTED REDWOOD SIDING SURROUNDING LEAKING WINDOWS. REPLACE FAILED WATERPROOFING. REPLACEMENT SIDING TO MATCH EXISTING, LIKE FOR LIKE. REPAINT AS NECESSARY, COLOR MATCH EXISTING	20,000	Building	2905 Franciscan Way

230380	8/9/2023	8/10/2023	Remove existing composition asphalt roofing and install new CertainTeed Presidential TL composition asphalt shingle for main residence and garage in color "Platinum".	29,157	Roofing	Ocean 2 NE of Carpenter
230379	8/9/2023	8/25/2023	Remove wall heater and install all electric Mitsubishi high side wall air handlers and heat pumps	19,700	Mechanical	Lobos 3 SW of 3rd
230378	8/9/2023	8/9/2023	Change exterior paint color to "Agreeable Grey" by Sherwin Williams	0	Exempt Work	Crespi 9 SE of Mountain View
230377	8/8/2023	8/8/2023	In-kind repair of sidewalk and lower step as a result of tree damage.	4,750	Building	NE Corner of Mission & 6th
230376	8/7/2023	8/8/2023	Remove (e) shake roof and replace with new Davinci Province - single width simulated slate in color Slate Gray.	85,000	Roofing	SE Corner of Carmelo & 2nd
230375	8/7/2023	8/25/2023	Install new emergency backup generator, transfer switch, and concrete pad.	18,000	Electrical	Scenic 5 NE of 13th
230374	8/7/2023	8/7/2023	Replacement of an existing tankless water heater.	2,500	Plumbing	Dolores 2 NE of 5th
230373	8/4/2023	8/8/2023	Remove existing wood shake roof and install 1/2" OSB and Certainteed Presidential TL in color "Country Gray".	39,790	Roofing	SE Corner of Guadalupe & 5th
230372	8/4/2023	8/4/2023	Remove & replace 75 gallon water heater. Install new Bradford White RG275H6N.	3,600	Plumbing	NE Corner of Monte Verde & Santa Lucia
230371				0		
230370	8/2/2023	8/2/2023	1) Extend metal fence on both sides of driveway for safety. Fence height will not exceed 43.5". Fence will be painted to match trim of the house and tie into existing property fence. 2) Extend wood fence on the right side of front property fence. Total height of the fence will be 6' to match fence on left side.	0	Exempt Work	Dolores 3 SE of 3rd

230369	8/2/2023	8/4/2023	Remove shake roof, install a Certainteed Presidential TL Shingle roof in Country Gray	82,830	Roofing	Dolores 4 SW of 12th

Attachment 1

Total Records: 48

9/1/2023



Code Compliance Report

08/01/2023 - 08/31/2023

Case #	Case Date	Status	Location	Problem Description	Date Received	Date Closed
23136	8/17/2023	Open	Mission 2 SW of 5th	Unpermitted residential use	8/17/2023	
23135	8/18/2023	Potential STR identified	Ocean 5 SE of Forest	Transient Rental	8/18/2023	
23134	8/18/2023	STR verified	Ocean 4 SE of Forest	Transient Rental	8/18/2023	
23133	8/17/2023	1st NOV sent	Monte Verde 3 SE of 3rd	Transient rental	8/17/2023	
23132	8/16/2023	Closed	Monte Verde / 6th / Lincoln	Distribution of handbills on vehicles	8/16/2023	8/16/2023
23131	8/16/2023	Closed	San Carlos NW of 7th	Exterior signage	8/16/2023	8/16/2023
23130	8/16/2023	Closed	Mission SW of 5th	Outdoor display	8/16/2023	8/16/2023
23129	8/16/2023	Closed	5th NE of San Carlos	Cones/equipment in ROW	8/16/2023	8/16/2023
23128	8/15/2023	Closed	Monte Verde NE of 6th	Cones in ROW	8/15/2023	8/15/2023
23127	8/14/2023	Closed	7th NW of Junipero	Waste receptacles in sidewalk	8/14/2023	8/18/2023
23126	8/14/2023	Closed	Scenic 3 NE of 13th	Construction Noise	8/14/2023	8/18/2023
23125	8/14/2023	Closed	NWC Mission and 7th	Exterior Signage	8/14/2023	8/18/2023
23124	8/14/2023	Closed	San Carlos NW of 6th	Outdoor display	8/14/2023	8/14/2023
23123	8/14/2023	Closed	San Carlos 3 NW of 6th	Exterior Signage	8/14/2023	8/14/2023
23122	8/14/2023	Closed	NEC Monte Verde and Ocean	Exterior Signage	8/14/2023	8/14/2023
23121	8/14/2023	Open	Lobos 4 NE of 2nd	Construction without a permit	8/14/2023	
23120	8/14/2023	Open	Dolores 2 NW of 6th	Business without a license	8/14/2023	
23119	8/14/2023	Closed	6th NW of San Carlos	Exterior signage	8/14/2023	8/14/2023

23118	8/14/2023	Closed	San Carlos 2 NE of 6th	Outdoor display	8/14/2023	8/17/2023
23117	8/10/2023	Closed	San Carlos 4 SW of 5th	Outdoor display	8/7/2023	8/16/2023
23116	8/11/2023	Closed	Carmelo 5 NW of Ocean	Construction noise	8/11/2023	8/16/2023
23115	8/9/2023	Open	Guadalupe 4 SW of 2nd	Generator noise	8/9/2023	
23114	8/7/2023	Closed	Lincoln NE of Ocean	Sign in sidewalk	8/7/2023	8/7/2023
23113	8/1/2023	Closed	SWC Ocean and Forest	Sign in ROW	8/1/2023	8/1/2023
23109	8/4/2023	Potential STR identified	13th 2 SE of Mission	Transient Rental	7/28/2023	

Total Records: 25

9/1/2023



Transient Rental Report

01/01/2023 - 08/31/2023

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

Total Records: 26**9/5/2023**



Encroachment Permit Report

08/01/2023 - 08/31/2023

Permit #	Permit Type	Date Submitted	Project Description	Property Location	Date Issued	Status
230187	Temp Ench	8/31/2023	PG&E to trench and backfill a 5'x5' bellhole and abandon existing gas service. PM# 35463434. Contact: PG&E (408) 478-1894	Casanova 4 NE of 10th	8/31/2023	Issued
230186	Temp Ench	8/31/2023	Close sidewalk to allow for partial demolition of plaster from soffit that overhangs the sidewalk. Contact: CPR (831) 275-2103	6th 2 NW of Dolores	8/31/2023	Issued
230185	Temp Ench	8/31/2023	TCP for P Access, place and splice fiber cable, no excavation. AT&T Job # A02NG2S. Contact: AT&T (408) 807-3662	SE Corner of Mission & 7th	8/31/2023	Issued
230184	Temp Ench	8/29/2023	Applicant to trench, backfill, & install electric substructures. PG&E to design & construct underground service to panel including moving electric panel from front of property to rear. PM# 35276209. Contact: PG&E (408) 478-1894	NE Corner of San Antonio & Ocean	8/30/2023	Issued
230183	Temp Ench	8/29/2023	PG&E to trench and backfill a 5'x5' bellhole to abandon existing gas service. PM# 35433048. Contact: PG&E (408) 478-1894	Casanova 4 NE of 10th	8/30/2023	Issued
230182	Temp Ench	8/29/2023	Remove and replace existing waste line using full trenching. Contact: RK Wilson Plumbing (831) 915-1101	NE Corner of Lincoln & 3rd	8/29/2023	Issued
230181	Temp Ench	8/28/2023	Applicant to trench, backfill & install electric substructures. PG&E to replace underground secondary & install underground service. PM# 35449524. Contact: PG&E (408) 478-1894	Carmelo 4 SW of 2nd		In Review
230180	Temp Ench	8/25/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Camino Real 10 NE of 4th	8/28/2023	Issued

230179	Temp Ench	8/24/2023	Municipal Project for FY 2021/22 pavement rehabilitation plan.	City-wide right of way		In Review
230178	Temp Ench	8/24/2023	Placement of a wood chipper in the public right of way to accommodate hedge trimming and shaping along with removing dead wood from three oak trees. Tree work contingent on approval from City Forester. Valid from 8/30/23 - 8/31/23. Contact: Cypress Tree Service (831) 585-4142	Lincoln 2 NW of 9th	8/24/2023	Issued
230177	Temp Ench	8/24/2023	Trench for new gas service from middle of the road to the house. Trench for electrical from side of the road to house. Contact: Edgars Plumbing (831) 601-5557	Camino Del Monte 4 NW of San Carlos	8/30/2023	Issued
230176	Temp Ench	8/22/2023	Fill in wood chip patch with bricks to match existing bricks in public right of way.	San Carlos 2 NW 8th		Closed
230175	Driveway	8/16/2023	Installation of new paving stone driveway, approx 310 sf. Remove old driveway material to 10" below final grade, install and compact base rock sand and Calstone Quarry Stone Sequoia Sandstone pavers. Contact: Stowe Contracting (831) 884-0732	Crespi 3 NW of Flanders	8/17/2023	Issued
230174	Temp Ench	8/16/2023	Trench for new gas service. Contact: JD's Underground (831) 394-3100	Carmelo 5 NW of Ocean	8/17/2023	Issued
230173	Driveway	8/16/2023	Reduce tarmac hardscape and repair blacktop where required or damaged by construction work. Contact: Travis Construction Company, Inc (831) 521-6646	2946 Santa Lucia		Approved
230172	Temp Ench	8/16/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Torres 2 SE of 2nd	8/16/2023	Issued

230171	Temp Ench	8/16/2023	PG&E to trench and backfill all 5'x5' bellhole, PG&E to abandon existing gas service. PM# 35449900. Contact: PG&E (408) 478-1894	Dolores 3 NW of 13th	8/16/2023	Issued
230170	Temp Ench	8/14/2023	Sewer lateral replacement using pipe bursting. Contact: Easy Drains Plumbing (831) 521-6882	Dolores 3 NE of 2nd	8/22/2023	Issued
230169	Temp Ench	8/14/2023	Trench on street to lay gas line for PG&E. Contact: Rooter King (831) 394-5315	San Antonio 5 SE of 8th	8/15/2023	Issued
230168	Temp Ench	8/9/2023	Applicant to install electric substructures. PG&E to install electrical cable & equipment & complete all hot tie in work. PM# 35351598. Contact: PG&E (408) 478-1894	Monte Verde 3 SE of 11th	8/10/2023	Issued
230167	Temp Ench	8/9/2023	Use of a mini bobcat on sand from bottom of Ocean to backyard of property for transport of materials and move existing boulders. CONDITION: AREA MUST BE RESTORED TO ORIGINAL CONDITION ONCE WORK IS COMPLETED. Contact: Brandon Wiggins (831) 915-4147	Scenic 6.5 SE of Ocean	8/23/2023	Issued
230166	Temp Ench	8/9/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Casanova 2 SE of 7th	8/10/2023	Issued
230165	Temp Ench	8/7/2023	Sewer lateral replacement using pipe bursting. 811# 3071400092. Contact: Easy Drains Plumbing (831) 521-6882	NE Corner of Santa Rita & 2nd	8/21/2023	Issued
230164	Temp Ench	8/7/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	Santa Rita 9 SE of Ocean	8/7/2023	Issued
230163	Temp Ench	8/4/2023	Replace sewer lateral using pipe bursting. Contact: Rooter King (831) 394-5315	SW Corner of Casanova & 12th	8/7/2023	Issued

230162	Temp Ench	8/2/2023	PG&E to replace over head electrical equipment and trim tree. PM# 45896175. Contact: PG&E (831) 713-6019	24833 Guadalupe St	8/2/2023	Issued
230161	Temp Ench	8/1/2023	PG&E to trench and install new secondary from splice box to panel. PM# 35456517. Contact: PG&E (408) 478-1894	2958 Franciscan Way	8/2/2023	Issued

Total Records: 27

9/1/2023



Tree Permit Report

08/01/2023 - 08/31/2023

Permit #	Permit Date	Permit Type	Location of Property	Description	Status	Approved Date
23247	8/1/2023	Tree	NE Corner of San Antonio & 7th	Assessment and possible removal of limbs from a City owned tree.	Approved	8/8/2023
23248	8/3/2023	Tree	0 Lincoln SW Corner 11th, Corner Lincoln & 11th, house name Casablanca	REMOVAL: 1) Tree # 733 Pinus radiata Monterey Pine, DBH: 33 with 1 trunk, height 60, crown spread 40. 2) Tree # 734 Pinus radiata Monterey Pine, DBH 29, 1 trunk, height 50, crown spread 30		8/8/2023
23249	8/4/2023	Tree	NW Corner of Casanova & Fraser Way	CITY PROPERTY: Remove one (1) 4" diameter Birch tree. Grind one (1) stump.	Approved	8/8/2023
23250	8/7/2023	Tree w/ Construction	Santa Fe 3 SW of Mountain View	Remove ten (10) trees for new construction on vacant lot.	In Review	
23251	8/8/2023	Tree		SEE TR 23-254	Closed	
23252	8/8/2023	Tree w/ Construction	Casanova St. 4 SW of 4th Ave.	Removal of one (1) Coast Live Oak 11" DBH.	In Review	
23253	8/8/2023	Tree	SE Corner of San Carlos & 1st	Removal of one (1) Monterey Pine approx. 29" DBH, TAG #155.	Approved	8/17/2023
23254	8/8/2023	Tree	c/o Del Mar and #1 Ocean Ave. Carmel by the Sea	There are three dead Monterey Cypress trees in the front yard of the property. Each tree is located right at the fence line which borders the city parking lot and circular drive off of Ocean Ave.	Approved	8/31/2023
23255	8/10/2023	Tree w/ Construction	2946 Santa Lucia Ave.	REMOVE: Four (4), 15-FT tall Catalina Cherry trees (non-native with shallow roots). ROOT REMOVAL: Four (4) Catalina Cherry trees.	In Review	
23256	8/12/2023	Tree	Monte Verde Street 2 NW of Third Ave.	Assess tree for possible removal of one (1) large Pine tree.	In Review	
23257	8/14/2023	Tree w/ Construction	Torres 2 NE of 11th	TREE REMOVAL: Four (4) trees to be removed. Two (2) trees straddle property line. Permission from neighbor (email thread attached to this project) authorizes the removal of trees.	Approved	8/15/2023

23258	8/14/2023	Tree	SW Corner of 5th Avenue & Santa Fe Street	REMOVE: One (1) Oak tree.	Approved	Attachment 1 8/17/2023
23259	8/14/2023	Tree	Pine Ridge Way 2 SE of Forest Way	Remove one (1) Pine tree below the house.	In Review	
23260	8/14/2023	Tree	NE Corner of Torres & 2nd Ave.	Remove one (1) large Pine tree, approx. 28". See project notes for fee explanation.	In Review	
23261	8/14/2023	Tree	NE Corner of Torres & 2nd Ave.	Remove five (5) Pine trees: 8", 12", 12", 18", 24". See project notes for fee explanation.	In Review	
23262	8/15/2023	Tree	Lobos 2 SE of 2nd	CITY TREE: Remove one (1) 14-in. Acacia tree and one (1) 8-in. Pittosporum in public right of way.	Approved	8/18/2023
23263	8/15/2023	Tree	Junipero 4 SE of 2nd	REMOVE: #759 Monterey Pine tree, 32" DBH.	Approved	8/30/2023
23264	8/21/2023	Tree w/ Construction	Carpenter St. 4 NW of 6th Ave.	PRUNING ONLY: Tree #4 - Trim 2 branches, approx. 6" in diameter; overhanging garage. Tree #6 - Remove 1 limb @ 20" diameter, and trim two (2) branches, approx. 6" in diameter; overhanging house. NO ROOTS to be removed.	In Review	
23265	8/21/2023	Tree	SW Corner of Santa Fe & 3rd	CITY TREE: removal and replant city tree. One (1) Cypress - 5 inch, 8 foot tall. Small bush.	In Review	
23266	8/21/2023	Tree	Mission 3 NW of 4th	CITY TREE: Tree replacement and tree trimming.	In Review	
23267	8/22/2023	Tree	Junipero 6 NE of 8th	Removal of one (1) 16" Oak tree on property, and removal of one (1) 10" branch from tree in the right of way.	In Review	
23268	8/22/2023	Tree	Crespi 2 SE of Mountain View	CITY TREE: Removal of one (1) 70-90' tree behind the house on City property.	In Review	
23269	8/22/2023	Tree	SW Corner of Mission & 3rd	REMOVE: One (1) 25-foot Cyprus tree. Pine Terrace condominium complex property.		
23270	8/23/2023	Tree	2991 Rio Road	Remove dead upper tree trunk and dead branches	In Review	
23271	8/24/2023	Tree	Monte Verde 2 NW of 12th	CITY PROPERTY & PRIVATE PROPERTY: Removal of three (3) black acacias, 7', 9' & 11'.	In Review	

23272	8/25/2023	Tree	Monte Verde 4 SW of 10th Ave.	EMERGENCY REMOVAL: Two (2) Oak trees on private property. One (1) Single-stem, 22", and one (1) double-stem multi, 19.5" & 22.5".	Approved	Attachment 1 8/25/2023
23273	8/25/2023	Tree	0 Torres Street 4 SW of 10th	PRUNING: One (1) limb, approx. 8-10" diameter, Coast White Oak.	In Review	
23274	8/29/2023	Tree	Carpenter Street 3 SW of 4th	PRUNING: Trim one (1) extended, leaning, horizontal limb; Tree #2.	In Review	
23275	8/29/2023	Tree	Lopez 11 NW of 4th Avenue	Private Property: Remove two (2) Coast Live Oaks. One is live and one is dead; DBH 15 inch & DBH 12 inch.	In Review	
23276	8/29/2023	Tree	San Carlos 3 NE of Vista	Remove two (2) Monterey Pines on private property.	In Review	
23277	8/31/2023	Tree	SE Corner of San Antonio & 2nd	PRUNING: Remove damaged limbs on Cypress tree caused by the winter storms. Trim Pine tree; remove broken limbs; reduce weight.	In Review	
23278	8/31/2023	Tree	SW Corner of Vizcaino & Mountain View	PRUNING: to be determined once contractor inspects the trees.	In Review	

Total Records: 32

9/5/2023



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

Sep
CON

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Community Planning & Building Director
SUBJECT:	DS 23-022 (Bellasis): Consideration of a Final Design Study, DS 23-022 (Bellasis), and associated Coastal Development Permit for a 716-square foot addition to an existing one-story single-family residence, including a new 509-square-foot second story located at 4th Avenue 2 northeast of Lobos Street in the Family Residential (R-1) Zoning District. APN: 010-013-004-000.

Application: DS 23-022 (Bellasis)

APN: 010-013-004

Block: 1B

Lot: 2

Location: 4th Avenue 2 NE Lobos Street

Applicant: Adam Jeselnick, Architect

Property Owner: Nicholas Bellasis

Executive Summary:

The applicant is requesting approval of a Final Design Study for an addition to a one-story single-family residence. The Concept Design Study was considered at the May 10, 2023 and June 14, 2023 hearings with the primary focus of the hearings being to address privacy and view concerns. Ultimately the Concept Design was accepted with no design changes to the applicant.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study, and associated Coastal Development Permit a 716 square foot addition to an existing one-story single family residence including a new 509 square foot second story located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District. APN 010-013-004.

Background and Project Description:

The project site is a 7,392 square-foot lot developed with a 1,825 square-foot one story residence inclusive of a 270 square foot attached garage.

The existing one story residence is finished primarily with lapped siding with hipped composition shingle roof forms throughout. The applicant is proposing to demolish 45% of the exterior building walls to accommodate an addition and new second floor to the structure. The ground floor of the building is proposed to be expanded by 206 square feet and a square foot second story addition is also proposed. The building is also proposed to be re-finished with a combination of horizontal wood siding and board and batten, new aluminum windows, with a new standing seam metal roof.

The project was initially reviewed at the May 10, 2023 and June 14, 2023 hearings and the concept Design Study was accepted (Resolution 2023-034-PC) with conditions of approval to be addressed prior to scheduling for final details review.

Staff Analysis:

Previous Hearing: The following items were discussed at the June 8, 2022 Planning Commission hearing and listed as draft conditions of approval to address the concerns.

1. **Volume Study.** *The required Volumetric Study shall be successfully completed prior to scheduling for Final Details Review.*

Staff Analysis: The required volume study was completed and passed. Only the additions were evaluated for the purpose of the volume study consistent with CMC 17.10.030.1 allowable volume for the addition was 8,450 cubic feet, and the additions total 8,274 cubic feet.

2. **Tree Planting.** Prior to scheduling for final details review the applicant shall revise plans to meet the recommended tree density for the site. The location and species of the proposed trees shall be shown on the proposed site plan and required landscape plan.

Staff Analysis: The recommended tree density has been met for the site. Additional analysis is provided in the landscape section below.

3. **Material Cut Sheets.** Prior to scheduling for final details review, the applicant shall provide material cut sheets of all exterior materials, including but not limited to driveway pavers, stonework, exterior wall siding, roof materials, etc.

Staff Analysis: The applicant has provided the requested information. Refer to Attachment 3, Sheet A16, as well as Attachment 4. Additional analysis is provided in the Finish Details section below.

4. **Landscape Plan.** Prior to scheduling for final details review, a landscape plan shall be submitted that includes the information listed on the Track 2 submittal checklist provided by the Community Planning and Building Department.

Staff Analysis: A complete landscape plan has been submitted. Refer to Attachment 3, Sheet L1.0-L1.4. Additional analysis is provided in the landscape section below.

Finish Details: The exterior wall cladding of both the residence and addition is proposed to be a combination of horizontal v-groove wood siding and vertical wood board and batten siding. The building form is proposed to be finished with the horizontal siding and the two story form is proposed to be finished with the board and batten siding. The wall cladding throughout the addition is proposed to be painted "Agreeable Gray" by Sherwin Williams and will have a "Morris Room Grey" trim, also by Sherwin Williams.

The windows and doors throughout are proposed to be aluminum clad wood by Kolbe, and will be finished with “Sahara” color, which is similar to that of the Morris Room Grey that is proposed to be a standing seam metal roof by Western States and is proposed to be finished in a Matte Musket Gray color. The metal roof was first conditioned to be replaced with an alternative roofing material selected at the May 10th hearing, however, the Commission re-considered the direction at the June 14th hearing and found the metal acceptable roofing material for the project.

Feedback regarding the color was requested by staff at both the May 10th and June 14th hearing. The project was initially proposed to be black and white (specific colors not provided) and the direction was provided to alter the color scheme as prepared in the draft resolution for the May 10th hearing. This commission has regularly provided feedback and direction to color schemes, as well as color schemes that have a high contrast are inappropriate and conflict with the Residential Design Guidelines.

From Draft Condition – May 10th resolution

- 4. Building Color - A.** Prior to scheduling for final details review, the applicant shall revise the color palate for the residence using the Residential Design Guidelines
- 5. Building Color - B.** Prior to scheduling for final details review, the applicant shall identify the color (manufacture and color name) for the proposed color identified in Condition

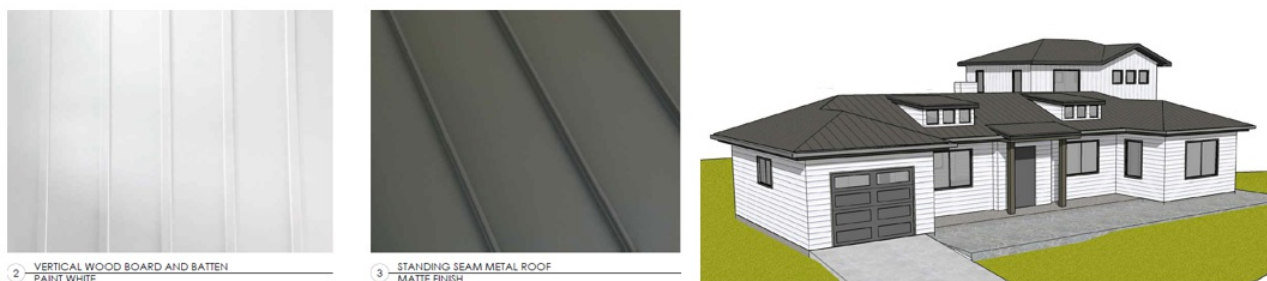


Figure 1. Color scheme presented at May 10, 2023 hearing.

While said resolution was not adopted as the application continued, the applicant did revise the project consistent with the draft conditions noted above.

At the June 14th hearing, the applicant presented an alternative color palate for the residence consisting of an “Agreeable Gray” body color, and a “Matte Medium Bronze” requested feedback regarding the proposed color palate and the commission did not include any draft condition to change the color and appeared supportive of the proposed color.

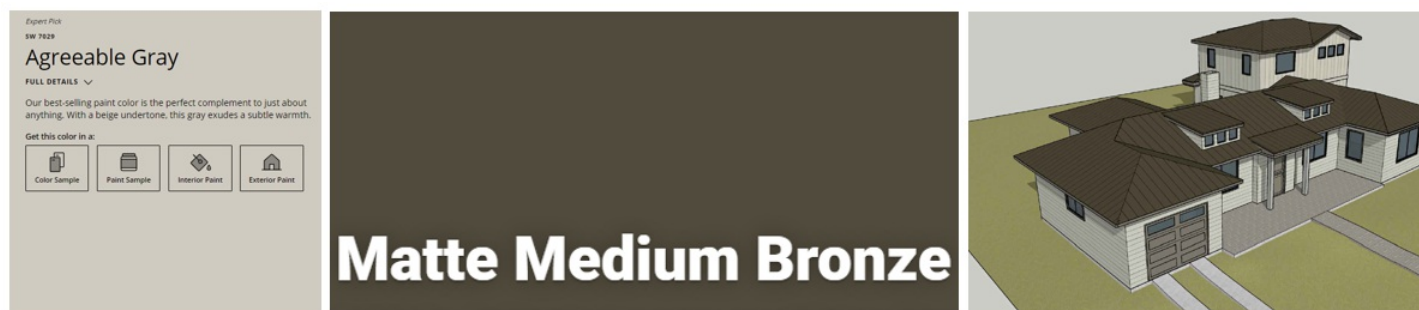


Figure 2. Color scheme presented at June 14, 2023 hearing.

One change, however, between the June 14th concept hearing and this final details hearing was a change in the metal roof color. As reviewed at the June 14th hearing, the proposed color was “Matte Medium Bronze”, however, the proposal has been revised to be “Matte Musket Gray.”



Matte Musket Gray - Standing Seam Roofing



Figure 3. Color scheme presented at September 13, 2023 hearing.

In staff's opinion, the color palate still consists of muted earth tones, as encouraged by the Residential Design Guidelines, and is supportive of the proposed color palate. If the or any member of the public has concerns regarding the color palate in respect to consistency with the Design Guidelines, the item may be request to be pulled from the Consen discussion.

From Residential Design Guidelines:

Traditionally, builders used muted colors in Carmel. In many cases, the natural earth tones of stone and the dark tans of stained siding dominated a site. -Even buildings were painted, muted earth tones were used to help blend with the forest. This tradition should be continued.

Occasionally, a brighter color scheme appeared, particularly on some Mission Revival styles. However, these typically were located on large lots where extensive filtered the view and muted the overall impact. When bright colors are now used in more densely developed conditions, the impacts can be much greater than in t. Therefore, muted color schemes are preferred.

Muted earth tones should be dominant elements of a building's color palette. Limit the use of bright colors. If they are to be used, reserve their application to key features, such as an entry door. Pastel colors may be appropriate for some building styles, such as Mission Revival. Even in these cases, however, a subdued scheme is preferred.

Exterior Lighting: Condition of Approval #12 requires: "Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) per fixture. The purpose of landscape lighting is to illuminate walkways and entrances to the subject property. All fixtures shall be shielded and down facing." The applicant has providing specifications for the proposed light fixtures on L1.2 (refer to Attachment 3). Two styles of lighting are proposed: a wall sconce and a landscape/pathway light. The proposed fixtures comply with the city's exterior lighting requirements.

The lighting plan (locations) has been provided on sheet A2 as well and L1.2, and the complies with the requirements of Condition #12.

Landscaping/Site Coverage: A landscape plan has been included on Sheet L1.1-L1.4 of the project plans. The forester has been unable to review the proposed landscape plan at the hearing, however, Condition of Approval #22 requires Forester review and approval prior to building permit issuance.

Staff has reviewed the proposed landscape plan, and while staff does not have the technical expertise the forester has, the landscape plan appears to meet at the least requirements for approval including the minimum tree density (species and locations to be evaluated by city forester).

In addition to the proposed landscaping, site coverage improvements are proposed throughout. The applicant is proposing to bring the non-conforming site coverage into conformance with a net reduction of 438 square feet of improvements resulting in 783 square feet of improvements (917 square feet allowed). The new coverage improvements will consist of a strip drive way, a new front walkway and patio, and a new at grade redwood patio at the rear of the residence, as well as small entry landings for door ways. The paved areas are proposed to be constructed using Aqualine permeable pavers by Belgard with a "Victorian" color. The remaining site that is not landscaped with plant material or site coverage improvements is proposed to be mulched throughout.

The fencing on the side and rear yard is proposed to be constructed with a new solid 6' tall vertical cedar wood fence. The applicant has also noted the existing 6' non-conforming fence on the front setback is proposed to remain -though the location of the front entry gate is proposed to be relocated. Staff has included Condition of Approval #34 stating that if during the project the fence is to be demolished, removed, taken down, or dismantled, any new fence shall be replaced with a fence at a compliant height with appropriate approval obtained from the Planning and Building Department.

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, Section 15301 (Class 1) - Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Examples of this exemption include but are not limited to existing structures provided that the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 square feet, whichever is greater. The project consists of a 716 square foot net addition to an existing single-family residence which is approximately 39% of the existing floor area before the addition and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the Guidelines.

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - Project Plans
Attachment 4 - Materials and Finishes

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

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY (DS 23-022, BELLASIS) AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR A 716 SQUARE FOOT ADDITION TO AN EXISTING ONE-STORY SINGLE FAMILY RESIDENCE INCLUDING A NEW 509 SQUARE FOOT SECOND STORY LOCATED AT 4TH AVENUE 2 NORTHEAST OF LOBOS STREET IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT; APN 010-013-004

WHEREAS, on January 27, 2023, Adam Jeselnick (“Applicant”) submitted an application on behalf of Nicholas Bellasis (“Owner”) requesting approval of Track 2 Design Study application DS 23-022 (Bellasis) described herein as (“Application”); and

WHEREAS, the Application has been submitted for a 7,392-square-foot lot located at 4th Avenue 2 northeast of Lobos Street in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is proposing a 716 square foot addition to an existing one-story single family residence including a new 509 square foot second story; and

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

WHEREAS, CMC 17.58.040.B.2 requires the approval of a Final Design Study following acceptance of a Design Concept Review; and

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

WHEREAS, on June 14, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Concept Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the conceptual design of the project; and

WHEREAS, on May 10, 2023, the Planning Commission held a Concept Design Study hearing and continued the item with as the commission had concerns regarding privacy and view impacts; and

WHEREAS, on June 14, 2023, the Planning Commission adopted Resolution 2023-034-PC, accepting the Concept Design Study with recommendations/draft conditions; and

WHEREAS, on September 1, 2023, notice of the September 13, 2023 public hearing was published in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on September 13, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

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

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

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

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

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

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

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

<u>FINDINGS REQUIRED FOR FINAL DETAIL APPROVAL</u>		
For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.C, Additional Findings for Design Study Approval	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.	✓	
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.	✓	
4. 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.	✓	
5. 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.	✓	
6. 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.	✓	

BE IT FURTHER RESOLVED, that the Planning Commission of the City of Carmel-By-The-Sea does hereby make the following findings and determinations regarding the **DESIGN STUDY APPROVAL**:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.010.B, Coastal Development Permits	YES	NO
1. That the project as described in the application and accompanying materials, as modified by any conditions of approval, conforms with the certified City of Carmel-by-the-Sea Local Coastal Program.	✓	
2. If the project is located between the first public road and the sea, that the project is in conformity with the public access and recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Sections 30200 of the Public Resources Code).	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE the Design Study (DS 22-077, Junipero Investors, LLC) and associated Coastal Development Permit for the demolition of an existing single-family residence and construction of a new 1,755- square foot, one-story single family residence inclusive of an attached garage located on Junipero Avenue 6 northeast of 8th Avenue in the Single-Family Residential (R-1) District, APN: 010-084-018, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL		
No.	Standard Conditions	
1.	Authorization. This approval of Design Study (DS 22-042) authorizes a 716 square foot addition to an existing one-story single family residence including a new 509 square foot second story located at 4th Avenue 2 northeast of Lobos Street in the Single Family Residential (R-1) Zoning District as depicted in the plans prepared by Adam Jeselnick as approved by City of Carmel-by-the-Sea Planning Commission on September 13, 2023 unless modified by the conditions of approval contained herein.	✓
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested at the time such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.	✓
3.	Permit Validity. This approval shall be valid for a period of one year from the date of action unless an active building permit has been issued and maintained for the proposed construction.	✓
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration, and appropriate findings prepared for review and adoption by the Planning Commission.	✓
5.	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 height and plate height are in conformance with the approved plans prior to roof sheathing inspection. 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. All electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000 or when the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).	✓
7.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.	
8.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135)	✓
9.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within 2 weeks of the City being notified. A cease work order may be issued any time at the discretion of the Director of Community Planning and Building until: a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance to the approved plans prior to final inspection.	✓
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 that is 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 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 that are 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. Exterior lighting shall be limited to 25 watts or less (incandescent equivalent, i.e., 375 lumens) per fixture and shall be no higher than 10 feet above the ground. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent, i.e. 225 lumens) 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. All fixtures shall be shielded and down facing. The manufacturer's specifications, including illumination information, for each exterior light fixture shall be included in the construction drawings submitted with the building permit application.	✓
13.	Skylights & Skylight Shades. The Applicant shall submit product information for the skylights and skylight shades prior to the issuance of a building permit. All skylights shall be low-profile and use non-reflective glass to minimize the amount of light and glare visible from adjoining properties. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness. Skylight flashing shall match the roof color.	✓
14.	Aluminum-Clad Wood Frame Windows and Doors. The Applicant shall submit product information for the aluminum-clad wood windows and doors prior to the issuance of a building permit. 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. The painted finish shall be matte or low gloss. Removable, snap-in, or internal only mullions and muntins are prohibited.	✓
15.	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.	✓
16.	Driveway. The driveway material shall extend beyond the property line into the public right of way as needed to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. The driveway material and asphalt connection shall be clearly identified on the construction drawings submitted with the building permit application. If a driveway is proposed to be sand set a dimensioned construction detail showing the base material shall be included in the construction drawings.	✓

17.	Hazardous Materials Waste Survey. A hazardous materials waste survey shall be required in conformance with the Monterey Bay Unified Air Pollution Control District prior to the issuance of a demolition permit.	✓
18.	Cultural Resources. All new construction involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.	✓
19.	Truck Haul Route. Prior to Building Permit issuance, the Applicant shall provide for City (Community Planning and Building Director in consultation with the Public Services and Public Safety Departments) review and approval, a truck-haul route, and any necessary temporary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.	✓
20.	USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)	✓
21.	Conditions of Approval. All conditions of approval for the Planning permit(s) shall be printed on a full-size sheet and included with the construction plan set submitted to the Building Safety Division.	✓
Landscape Conditions		
22.	Landscape Plan. All new landscaping shall be shown on a landscape plan and shall be submitted to the Community Planning & Building Department and to the City Forester <u>prior to the issuance of a building permit</u> . The landscape plan will be reviewed for compliance with the landscaping standards contained in the Zoning Code, including the following requirements: 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-site conditions. The landscaping plan shall show where new trees will be planted when new trees are required to be planted by the Forest and Beach Commission or the Planning Commission.	✓
23.	Tree Removal. Trees on the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission, as appropriate; all remaining trees shall be protected during construction by methods approved by the City Forester.	✓
24.	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.	
25.	Erosion Control in the Right-of-Way. Projects with a natural slope within the right-of-way immediately adjacent to the property where parking is not practical shall install jute netting and a drought-tolerant ground cover to manage post-construction erosion control. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" located in the Forest Management Plan.	✓
26.	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Department and the City Forester, a final landscape and irrigation plan that shows the location, size, and species of required tree plantings –the site shall meet the minimum tree density as prescribed in Table 17.48-A listed in CMC 17.48.080. All new trees shall be installed prior to final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester and/or Forest & Beach Commission.	✓
27.	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree. • Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree including the drip lines of trees on neighboring parcels. • Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • The Structural Root Zone -- Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • 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.	
ENVIRONMENTAL COMPLIANCE CONDITIONS		
28.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property, infiltration features must be sized appropriately, and must be located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.	✓
29.	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.	✓
30.	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for semi-permeable surfaces.	✓
31.	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.	✓
SPECIAL CONDITIONS		
32.	Condition of Approval Acknowledgement. The Condition of Approval Acknowledgement form, available from the Community Planning and Building Department, shall be signed by the appropriate parties prior to the issuance of a building permit. A signed copy of the acknowledgement shall also be printed in the building plan set.	✓
33.	Window Frosting. Windows AA, AB, and AC (second floor north facing bathroom windows) shall be permanently installed with opaque (frosted) glass and shall remain in perpetuity. Requests to remove the frosted glass shall require approval from the Planning Commission.	✓
34.	Fence Reconstruction. If during construction the existing non-conforming fence located in the front setback is to be demolished, removed, taken down, or dismantled, any new fence shall be replaced with a fence at a compliant height with appropriate approval obtained from the Community Planning and Building Department.	✓
35.	Lighting Locations. No more than a single wall sconce be located at any single building entry unless otherwise required by the Building Code to preserve low nighttime lighting character of the residential neighborhoods, as encouraged by the Residential Design Guidelines.	✓

Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-
THE-SEA this 13th day of September, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

PROJECT DATA FOR A 7,392 SQUARE-FOOT SITE			
Site Considerations*	Allowed	Existing	Proposed
Floor Area	2,824 SF (38%)	1,712 SF	2,810 SF*
Site Coverage	621 SF/917 SF	2,228 SF	977 SF
Trees (Upper/Lower)	5/4	0/5	0/5
Ridge Height	18'/24'	12'9"	13'8"/21'7
Plate Height	12'/18'	9'6"	9'6"/17'8"
Setbacks	Minimum Required	Existing	Proposed
Front	15'	19'11"	19'11"
Composite Side Yard	20' (25%*)	18'8"	18'8"***
Minimum Side Yard	3'	3'3"	3'3"
Rear**	15'/3'	17'3"	17'3"

* The width of a nonrectangular lot shall be the mean length of the front and rear property lines (CMC 17.06.020.M.2).

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

*** Existing non-conforming setback proposed to remain and be unaltered. All new additions will comply with composite setback.

GENERAL NOTES

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

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

3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2019 CALIFORNIA RESIDENTIAL BUILDING** CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY COUNTY ORDINANCE.

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

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

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

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

8. IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (150 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY - RMA PLANNING AND A QUALIFIED ARCHAEOLOGIST (I.E. AN ARCHAEOLOGIST REGISTERED WITH THE REGISTER OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

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

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

SHEET INDEX

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A1	EXISTING SITE PLAN	A14	DOOR AND WINDOW SCHEDULES
A2	PROPOSED SITE PLAN	A15	3D VIEWS
A3	EXISTING PLAN	A16	MATERIALS
A4	DEMOLITION PLAN		
A5	PROPOSED FLOOR PLANS		
A6	EXISTING AND DEMOLITION ROOF PLAN	C1	COVER SHEET
A7	PROPOSED ROOF PLAN	C2	GRADING, DRAINAGE & UTILITY PLAN
A8	EXISTING AND PROPOSED SOUTH ELEVATIONS	C3	EROSION &SEDIMENT CONTROL PLAN
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A11	EXISTING AND PROPOSED EAST ELEVATIONS	L1.2	LANDSCAPE SPECIFICATIONS
		L1.3	TREES & PLANTS
		L1.4	PLANTS

EXISTING SITE PHOTOGRAPHS



EXISTING FRONT ELEVATION



EXISTING BACK ELEVATION

PROJECT DATA

SCOPE OF WORK:
EXTEND FIRST FLOOR OF AN EXISTING SINGLE FAMILY RESIDENCE; MODIFY INTERIOR OF EXISTING RESIDENCE TO INCLUDE NEW KITCHEN, NEW BATHROOMS. REPLACE EXISTING LIGHTING, PLUMBING FIXTURES, AND CABINETS. REPLACE ALL (E) WINDOWS WITH (N) WINDOWS

CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3 / U
FIRE SPRINKLERS:	---
WATER:	CAL AM
SEWER:	CARMEL AREA WASTEWATER DISTRICT
TREE REMOVAL:	NONE
GRADING:	5 CUBIC YARDS CUT / 5 CUBIC YARDS FILL

SITE COVERAGE CALCULATIONS:

LOT SIZE	7,392 SF
MAX. ALLOWABLE FLOOR AREA	= 2,824 SF
MAX. ALLOWABLE SITE COVERAGE	= 621.5 SF / 917 SF W/BONUS

FLOOR AREA CALCULATIONS:

EXISTING	
(E) HOUSE	1,555 SF
(E) ATTACHED GARAGE	270 SF
TOTAL, (E)	1,825 SF
(24.68% OUT OF TOTAL LOT AREA)	
PROPOSED	
(P) HOUSE FIRST FLOOR	1,761 SF
(E) ATTACHED GARAGE	270 SF
(P) 2ND FLOOR ADDITION	509 SF
TOTAL, (P)	2,541 SF
(34.37% OUT OF TOTAL LOT AREA)	

SITE COVERAGE CALCULATIONS:

EXISTING		
(E) BACK SIDEWALK AND PATIO	248 SF	IMPERMEABLE
(E) BACK STEPS	11 SF	IMPERMEABLE
(E) FRONT DRIVEWAY	207 SF	IMPERMEABLE
(E) FRONT SIDEWAY	11 SF	IMPERMEABLE
(E) FRONT SIDEWALK	66 SF	IMPERMEABLE
(E) FRONT PATIO	394 SF	IMPERMEABLE
(E) BACK STEPPING STONES	40 SF	IMPERMEABLE
(E) BACK STONE PATIO	211 SF	IMPERMEABLE
(E) GARDEN STEPS	16 SF	IMPERMEABLE
(E) RETAINING WALL	17 SF	IMPERMEABLE

TOTAL, (E)	1,221 SF
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PROPOSED		
(P) FRONT PATIO PAVERS	265 SF	PERMEABLE
(P) WOOD DECK PATIO	326 SF	PERMEABLE
(P) CONC. PAVERS FRONT DRIVEWAY	100 SF	PERMEABLE
(P) FRONT SIDEWALK PAVERS	65 SF	PERMEABLE
(E) RETAINING WALL	17 SF	IMPERMEABLE
(P) LANDING AT DOOR 104	10 SF	IMPERMEABLE

TOTAL, (P)	783 SF
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PROJECT DATA

ADDRESS:	4TH AVENUE 2 NE LOBOS STREET CARMEL-BY-THE-SEA, CALIFORNIA 93921
A.P.N.	010-013-004
ZONING:	R-1
OWNER:	NICK AND MICHELLE BELLASIS 9904 YORKTOWN DRIVE FRESNO, CA 93720
ARCHITECT:	ADAM JESELNICK ARCHITECT 24398 PORTOLA AVENUE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
SURVEYOR:	LUCIDO SURVEYORS 2 SAUCITO AVENUE, DEL REY OAKS , CA 93940 PHONE: 831-620-5032 EMAIL: info@lucidosurveyors.com

SETBACKS

LOCATION	EXISTING	PROPOSED	REQUIRED
FRONT - SOUTH	19'-11"	19'-11"	15'-0"
SIDE - WEST	4'-11"	4'-11"	3'-0"
BACK- NORTH	17'-3"	17'-3"	15'-0"
SIDE - EAST	3'-3"	3'-3"	3'-0"

HEIGHTS

EXISTING	14' - 0 ¹ / ₂ "
PROPOSED	21' - 0 ¹ / ₄ "



1 VICINITY MAP
SCALE: N.T.S



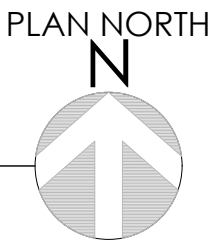
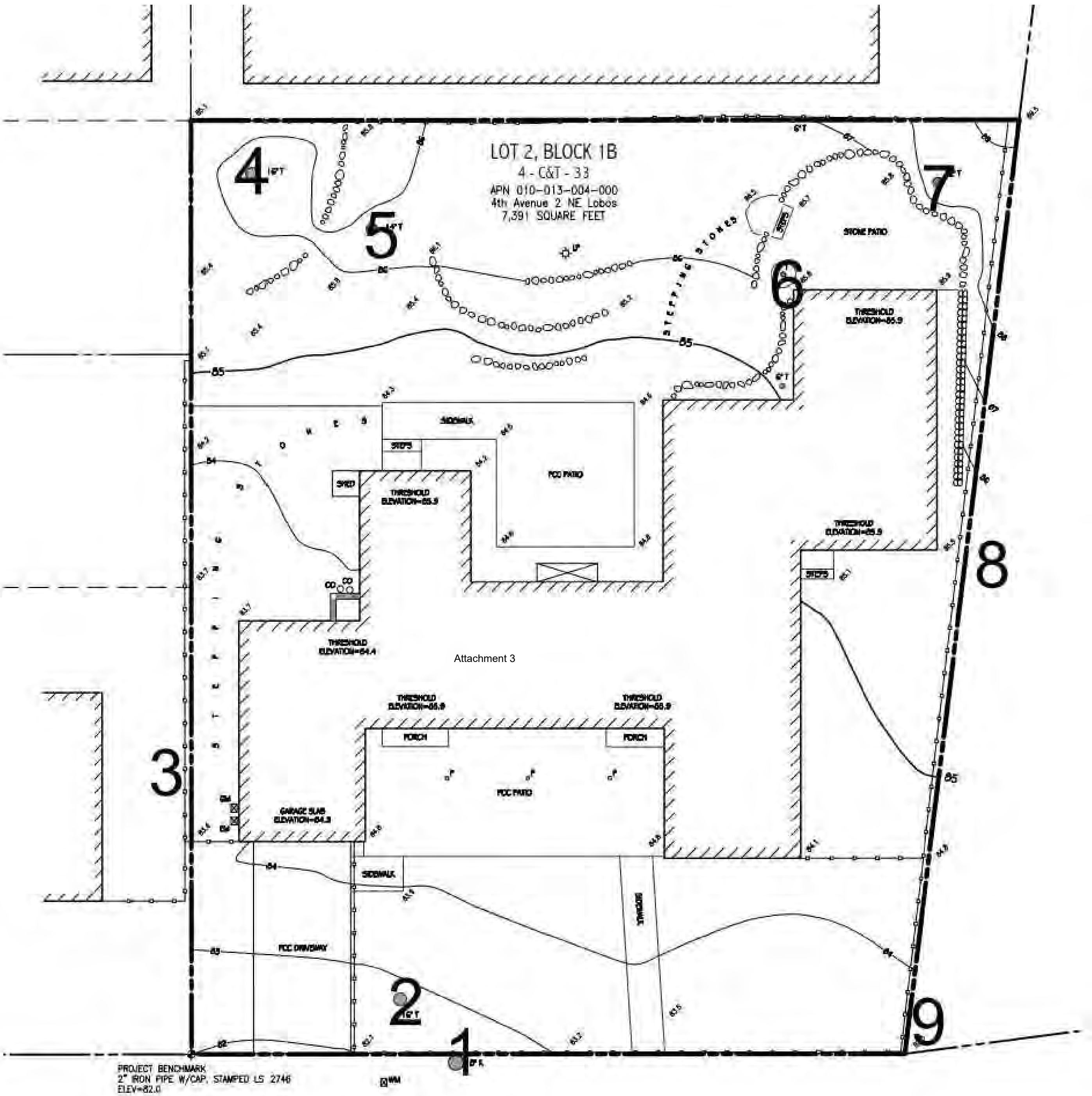
BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

TITLE SHEET

8/21/2023

3/16" = 1'-0"

A0



Significant Tree Evaluation Worksheet

APN: 010-013-005-000
Street Location: 4th 2 NE of Lobos
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: Bellasis
Recommended Tree Density: 5 upper and 4 lower canopy trees

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

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

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Species	CO	CO	OT	Magnolia	OT	OT	CO	Loquat							
YES	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
CI-Catalina ironwood CS-California sycamore BL-big leaf maple OT-other
(Note: Other species on the recommended tree list may be determined to be Significant Trees only if they are exceptional examples of the species. Such trees also must exhibit excellent health, form, vigor, and substantial size to rate an overall score of at least 7 points in Part Two of the assessment.)

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	14.5	17	X	15	11		7	9.5	6						
NO						6									

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

1 of 4

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						

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 Score	8	8	8	8	8	8	8	8							

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

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

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

Yes _____

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

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

3 of 4

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	2	2	2	2						

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

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

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

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

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

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

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

2 of 4

Items to note:
Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	7.25	8.5	6	7.5	5.5	6	6	6							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	21.8	25.5	18	22.5	16.5	18	18	18							

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

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

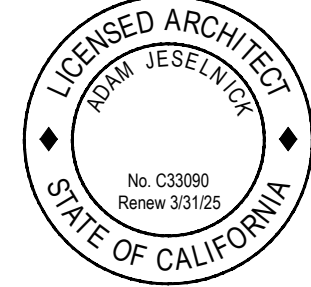
Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester.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

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

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

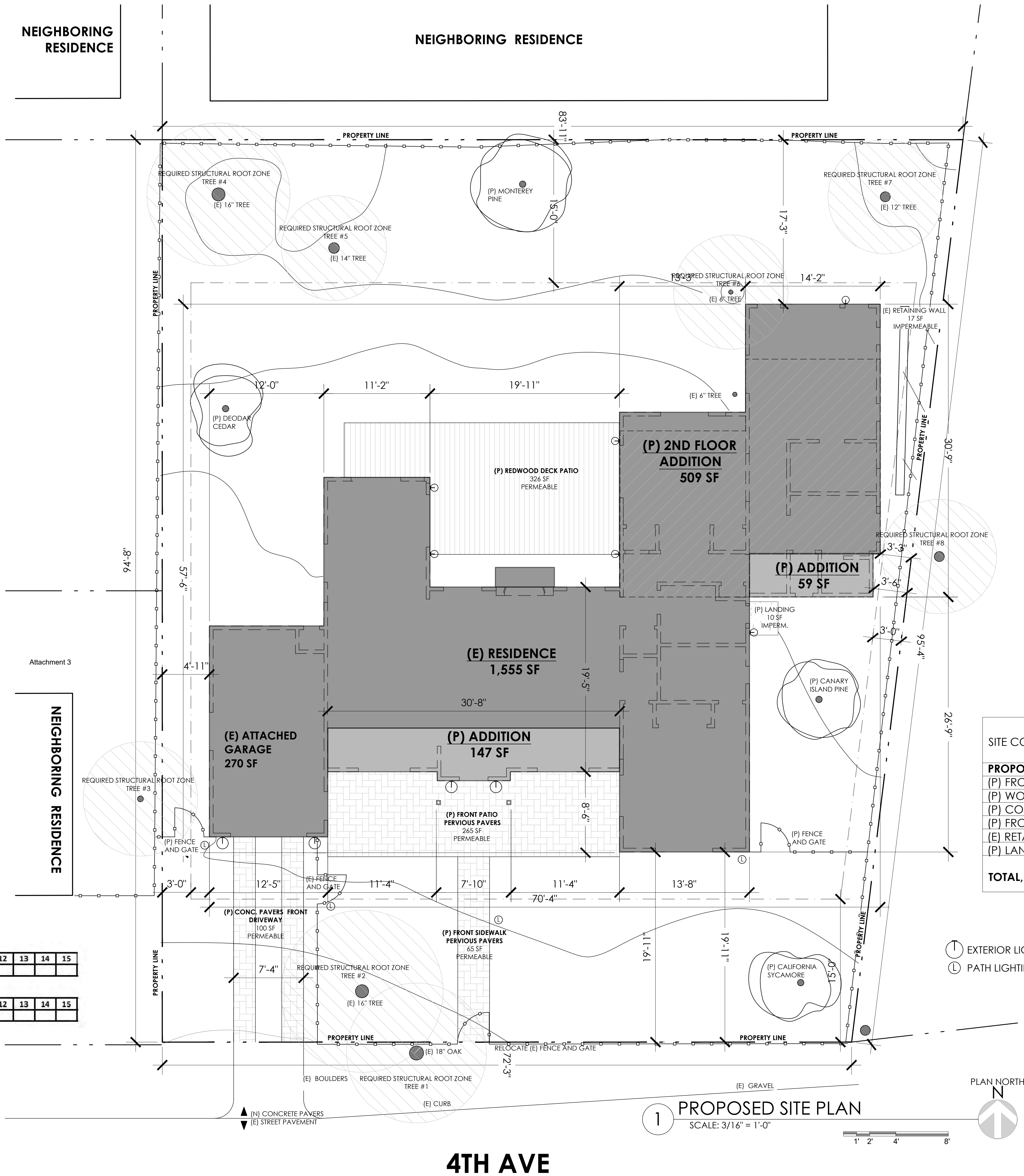
If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures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

4 of 4

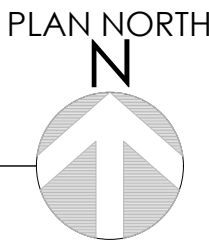
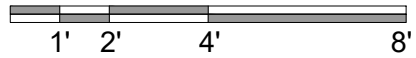


Required Structural Root Zone															
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	7.25	8.5	6	7.5	5.5	6	6	6							

Required Tree Protection Zone															
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	21.8	25.5	18	22.5	16.5	18	18								



1 PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"



BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

PROPOSED SITE PLAN

8/21/2023

3/16" = 1'-0"

A2

PROPERTY LINE

PROPERTY LINE

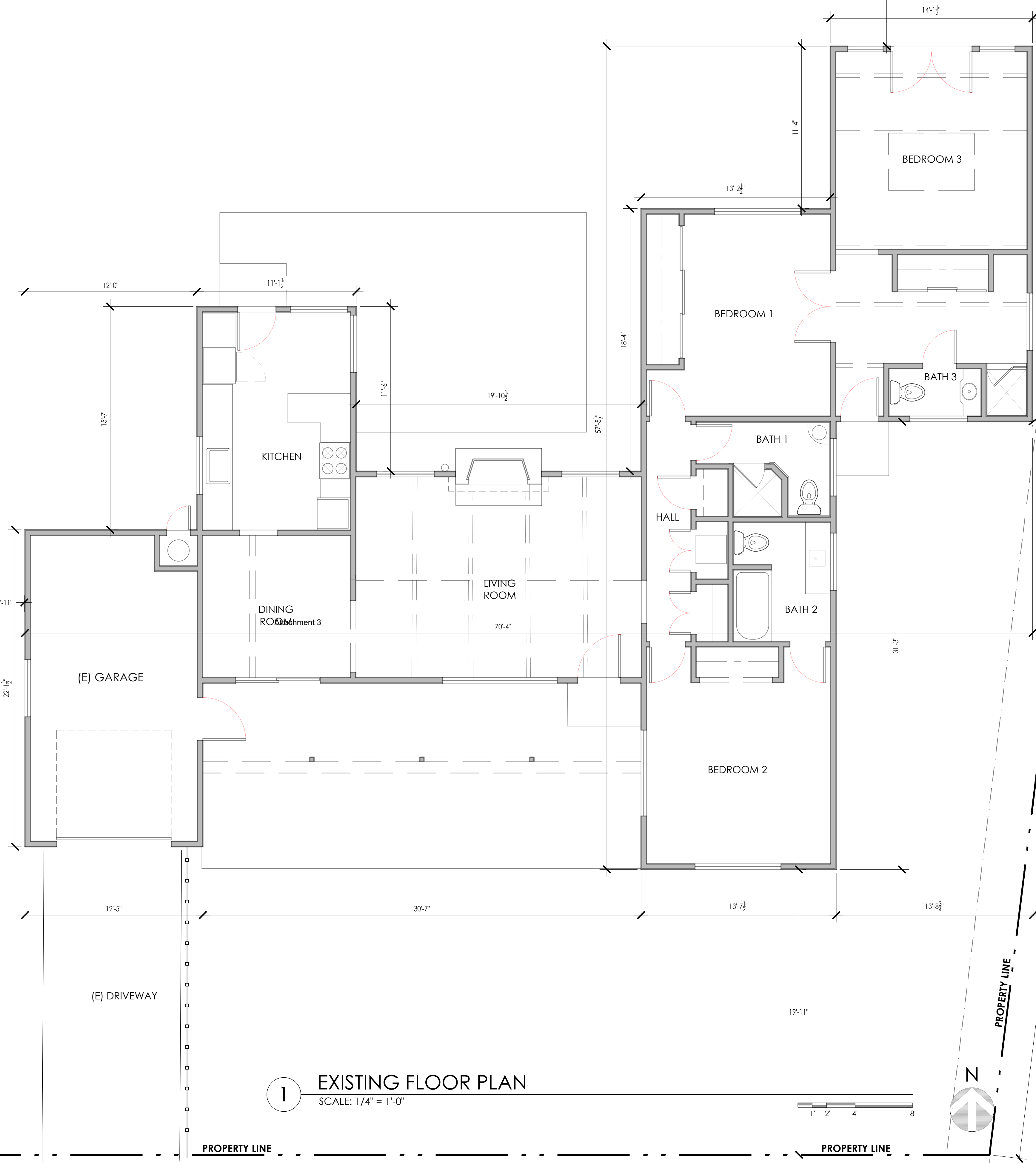
94'-8"

4'-11"

22'-1 $\frac{1}{2}$ "

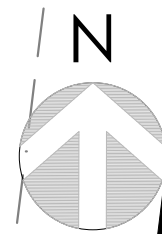
12'-5"

72'-3"



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

1' 2' 4' 8'



PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

94'-8"

4'-11"

17'-3"

95'-4"

19'-11"

72'-3"

1

DEMOLITION PLAN

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

PROPERTY LINE

PROPERTY LINE

Attachment 3

DEMOLISH (E) DOOR AND WDWS
DEMOLISH (E) KITCHEN, CABINETS AND FIXTURES

DEMOLISH (E) WALLS

DEMOLISH (E) WINDOWS

DEMOLISH (E) ROOF FRAMING

DEMOLISH (E) WALL AND WINDOWS

DEMOLISH (E) WALL

DEMOLISH (E) POSTS

DEMOLISH (E) DOOR

DEMOLISH (E) WINDOWS

DEMOLISH (E) DOORS

DEMOLISH (E) WALLS

DEMOLISH (E) WALLS

DEMOLISH (E) WALLS

DEMOLISH (E) DOORS

DEMOLISH (E) SKYLIGHT

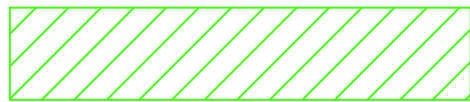
DEMOLISH (E) ROOF FRAMING

DEMOLISH (E) BATH AND FIXTURES

DEMOLISH (E) BATH AND FIXTURES



EXISTING WALL TO REMAIN



EXTERIOR WALL TO BE DEMOLISHED



INTERIOR WALL TO BE DEMOLISHED



WINDOW TO BE DEMOLISHED

NOTE> 44.43% OF EXTERIOR WALLS TO BE DEMOLISHED (133' - 8 1/2" OUT OF 300' - 11")

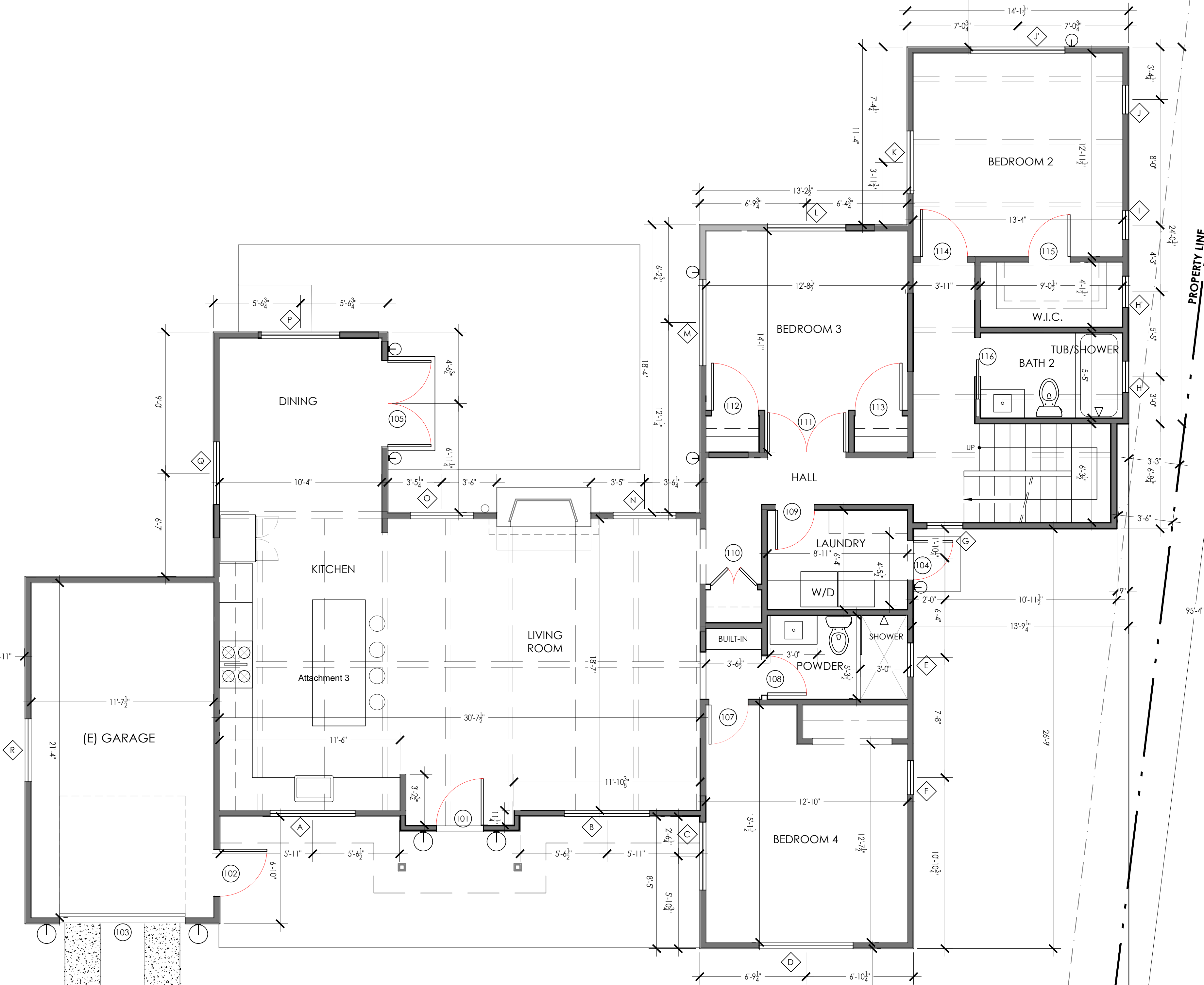
PROPERTY LINE

94'-8"

PROPERTY LINE

PROPERTY LINE

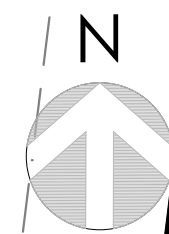
72'-3"



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

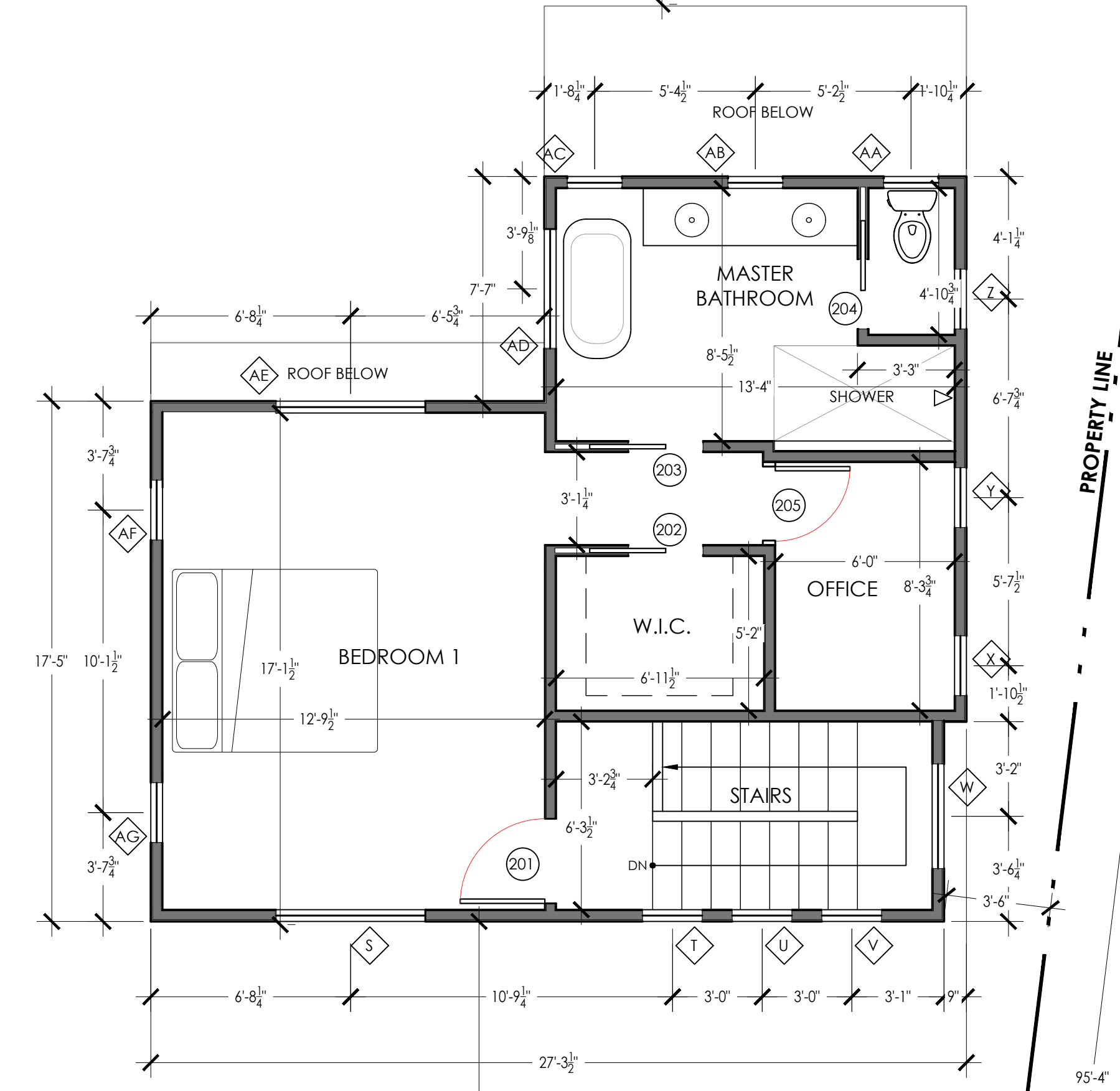
PROPERTY LINE

PROPERTY LINE



PROPERTY LINE

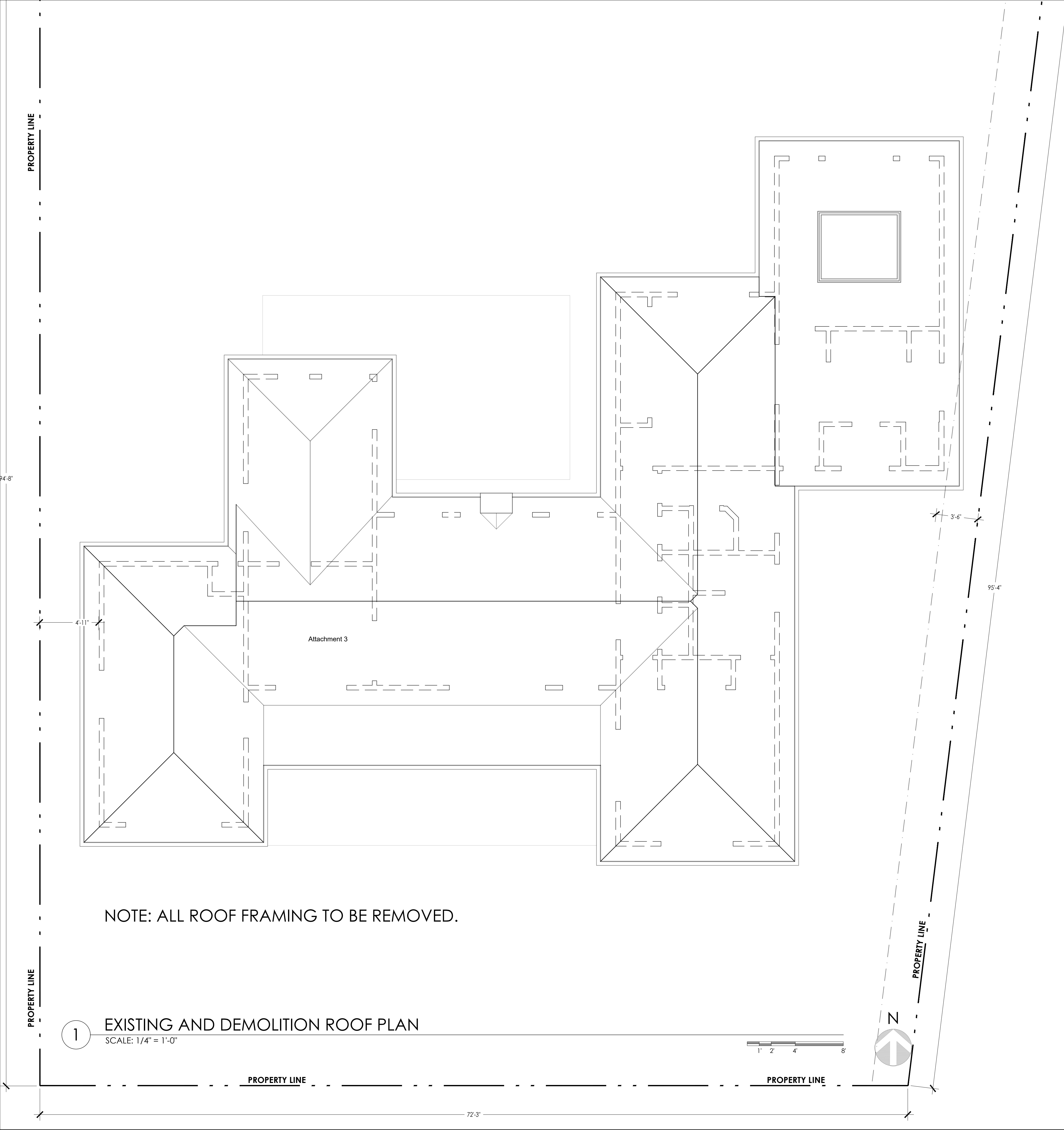
2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPERTY LINE

PROPERTY LINE

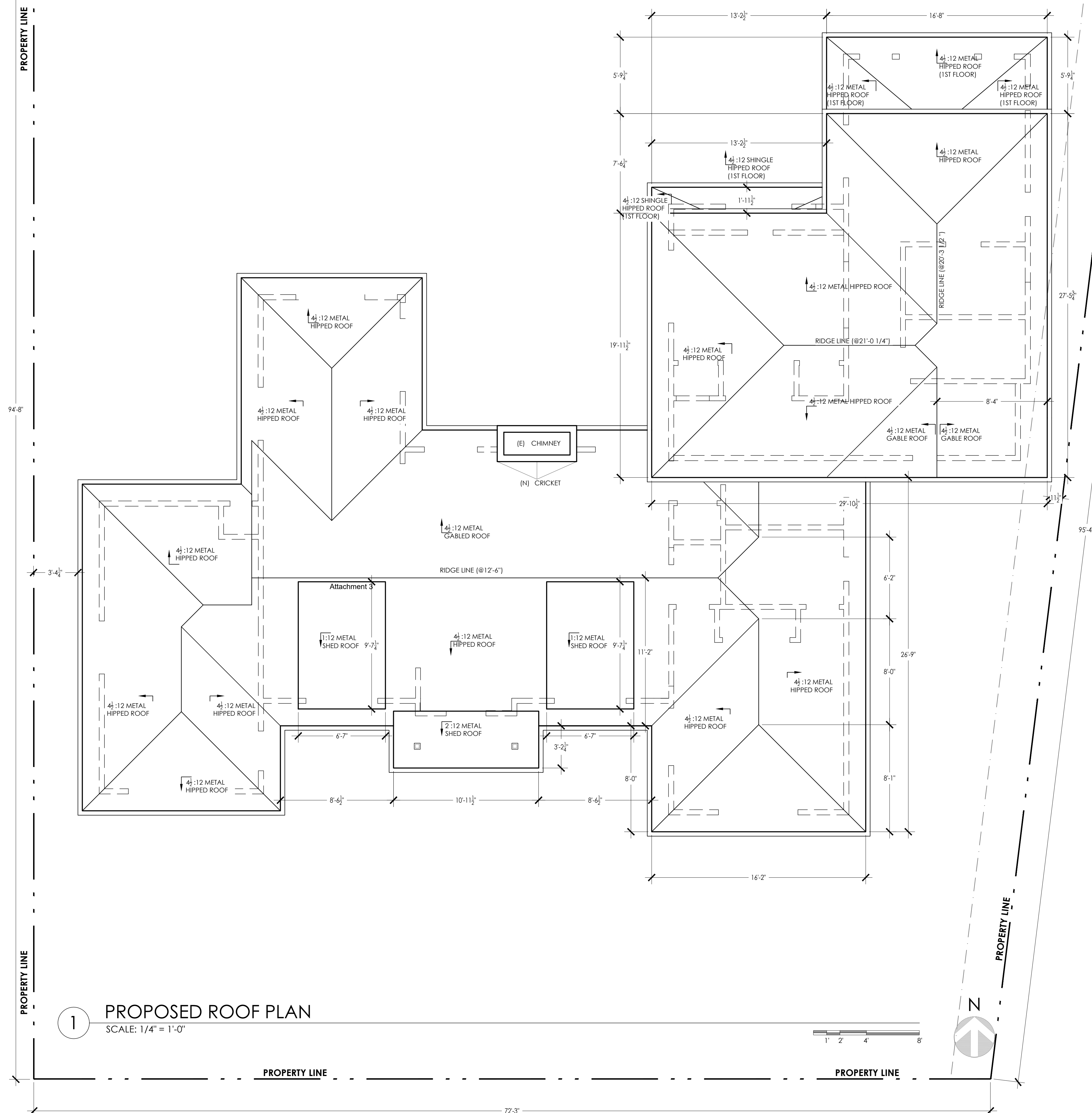
PROPERTY LINE



NOTE: ALL ROOF FRAMING TO BE REMOVED.

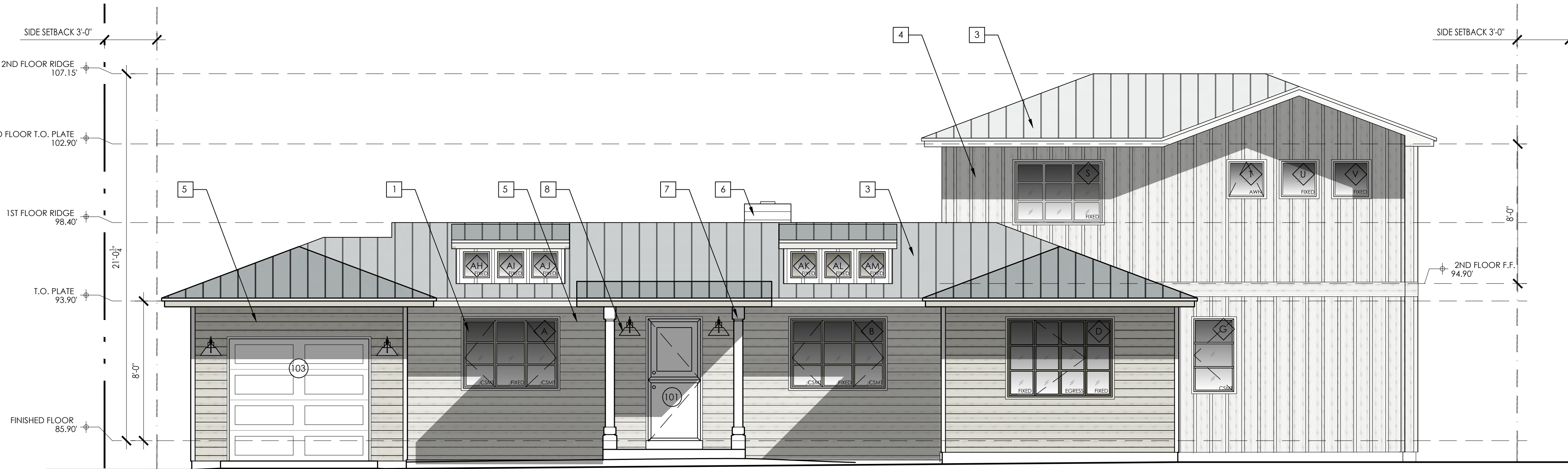
1 EXISTING AND DEMOLITION ROOF PLAN
SCALE: 1/4" = 1'-0"

A7

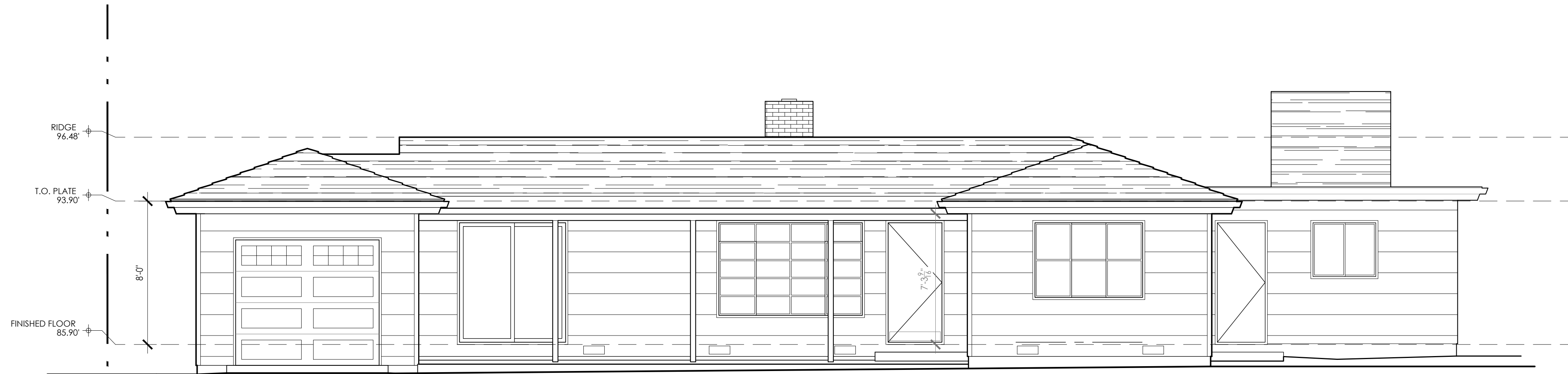


KEYNOTES	
1	NEW ALUMINUM - ALUMINUM CLAD WOOD WINDOWS KOLBE SAHARA
2	NEW ALUMINUM - ALUMINUM CLAD WOOD DOORS KOLBE SAHARA
3	NEW STANDING SEAM METAL ROOF MATTE FINISH MUSKET GRAY
4	VERTICAL WOOD BOARD AND BATTEN SIDING PAINT AGREEABLE GRAY SW 7029
5	7 1/2 " HORIZONTAL V-GROOVE WOOD SIDING - REPLACE EXISTING SIDING PAINT AGREEABLE GRAY SW 7029
6	7 1/2 " HORIZONTAL V-GROOVE WOOD SIDING - OVER EXISTING BRICK PAINT AGREEABLE GRAY SW 7029
7	WOOD TRIM SHERWIN WILLIAMS MORRIS ROOM GREY SW 0037
8	EXTERIOR LIGHTING - WALL SCONCE HENRY OUTDOOR - HUBBARDTON FORGE

Attachment 3



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



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

BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

SOUTH ELEVATIONS

8/21/2023

1/4" = 1'-0"

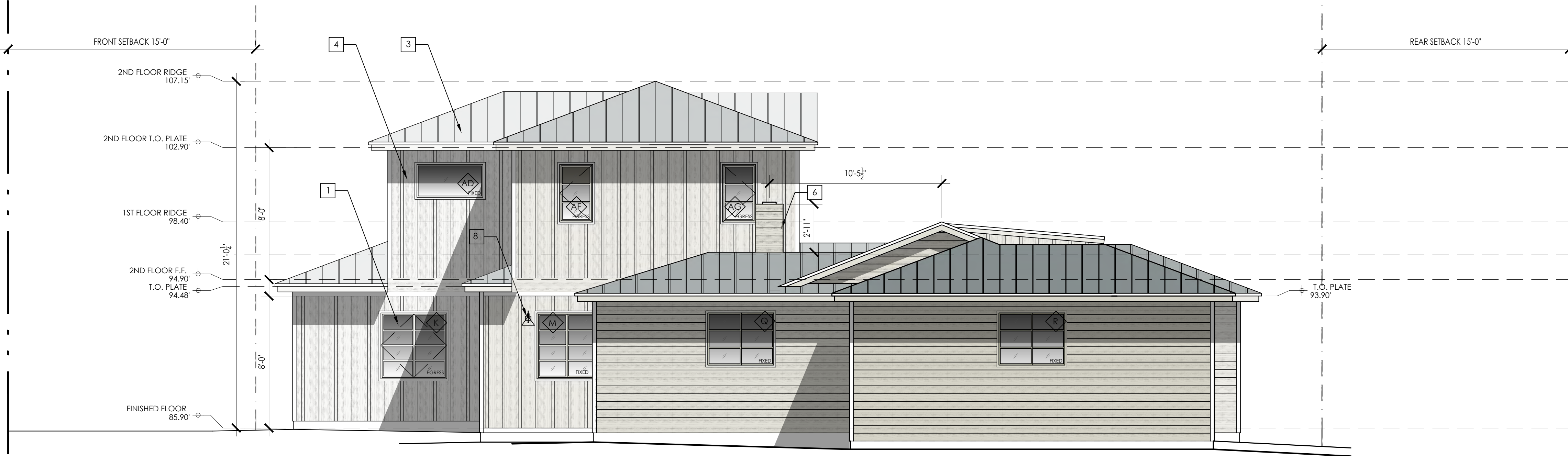
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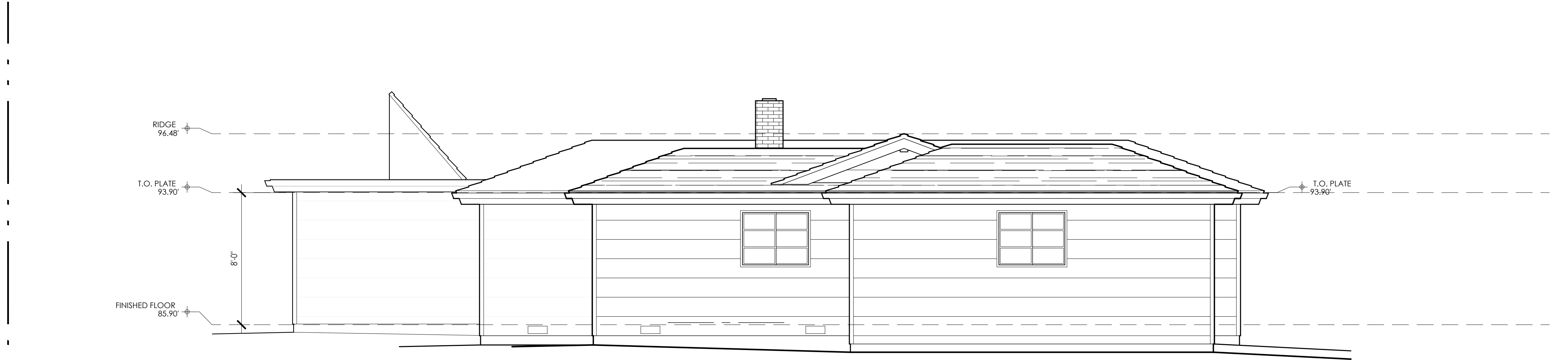
ADAM JESELNICK
ARCHITECT

KEYNOTES	
1	NEW ALUMINUM - ALUMINUM CLAD WOOD WINDOWS
2	KOLBE SAHARA
3	NEW ALUMINUM - ALUMINUM CLAD WOOD DOORS
4	KOLBE SAHARA
5	NEW STANDING SEAM METAL ROOF
6	MATTE FINISH MUSKET GRAY
7	VERTICAL WOOD BOARD AND BATTEN SIDING
8	PAINT AGREEABLE GRAY SW 7029
9	7 1/2 " HORIZONTAL V-GROOVE WOOD SIDING - REPLACE EXISTING SIDING
10	PAINT AGREEABLE GRAY SW 7029
11	7 1/2 " HORIZONTAL V-GROOVE WOOD SIDING - OVER EXISTING BRICK
12	PAINT AGREEABLE GRAY SW 7029
13	WOOD TRIM
14	SHERWIN WILLIAMS MORRIS ROOM GREY SW 0037
15	EXTERIOR LIGHTING - WALL SCONCE
16	HENRY OUTDOOR - HUBBARDTON FORGE

Attachment 3



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



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

BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

WEST ELEVATIONS

8/21/2023

1/4" = 1'-0"

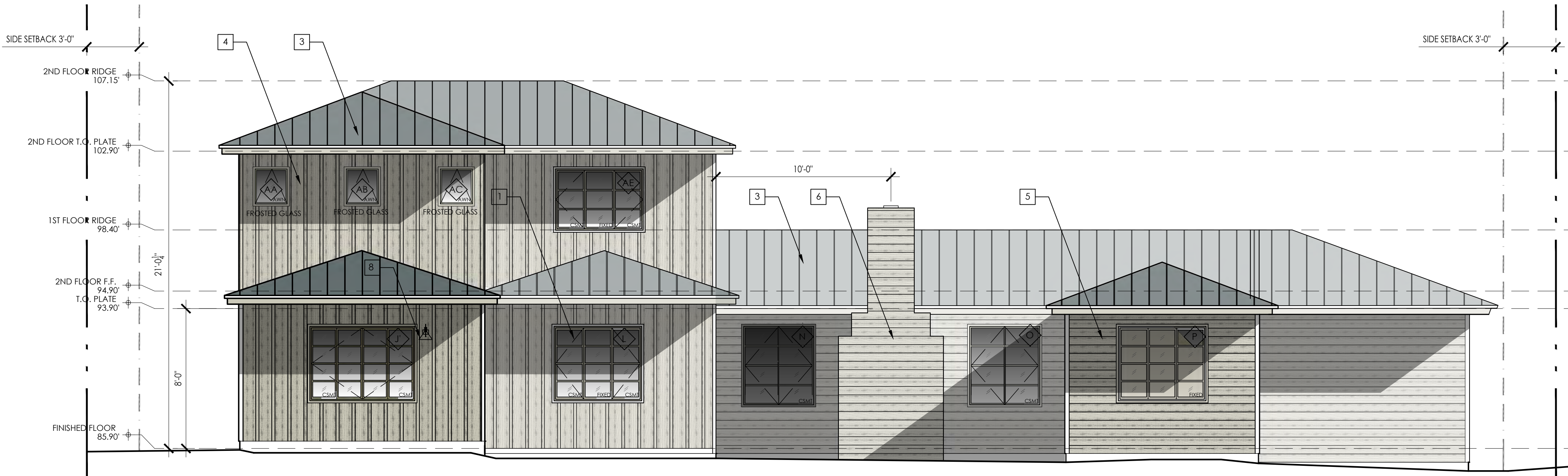
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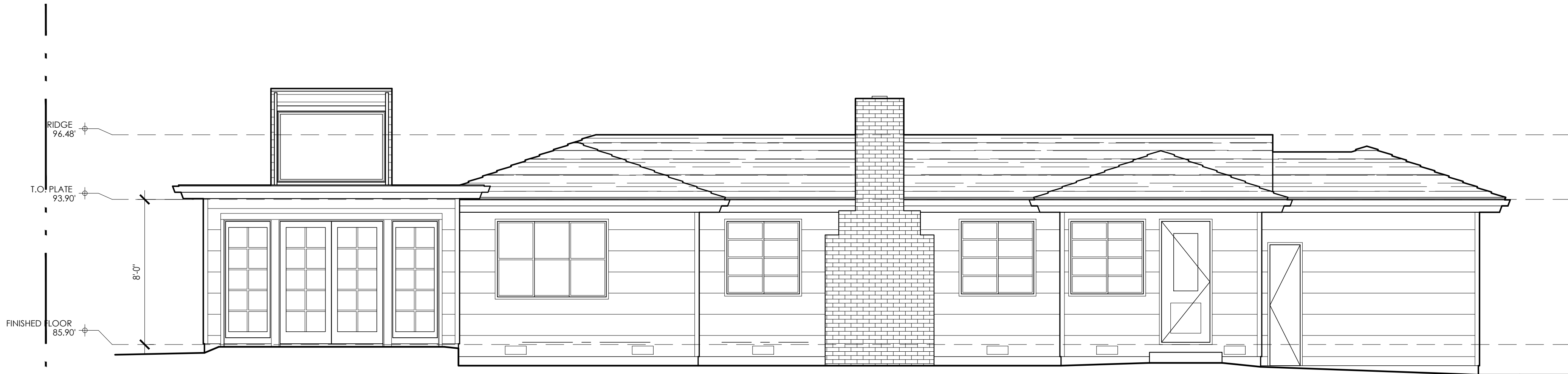
ADAM JESELNICK
ARCHITECT

KEYNOTES	
1	NEW ALUMINUM - ALUMINUM CLAD WOOD WINDOWS
2	KOLBE SAHARA
3	NEW ALUMINUM - ALUMINUM CLAD WOOD DOORS
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13	WOOD TRIM
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15	EXTERIOR LIGHTING - WALL SCONCE
16	HENRY OUTDOOR - HUBBARDTON FORGE

Attachment 3



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



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

KEYNOTES	
1	NEW ALUMINUM - ALUMINUM CLAD WOOD WINDOWS KOLBE SAHARA
2	NEW ALUMINUM - ALUMINUM CLAD WOOD DOORS KOLBE SAHARA
3	NEW STANDING SEAM METAL ROOF MATTE FINISH MUSKET GRAY
4	VERTICAL WOOD BOARD AND BATTEN SIDING PAINT AGREEABLE GRAY SW 7029
5	7 1/2 " HORIZONTAL V-GROOVE WOOD SIDING - REPLACE EXISTING SIDING PAINT AGREEABLE GRAY SW 7029
6	7 1/2 " HORIZONTAL V-GROOVE WOOD SIDING - OVER EXISTING BRICK PAINT AGREEABLE GRAY SW 7029
7	WOOD TRIM SHERWIN WILLIAMS MORRIS ROOM GREY SW 0037
8	EXTERIOR LIGHTING - WALL SCONCE HENRY OUTDOOR - HUBBARDTON FORGE

Attachment 3



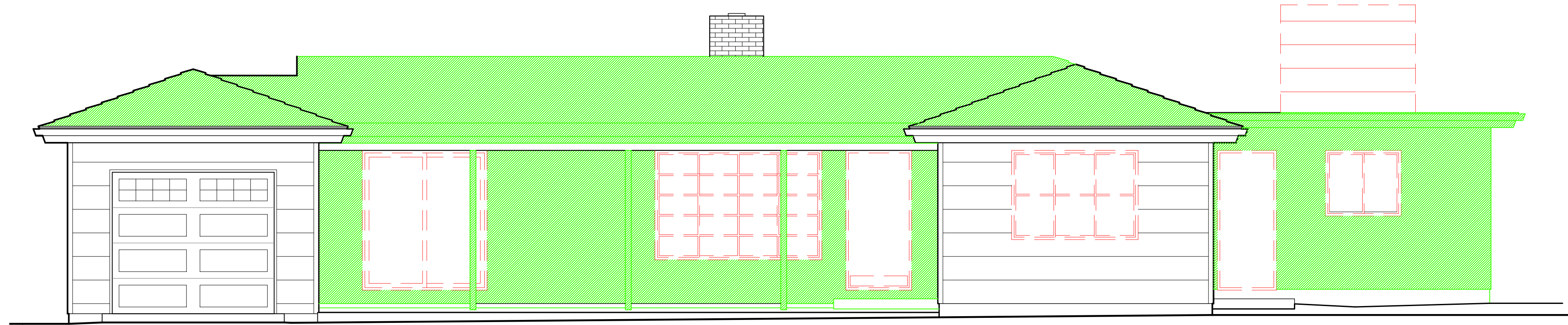
BELLASIS RESIDENCE
4TH AVENUE, 2 N/E LOBOS
CARMEL-BY-THE-SEA, CALIFORNIA 93921

EAST ELEVATIONS

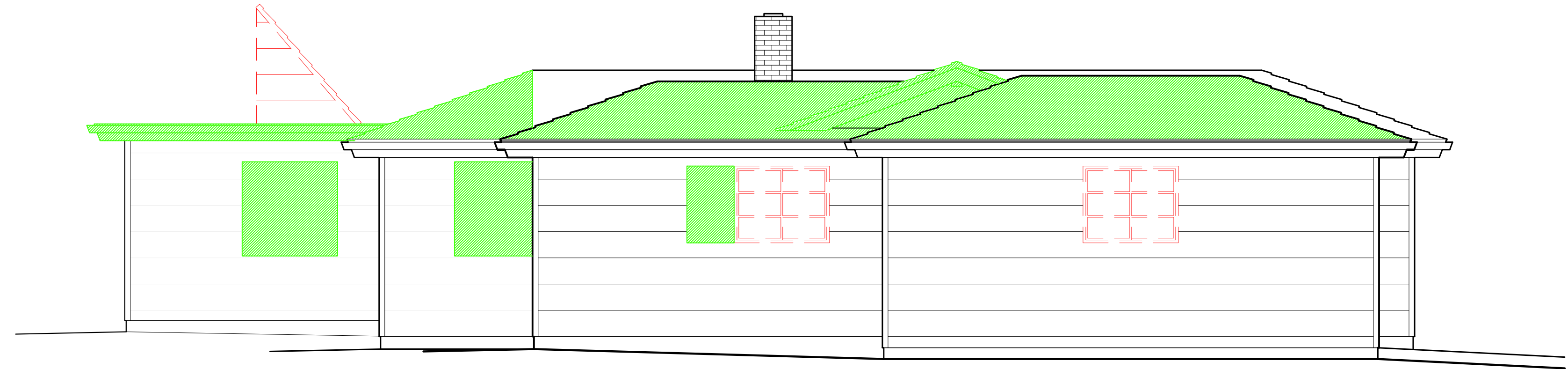
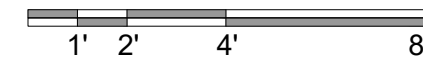
8/21/2023

1/4" = 1'-0"

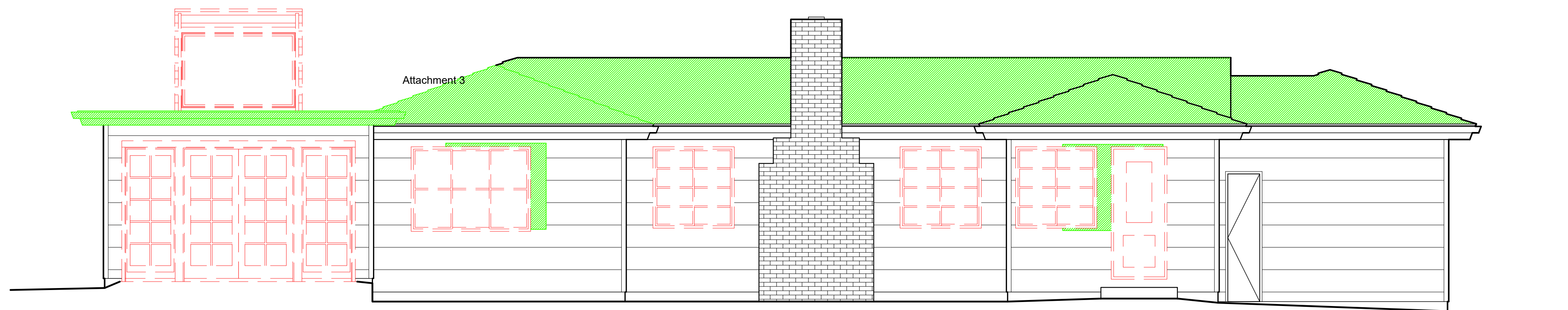
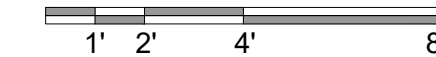
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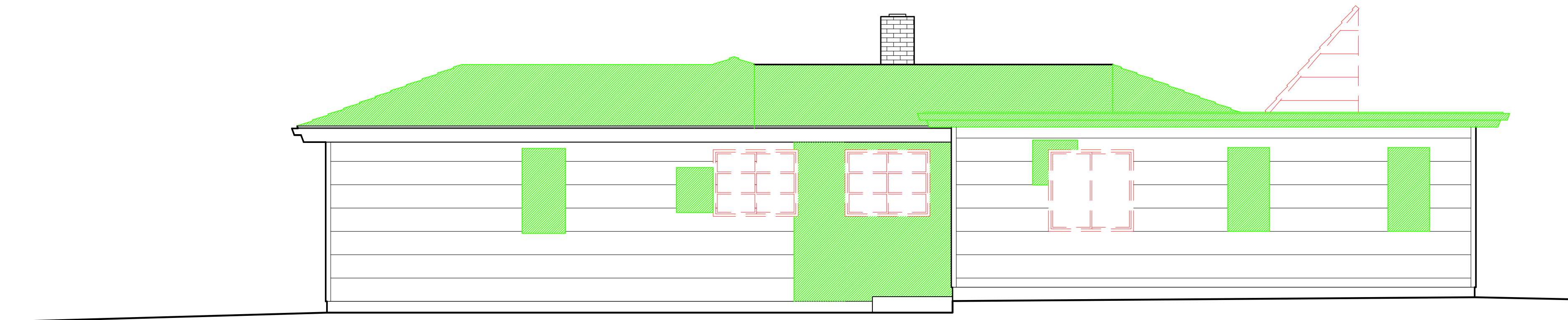
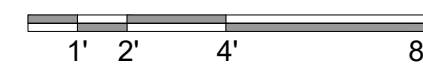
1 DEMOLITION SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



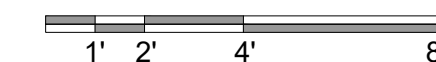
2 DEMOLITION WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

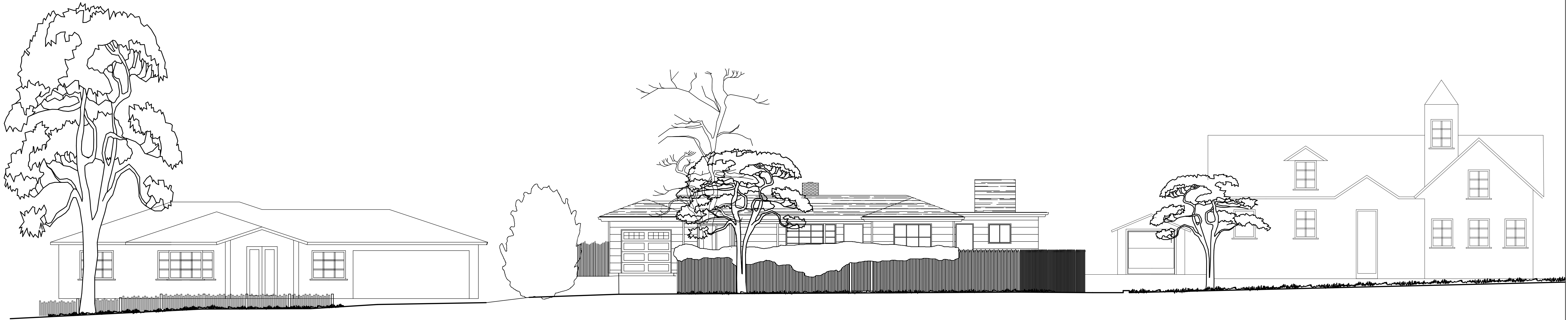


3 DEMOLITION NORTH (BACK) ELEVATION
SCALE: 1/4" = 1'-0"

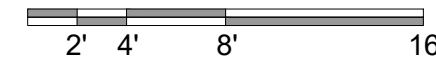


4 DEMOLITION EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"





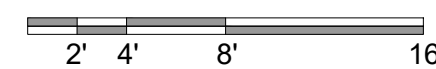
1 EXISTING STREETSCAPE ELEVATION
SCALE: 1/8" = 1'-0"



Attachment 3



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



DOOR BELLASIS RESIDENCE SCHEDULE						
			DOOR TYPE	THICKNESS	HAND	H.W. TYPE
1ST FLOOR						
	101	3'-0" X 7'-0"	2	2"	RH	ENTRY DOOR
	102	3'-0" X 7'-0"	6	2"	LH	ENTRY DOOR
	103	8'-0" X 7'-0"	10	2"	LHRH	GARAGE DOOR
	104	2'-6" X 7'-0"	6	2"	LH	ENTRY DOOR
	105	5'-6" X 7'-0" (2 DOORS)	5	2"	LHRH	FRENCH DOORS
	106	NOT USED				
	107	2'-6" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
	108	2'-6" X 7'-0"	6	1 3/4"	LH	INTERIOR WOOD DOOR
	109	2'-6" X 7'-0"	6	1 3/4"	LH	INTERIOR WOOD DOOR
	110	3'-0" X 7'-0" (2 DOORS)	6	1 3/4"	LHRH	CLOSET WOOD DOOR
	111	5'-0" X 7'-0" (2 DOORS)	6	1 3/4"	LHRH	INTERIOR WOOD DOOR
	112	3'-0" X 7'-0"	6	1 3/4"	LH	CLOSET WOOD DOOR
	113	3'-0" X 7'-0"	6	1 3/4"	RH	CLOSET WOOD DOOR
	114	3'-0" X 7'-0"	6	1 3/4"	IH	INTERIOR WOOD DOOR
	115	2'-8" X 7'-0"	6	1 3/4"	RH	INTERIOR WOOD DOOR
	116	2'-6" X 7'-0"	6	1 3/4"	RH	INTERIOR SLIDING WOOD DOOR
2ND FLOOR						
	201	3'-0" X 7'-0"	6	1 3/4"	LH	INTERIOR WOOD DOOR
	202	2'-6" X 7'-0"	6	1 3/4"	RH	INTERIOR SLIDING WOOD DOOR
	203	2'-6" X 7'-0"	6	1 3/4"	LH	INTERIOR SLIDING WOOD DOOR
	204	2'-4" X 7'-0"	6	1 3/4"	LH	INTERIOR SLIDING WOOD DOOR
	205	2'-6" X 7'-0"	6	1 3/4"	LH	INTERIOR WOOD DOOR
	DOOR TYPE LEGEND			HARDWARE TYPE LEGEND		
	TYPE 1	ENTRY DOOR, FULL LITE GLASS. WOOD	Attachment 3		TYPE 1: --.	
	TYPE 2	ENTRY DOOR, DUTCH DOOR 1/2 LITE WOOD				
	TYPE 3	EXTERIOR SLIDING DOORS.WOOD.			TYPE 2: --.	
	TYPE 4	FRENCH DOORS. FULL LITE GLASS W/ SIDE LITES. WOOD.			TYPE 3: --.	
	TYPE 5	FRENCH DOORS. FULL LITE GLASS. WOOD.				
	TYPE 6	INTERIOR HINGED MDF DOOR, PRIMED				
	TYPE 7	POCKET DOOR, MDF, PRIMED				
	TYPE 8	GLASS INTERIOR DOOR				
	TYPE 9	INTERIOR 180° DOOR				
	TYPE 10	GARAGE DOOR				
	TYPE 11	BARN-STYLE DOOR				
	TYPE 10	PARTITION DOOR				

1

PROPOSED DOOR SCHEDULE

WINDOW BELLASIS RESIDENCE SCHEDULE						
REVISION	TYPE / LETTER	SIZE [WIDTH x HEIGHT]	R.O.	MATERIAL	TYPE	NUMBERED NOTES / REMARKS
1ST FLOOR						
	A	5'-5" x 3'-11 3/4"		ALUMINUM CLAD WOOD	CSMT-FIXED-CSMT	DUAL GLAZED- PAINTED BLACK
	B	5'-5" x 3'-11 3/4"		ALUMINUM CLAD WOOD	CSMT-FIXED-CSMT	DUAL GLAZED- PAINTED BLACK
	C	4'-4" x 4'-5 3/4"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	D	6'-0" x 4'-5 3/4"		ALUMINUM CLAD WOOD	FIXED-CSMT-FIXED	DUAL GLAZED- PAINTED BLACK - EGRESS
	E	2'-2" x 2'-0"		ALUMINUM CLAD WOOD	AWNING	DUAL GLAZED- PAINTED BLACK
	F	2'-2" x 4'-3"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED- PAINTED BLACK
	G	2'-3 1/2" x 4'-2"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED- PAINTED BLACK
	H	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	AWNING	DUAL GLAZED- PAINTED BLACK
	H'	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	AWNING	DUAL GLAZED- PAINTED BLACK
	I	1'-10" x 4'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED- PAINTED BLACK
	J	1'-10" x 4'-0"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED- PAINTED BLACK
	J'	6'-0" x 4'-3"		ALUMINUM CLAD WOOD	CSMT-CSMT	DUAL GLAZED- PAINTED BLACK
	K	4'-0" x 4'-0"		ALUMINUM CLAD WOOD	CSMT-CSMT	DUAL GLAZED- PAINTED BLACK
	L	5'-0" x 4'-3"		ALUMINUM CLAD WOOD	CSMT-FIXED-CSMT	DUAL GLAZED- PAINTED BLACK
	M	5'-6" x 4'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	N	4'-0" x 4'-5 3/4"		ALUMINUM CLAD WOOD	CSMT-CSMT	DUAL GLAZED- PAINTED BLACK
	O	4'-0" x 4'-5 3/4"		ALUMINUM CLAD WOOD	CSMT-CSMT	DUAL GLAZED- PAINTED BLACK
	P	5'-0" x 4'-3"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	Q	4'-0" x 3'-2"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	R	4'-0" x 3'-2"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
2ND FLOOR						
	S	5'-0" x 3'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	T	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	AWNING	DUAL GLAZED- PAINTED BLACK
	U	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	V	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	W	3'-6" x 3'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	X	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	AWNING	DUAL GLAZED- PAINTED BLACK
	Y	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	AWNING	DUAL GLAZED- PAINTED BLACK
	Z	2'-0" x 2'-0"		ALUMINUM CLAD WOOD	AWNING	DUAL GLAZED- PAINTED BLACK
	AA	1'-10" x 2'-0"		ALUMINUM CLAD WOOD	AWNING	DUAL GLAZED- FROSTED GLASS - PAINTED BLACK
	AB	1'-10" x 2'-0"		ALUMINUM CLAD WOOD	AWNING	DUAL GLAZED- FROSTED GLASS - PAINTED BLACK
	AC	1'-10" x 2'-0"		ALUMINUM CLAD WOOD	AWNING	DUAL GLAZED- FROSTED GLASS - PAINTED BLACK
	AD	4'-0" x 2'-0"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK
	AE	5'-0" x 3'-6"		ALUMINUM CLAD WOOD	CSMT-FIXED-CSMT	DUAL GLAZED- PAINTED BLACK
	AF	2'-0" x 3'-6"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED- PAINTED BLACK - EGRESS
	AG	2'-0" x 3'-6"		ALUMINUM CLAD WOOD	CSMT	DUAL GLAZED- PAINTED BLACK - EGRESS
	AH	1'-6" x 1'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK - DORMER
	AI	1'-6" x 1'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK - DORMER
	AJ	1'-6" x 1'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK - DORMER
	AK	1'-6" x 1'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK - DORMER
	AL	1'-6" x 1'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK - DORMER
	AM	1'-6" x 1'-6"		ALUMINUM CLAD WOOD	FIXED	DUAL GLAZED- PAINTED BLACK - DORMER

2

PROPOSED WINDOW SCHEDULE



1 GENERAL - FRONT



2 GENERAL - REAR



3 FRONT ENTRY



4 FRONT AND EAST SIDE



5 REAR



4 REAR AND EAST SIDE



1 VERTICAL WOOD BOARD AND BATTEN
7 1/2" - PAINT AGREEABLE GRAY SW 7029



4 CONCRETE PAVERS
BELGARD AQUALINE COLOR VICTORIAN



7 DOORS AND WINDOWS
KOLBE ALUMINUM CLAD SAHARA



2 HORIZONTAL V-GROOVE WOOD SIDING
7 1/2" - PAINT AGREEABLE GRAY SW 7029



5 REDWOOD DECK



3 STANDING SEAM METAL ROOF
WESTERN STATES - MATTE MUSKET GRAY



6 WOOD TRIM
SHERWIN WILLIAMS MORRIS ROOM GREY SW 0037



8 EXTERIOR LIGHTING - WALL SCONCE
HENRY OUTDOOR- HUBBARDTON FORGE

CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



- 1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE BELLASIS RESIDENCE A2 PREPARED BY ADAM JESELSNICK ARCHITECT, DATED 01/11/2023, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LUCIDO SURVEYORS.
- 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 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.

Attachment 3

- 3) ALL GRADING SHALL CONFORM TO THE CITY OF CARMEL-BY-THE-SEA GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S ENGINEERING INVESTIGATION, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE 2022 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 5 C.Y. OF CUT AND 5 C.Y. OF FILL WITH NO IMPORT/EXPORT MATERIAL. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
- 5) EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASECOURSE AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- 6) ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- 7) PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- 8) DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- 9) A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY OF CARMEL-BY-THE-SEA PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.
- 10) THE GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS SHALL BE SLOPED AWAY FROM THE BUILDING AT 5% FOR A MINIMUM DISTANCE OF 10 FEET. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED AT A MINIMUM OF 1% WHERE LOCATED WITHIN 5 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE BUILDING.
- 11) ROOF DRAINAGE SHALL BE CONTROLLED BY GUTTER AND DOWN SPOUTS WITH SPLASH BLOCKS DISCHARGING TO LANDSCAPE AREAS ON A SAFETY MANNER AWAY FROM FOUNDATIONS.
- 12) STORM WATER (SURFACE RUNOFF) SHALL BE KEPT AS IT IS AS SHOWN ON THE SITE DRAINAGE PLAN.
- 13) THE STORM DRAIN FACILITIES IF REQUIRED SHALL BE CHRISTY PRODUCTS OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.
- 14) ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
- 15) UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPROVED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.



TOTAL LOT AREA = 7,392 SQ.FT.
TOTAL NEW/REPLACE IMPERVIOUS AREA = 226 SQ.FT.
TOTAL NEW PERVIOUS AREA = 528 SQ.FT.
TOTAL AREA OF DISTURBANCE = 754 SQ.FT.

FILL = 5 C.Y.
NET = 0 C.Y.

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	NG	NEW
BLDC	BUILDING	NO	NUMBER
BRDY	BOUNDARY	NOTS	NOT TO SCALE
BOT	BOTTOM	O.C.	ON CENTER
CL	CATCH BASIN	P / L	PER LINE
C C / L	CENTERLINE	PVE	PUBLIC UTILITIES EASEMENT
CL	CLEAN OUT	PVC	POLYVINYL CHLORIDE
CO	CRANK INLET	R	RADIUS
DE	DRIVEWAY	R/W	RIGHT OF WAY
ELV	ELEVATION	R/C	RELATIVE COMPACTION
ELV EL	EDGE OF PAVEMENT	REINFORC	REINFORCED CONCRETE PIPE
EX (E)	EXISTING	REL	RELATIVE
FC	FACE OF CURB	RET WALL	RETAINING WALL
FD	FACE OF DIME	S	SLOPE
FF	FINISHED FLOOR	SD	STORM DRAIN
FF	FINISHED GRADE	SH	SHOULDER
FD	FEED DEPARTMENT CONNECTION	SS	SANITARY SEWER
FH	FIRE HYDRANT	SS LAT	SANITARY SEWER LATERAL
FC F/C	FACE OF CURB	SSMH	SANITARY SEWER MANHOLE
F F / L	FACE OF LANE	STA	STATION
FP	FINISHED PAD	S/W	SIDEWALK
FW	FACE OF WALL	TC T/C	TOP OF CURB
GB	GRADE BREAK	TD	TOP OF DRAIN
GR	GRATE	TO	TOP OF WALL
HDPE	HIGH DENSITY POLYETHYLENE	TP	TYPICAL
HP	HIGH POINT	UP	UTILITY POLE
L	LINEAR FEET	W	WATER
LF	LOW POINT	WS	WATER SERVICE
MAX	MAXIMUM		

	03/14/22	AMS	RELEASED TO CLIENT
No.	DATE	BY	REVISION

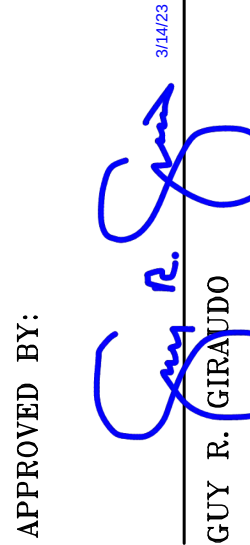
 SURFACE DRAINAGE FLOW DIRECTION
 85.40 SPOT ELEVATION
 ROOF DOWNSPOUT/SPLASH BLOCK
 MAIN FLOOR HOUSE FOOTPRINT ADDITION
 PORTLAND CEMENT CONCRETE SURFACE
 PERMEABLE CONCRETE PAVERS

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

SHEET C1	COVER SHEET
SHEET C2	GRADING, DRAINAGE, UTILITY PLAN & GRADING SECTIONS
SHEET C3	EROSION & SEDIMENT CONTROL PLAN
SHEET C4	CONSTRUCTION MANAGEMENT PLAN

"COVER SHEET"



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



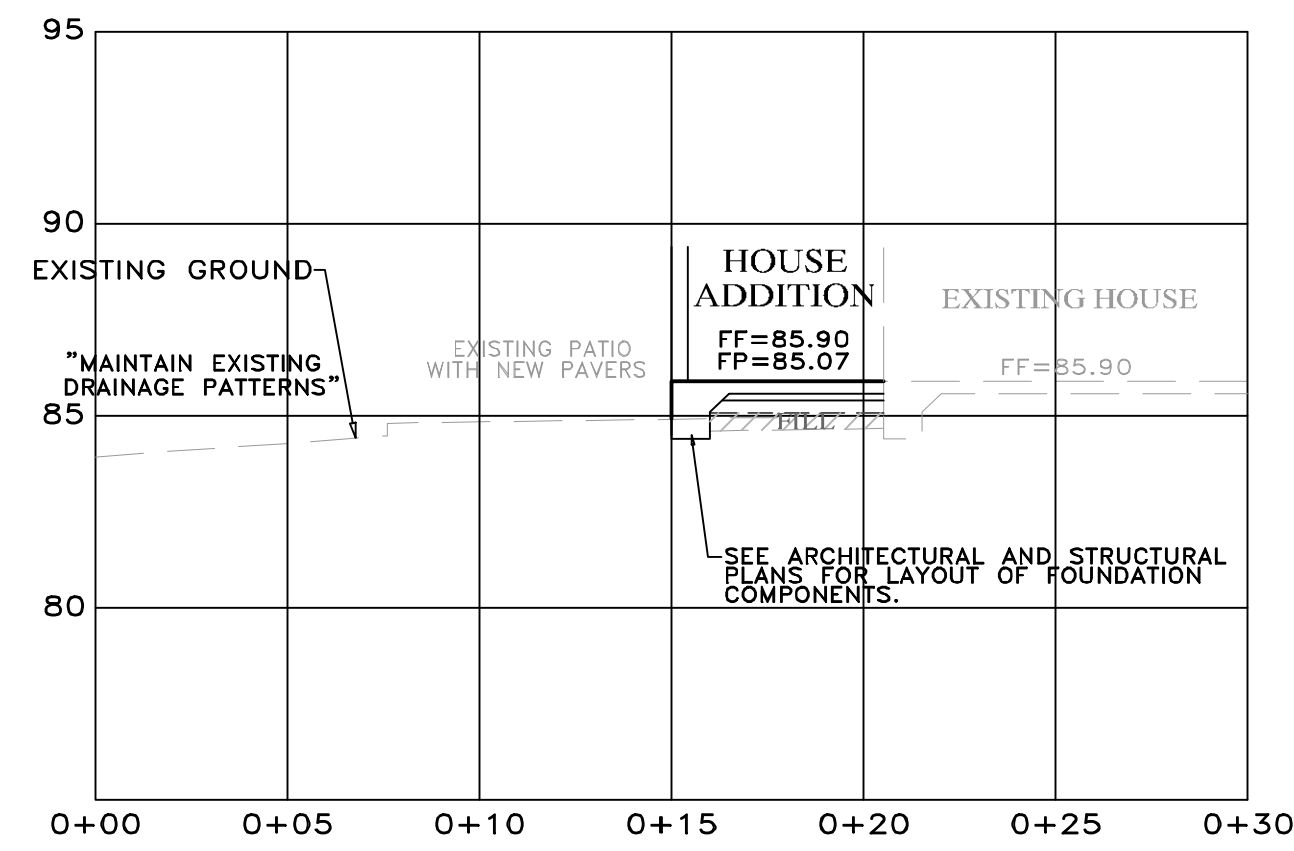
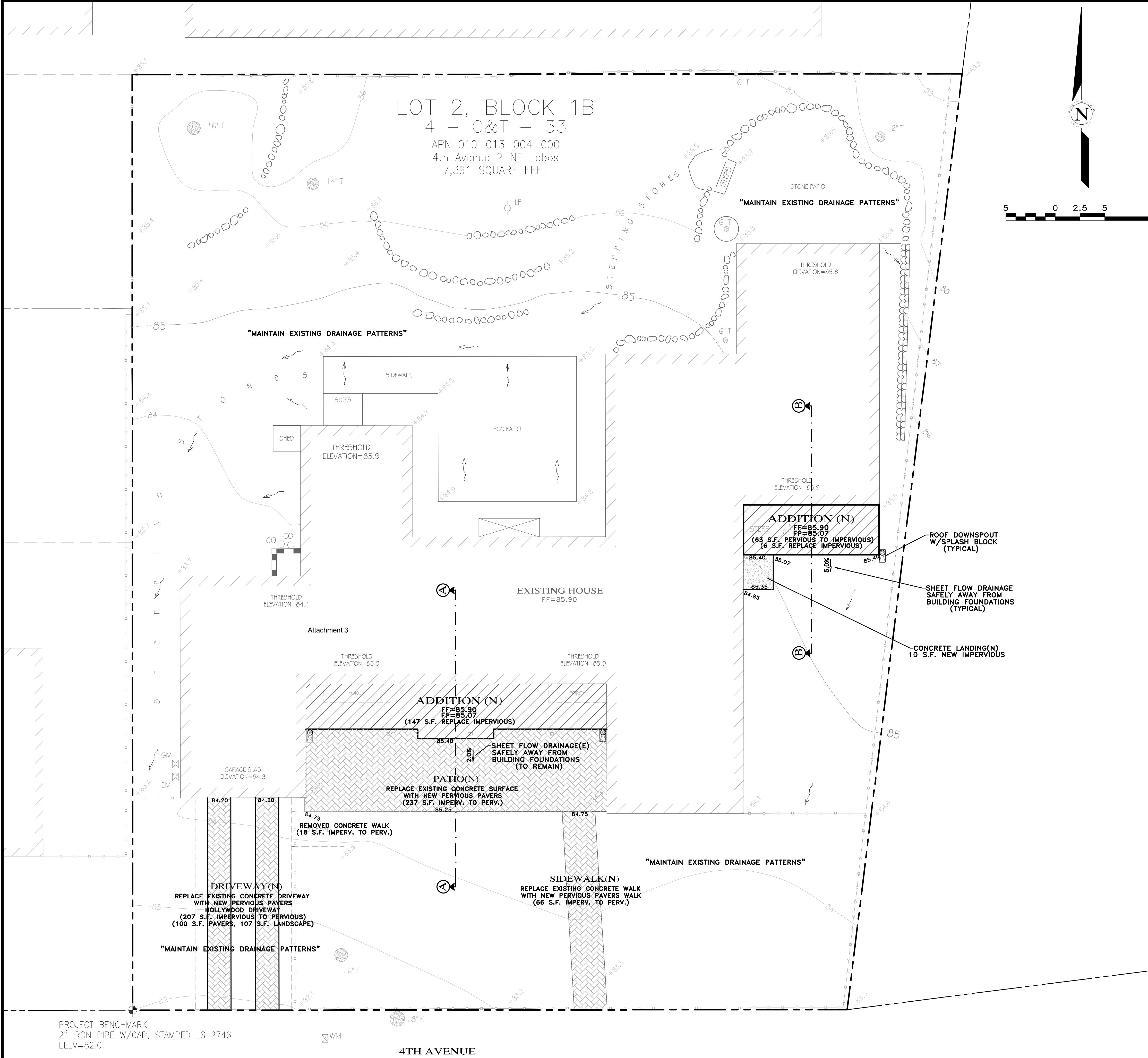
GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
BELLASIS RESIDENCE
A.P.N.: 010-013-004
CARMEL-BL-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. NICK & MICHELLE BELLASIS

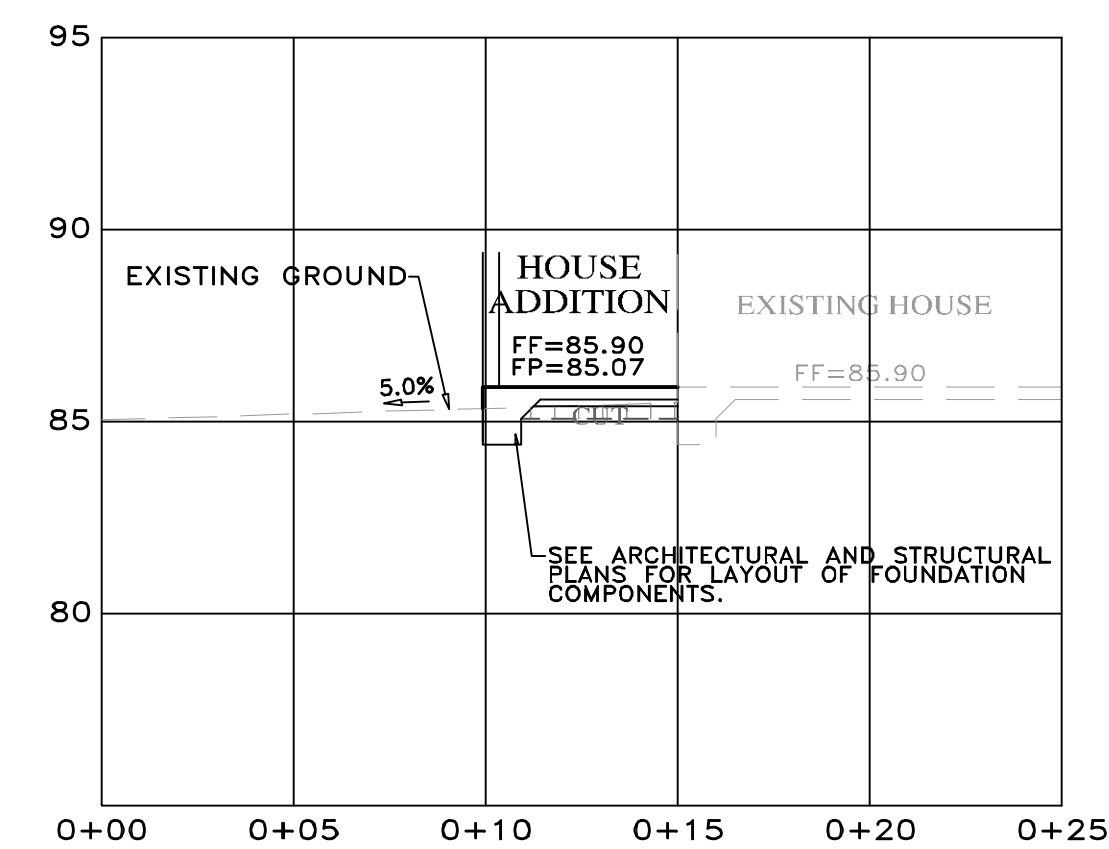
SHEET C1

SHEET C1

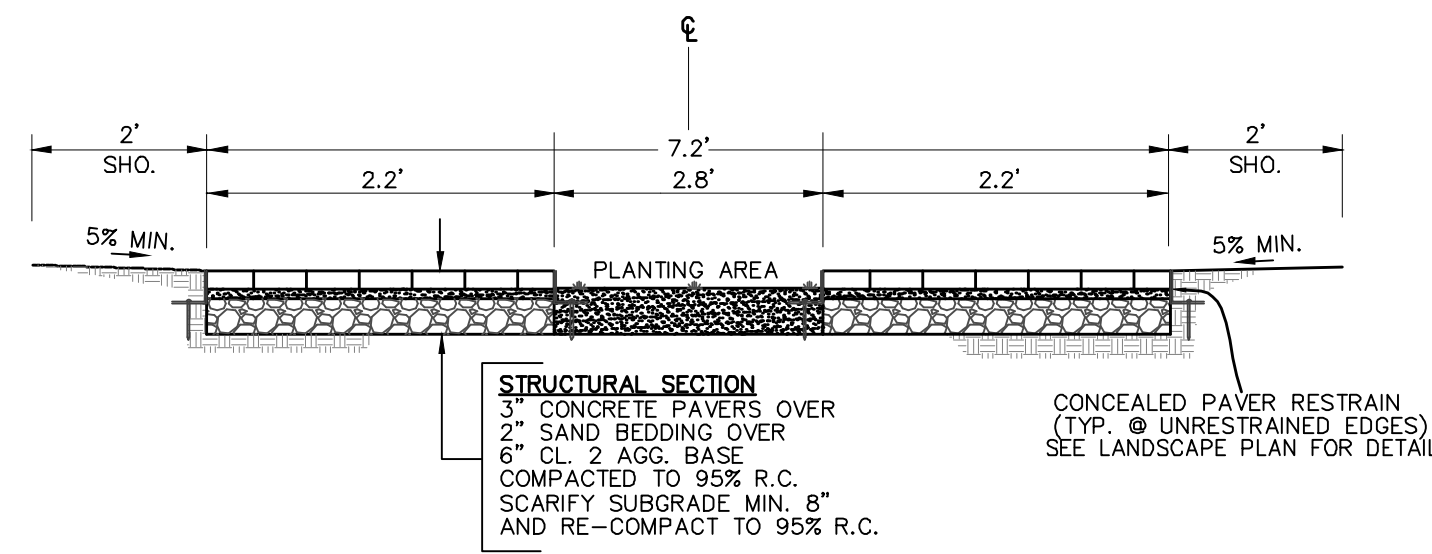
OF 4 SHEET



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



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



DRIVEWAY TYPICAL SECTION
NOT TO SCALE

L:\PROJ\2604-BELLASIS\2604-CIVIL\DWG\2604-GDECCMP.DWG/24x36c3

PLAN
SCALE: 1"=5'

No.	DATE	BY	REVISION
03/14/22	AMS	RELEASED TO CLIENT	

SHEET C2
OF 4 SHEETS

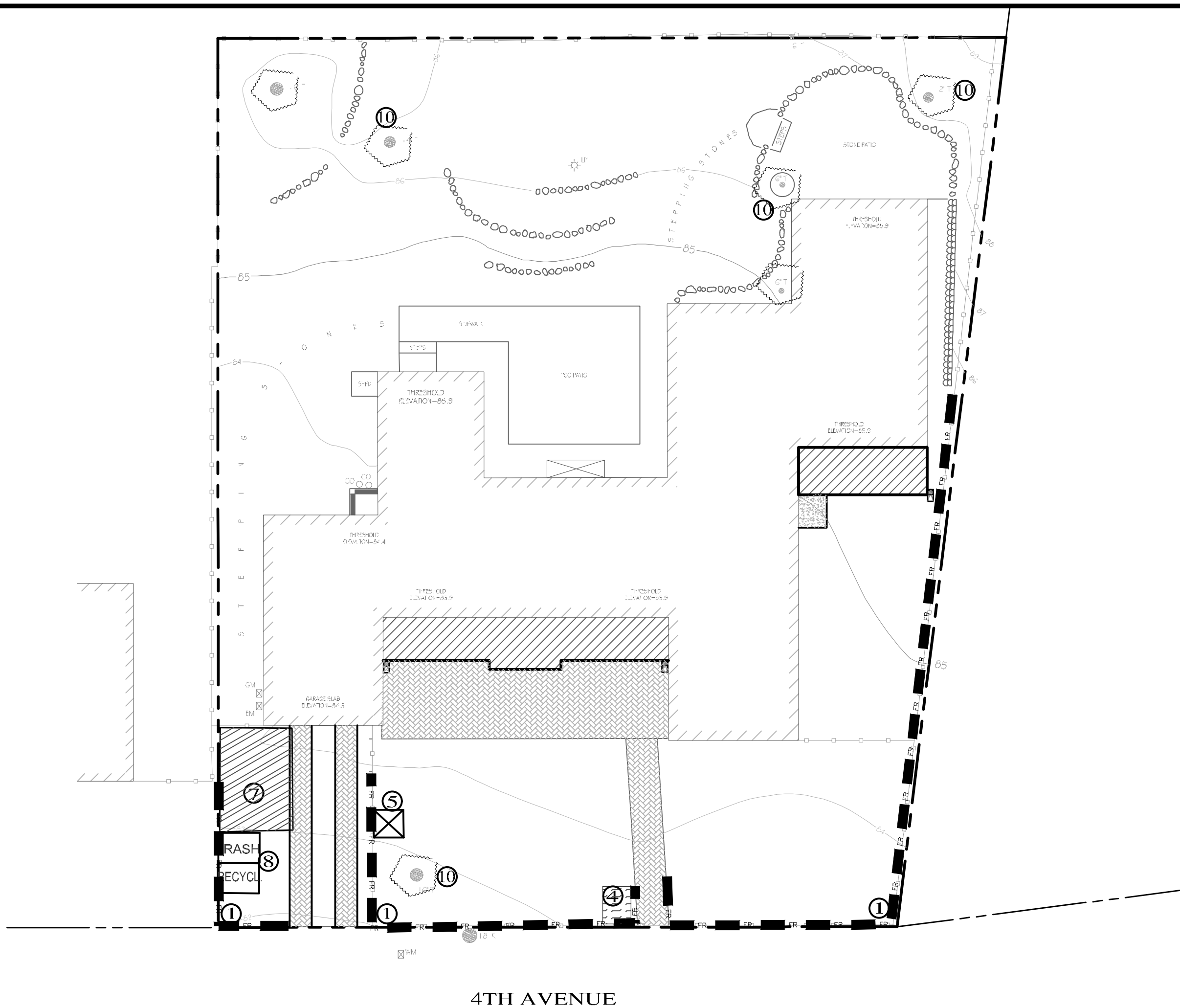
" GRADING, DRAINAGE & UTILITY PLAN "



GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
BELLASIS RESIDENCE
A.P.N.: 010-013-004
FOR
CARMEL-BI-THE-SEA, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. NICK & MICHELLE BELLASIS

SCALE: 1"=5' H&V
DATE: MARCH 2023
JOB NO. 2604-01

APPROVED BY:
GUY R. GIRARDO
REGISTERED PROFESSIONAL ENGINEER - CIVIL
No. 56589
Exp. 06-30-25
STATE OF CALIFORNIA



4TH AVENUE

PLAN
SCALE: 1"=20'

LEGEND:

- Attachment 3
- 1 FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
- 2 DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
- 3 STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
- 4 CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
- 5 SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
- 6 STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
- 7 CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLY SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
- 8 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 WATER TIGHT CONTAINERS 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 40Z/SY, BAGS SHALL BE A MINIMUM OF 18" LONG x 12" WIDE x 3" THICK, FILLED WITH 3/4" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE x 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
- 10 TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.
- 11 SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEPTED 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 MICROSTACHYUS (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 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 INSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.

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

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



CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMPs) on this Page, as they Apply to Your Project, All Year Long.

MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- Berm and securely cover stockpiles of sand, dirt, or other construction materials with tarps when rain is forecast or if stockpiles are not actively being used. For best results, this should be done at the end of the work day throughout construction when feasible.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Dispose of liquid residues from paints, thinners, solvents, glue, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

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.

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 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, glue, 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

- 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.

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 District's 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.

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, silt filter, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- If any of the following conditions are observed, 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.

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.

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 residues through a bottle, 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.

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.

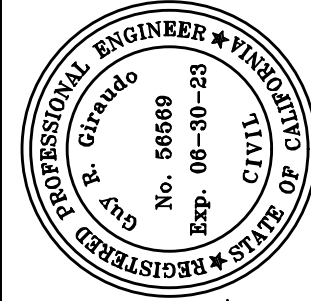
DEWATERING

- 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 bottle, tank, or sediment trap, and/or disposal in sanitary sewer may be required.

LANDSCAPE MATERIALS

- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used or applied.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner).
- If sawcut slurry enters a catch basin, clean it up immediately.

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO \$10,000 PER DAY!



APPROVED BY:

GUY R. GIRARD
CITY OF CARMEL



" EROSION & SEDIMENT CONTROL PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
BELLASIS RESIDENCE
A.P.N.: 010-013-004
CARMEL-BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. NICK & MICHELLE BELLASIS

SCALE: AS SHOWN
DATE: MARCH 2023
JOB NO. 2604-01

SHEET C3

OF 4 SHEETS

No.	DATE	BY	REVISION
	03/14/22	AMS	RELEASED TO CLIENT

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

[illegible]

- FULL SUN IRRIGATION ZONE
- SHADE IRRIGATION ZONE
- PART SUN/SHADE IRRIGATION ZONE
- NON IRRIGATED AREA (XERISCAPE)
KURAPIA GROUND COVER
- NEW MULCH

A CALIFORNIA SYCAMORE
B DEODAR CEDAR
C CANARY ISLAND PINE
D MONTEREY PINE

- DICKSONIA ANTARCTICA TASMANIAN TREE FERN (3)
- SUCCULENTS
- PROTECTED OAKS

		botanical name	abbreviation	common name	type	Cultivars	Size	Qty
1		CEANOTHUS cen	CEA cen	California Lilac	Shrub	Centennial	5 gal	3
2		CEDRUS deodara	CED deo	Deodar Cedar	Tree		15 gal	1
3		DICKSONIA antarctica	DIC ant	Tasmanian Tree Fern	fern		15 gal	3
4		DRYOPTERIS arguta	DRY arg	Coastal Wood Fern	Fern		5 gal	5
5		ESCHSCHOLZIA californica	ESC cal	California Poppy	Perennial		1 gal	12
6		FESTUCA californica	FES cal	California Fescue	Grass		1 gal	24
7		IRIS douglas	IRI dou wh	Native White Iris	Bulb	Canyon Snow	1 gal	6
8		LUPINUS albinfrons	LUP alb	Silver Bush Lupine	Shrub		5 gal	12
9		MIMULUS aurantiacus	MIM car	Sticky Monkey Flower	Shrub	Yellow	1 gal	9
10		MUHLENBERGIA rigens	MUH rig	Deer Grass	Grass		1 gal	3
11		PENNISETUM setaceum rubrum	PEN set ru	Purple Fountain Grass	Grass	Rubrum	1 gal	11
12		PENSTEMON heterophyllus	PEN het	Margarita Bop	Perennial		1 gal	5
13		PINUS canariensis	PIN can	Japanese Red Pine	Conifer		24 box	1
14		PINUS radiata	PIN rad	Monterey Pine	Conifer		15 gal	1
15		PLATANUS cal syc	PLA rac	California Sycamore	tree		15 gal	1
16		SALVIA clevelandii	SAL cle win	Salvia	Shrub	Winnifred Gilman	1 gal	7
17		KURAPIA Lippia	KUR Lip	Lippia Nodiflora	Groundcover	Kurapia	1 gal	5

EXISTING TREES	ROOT ZONE	PROTECTION ZONE
1 COAST LIVE OAK	7.5 FT	21.8 FT
2 LIQUIDAMBAR STY	8.5 FT	25.5 FT
3 COAST LIVE OAK	6 FT	18 FT
4 OTHER	7.5 FT	22.5 FT
5 MAGNOLIA TREE	5.5 FT	16.5 FT
6 OTHER	6 FT	18 FT
7 OTHER	6 FT	18 FT
8 COAST LIVE OAK	6 FT	18 FT

LANDSCAPE PLAN 

L-1.1

VERSION: 1.1

DATE: 8/16/23

CONCEPT

LANDSCAPE PLAN

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GENERAL LANDSCAPE NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANING.
2. CONTRACTOR TO OBTAIN SIL ANALYSIS PRIOT TO BEGINNING OF PLANTING AND TO PREPARE, AMEND AND FERTILIZE EXISTING SOIL FOLLOWING RECOMMENDATIONS IN THE SOIL ANALYSIS.
3. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLOUDS INTO SMALL PIECES.
4. STAKE ALL TREES WITH MINIMUM 6' TALL LODGEPOLE STAKES, FOLLOW STANDARD NURSERY PRACTICES.
5. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER AND LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
6. COMPOST MINIMUM OF FOUR CUBIC YARDS PER 1,000 SF OF PERMEABLE AREA TILLED TO A DEPTH OF SIX INCHES (6")
7. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTE, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SIL MOISTURE SENSING CAPABILITIES, AND A RAIN SENSOR.
8. IF SPECIFIED, THE IRRIGATION SYSTEM TO HAVE AUTO LEAK DETECTION WITH SMART-ALERT SOFTWARE AND AUTO-OFF.
9. IRRIGATION SYSTEM TO HAVE A DEDICATED BACK FLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
10. 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.
11. MANUAL SHUT OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS.
12. IRRGATION VALUVES TO CORRESPOND TO HYDRO ZONE LIMITS.
13. IRRIGATION SYSTEM TO BE A DESIGN BUILT. ALL SHRUB AREAS TO BE DRIP IRRIGATED.
14. LOW AND VERY-LOW WATER XERISCAPING DOES NOT REQUIRE DRIP IRRIGATION. HAND WATERI DURING FIRST YEAR OF GROWTH UNTIL ESTABLISHED.

NEW PATH LIGHTING
MAX 225 LUMENS
LED DOWNLIGHTING

Brand	Kichde Attachment 3
Light fixture form	Path
Room Type	Kitchen
Product Dimensions	6"L x 6"W x 20"H
Indoor/Outdoor Usage	Outdoor
Power Source	Hardwired
Control Method	App
Light Source Type	LED
Number of Light Sources	1
Voltage	12 Volts
Included Components	Includes one 3 watt GU4 base LED starter bulb and 36-in wire leads to make connections easily
Part Number	28315
Item Weight	3.39 pounds
Item model number	28315
Collection	Showscape
Plug Format	A- US style
Switch Installation Type	Surface
Batteries Included?	No
Batteries Required?	No
Luminous Flux	200 Lumen

IRRIGATION COMPONENTS

Pressure Regulator: Rainbird 1" PEB w/filter regulator combo

Filter: Rainbird 1" PEB w/filter regulator combo

Backflow Prevention Device: Wilkens 975 XL 1" backflow

Timer: Rainbird ESP-SMT smart controller

1/2" Polypropene drip tubing

SIZE	GPH	QTY EMITTERS PER PLANT
1 gal	1	1
5 gal	1	2
15 gal	1	3-4

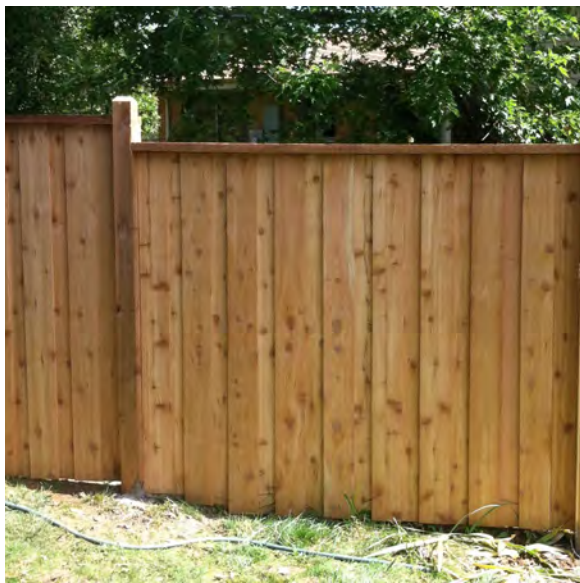
IRRIGATION TIMING SCHEDULE

SEASON	CYCLES / WEEK	MINUTES / CYCLE
spring	2	7
summer	2	10
fall	2	6
winter	water only during extended dry periods	

New Irrigation Systems to be installed with the following components, per code:
Gate Valve installed within two feet of existing water meter
Remote Control Valve + Antisphon, one per irrigation zone
PVC Sch 40 from Water Meter to Control Valves
PVC Class 200 for Irrigation Zones
Transitions between PVC pipe and drip tubing
Dedicated Landscaping water meter with Timer

DRIP IRRIGAITION SYSTEM TO BE INSTALLED FOR ALL NEW SHRUBS, TREES AND NON-XERISCAPE GROUNDCOVER.

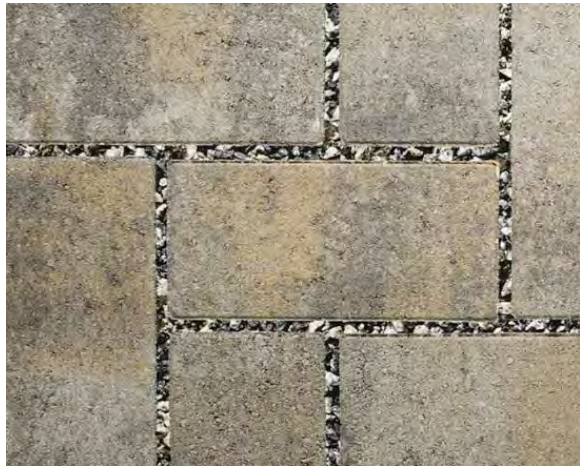
RE-USE VIABLE COMPONENTS OF ANY EXISTING IRRIGATION SYSTEMS. ASSUME ALL DRIP TUBING AND EMITTERS SHOULD BE REPLACED.



NEW FENCE: SIDE & REAR YARD
6' SOLID VERTICAL CEDAR BOARD



EXISTING FENCE: FRONT YARD
6' WEATHERED GRAPESTAKE



NEW CONCRETE PAVERS
BELGARD AQUALINE VICTORIAN

NEW EXTERIOR LIGHTING
HUBBADTON FORGE HENRY
DOWNLIT WALL SCONCE
W/ PROPOW 300 LUMEN E26 LED BULB



Details

Aluminum direct wire exterior gooseneck wall sconce with finish. Includes a bulb shield which focuses the light downwards. Designed and built to Dark Sky standards.

Socket Type	medium
Bulb	Par20 (wet location), 50 watt Max
Number of Bulbs	1 (not included)
Location Rating UL	Outdoor Wet
Safety Rating	UL CUL listed

SITE COVERAGE CALCULATIONS:

PROPOSED		
(P) FRONT PATIO PAVERS	265 SF	PERMEABLE
(P) WOOD DECK PATIO	326 SF	PERMEABLE
(P) CONC. PAVERS FRONT DRIVEWAY	100 SF	PERMEABLE
(P) FRONT SIDEWALK PAVERS	65 SF	PERMEABLE
(E) RETAINING WALL	17 SF	IMPERMEABLE
(P) LANDING AT DOOR 104	10 SF	IMPERMEABLE
TOTAL, (P)	783 SF	

L-1.2

VERSION: 1.1
DATE: 8/16/23
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LANDSCAPE SPECIFICATIONS

BELLASIS RESIDENCE

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UPPER CANOPY TREE SELECTIONS

Platanus racemosa

California Sycamore



PLANT TYPE	Tree	LEAF SEASON	Deciduous	HABIT	Broad, Irregular
HEIGHT	40-50 ft.	LEAF COLOR	Light Green, Yellow Green	DESIGN STYLES	Mediterranean, Ranch, Spanish, Woodland
WIDTH	30-45 ft.	FLOWER COLOR	n/a	LOCATION USES	Background, Lawn
SUN	Full	FLOWER SEASON	n/a	ATTRACTS WILDLIFE	Hummingbirds, Butterflies
WATER	Medium, Extra in Summer	FRUIT SEASON	n/a		
SOIL	Sandy, Unparticular	FRUIT TYPE	n/a		
DESCRIPTION	The California Sycamore is a fast growing, deciduous tree that reaches up to 40-50' high. It tolerates heat, smog, and moist conditions; it is native to riparian areas. It has an interesting mottled bark when the tree is bare in winter. It needs a moderate amount of watering unless the water table is high. Leaves turn yellow in fall before dropping. Hummingbirds and butterflies love the Sycamore.				

Cedrus deodara

Deodar Cedar



PLANT TYPE	Conifer	LEAF SEASON	Evergreen	HABIT	Pyramidal, Weeping
HEIGHT	80 ft.	LEAF COLOR	Grey Green, Light Green	DESIGN STYLES	Ranch, Woodland
WIDTH	40 ft.	FLOWER COLOR	n/a	LOCATION USES	Background, Park
SUN	Full	FLOWER SEASON	n/a	ATTRACTS WILDLIFE	n/a
WATER	Medium	FRUIT SEASON	Winter, Fall		
SOIL	Sandy, Clay, Unparticular	FRUIT TYPE	Cone		
DESCRIPTION	This fast-growing, coniferous evergreen is capable of reaching a size of 80' high by 40' wide. Its needles are a light, silvery green color, 2" long. Flowers are inconspicuous. Barrel shaped cones appear in fall and winter. Branches are pendulous and spreading. Plant in area that has ample room for growth.				

Pinus canariensis

Canary Island Pine



PLANT TYPE	Conifer	LEAF SEASON	Evergreen	HABIT	Columnar
HEIGHT	40-80 ft.	LEAF COLOR	Dark Green	DESIGN STYLES	Mediterranean, Ranch, Seascape, Spanish, Tropical, Woodland
WIDTH	20-35 ft.	FLOWER COLOR	n/a	LOCATION USES	Background, Lawn, Park, Walls / Fences
SUN	Full	FLOWER SEASON	n/a	ATTRACTS WILDLIFE	n/a
WATER	Very Low, Low	FRUIT SEASON	Spring		
SOIL	Sandy, Clay, Unparticular	FRUIT TYPE	Cone		
DESCRIPTION	This graceful, slender-growing pine has a pyramidal form to about 70'. Its needles are long and drooping in bundles of 3. The foliage is a blue-green color, maturing to a dark green shade. Needles can grow to 12" long. Flowers are insignificant. Cones appear in the spring.				

Pinus radiata

Monterey Pine



PLANT TYPE	Conifer	LEAF SEASON	Evergreen	HABIT	Irregular, Pyramidal
HEIGHT	60-100 ft.	LEAF COLOR	Green, Dark Green	DESIGN STYLES	Japanese, Mediterranean, Seascape, Spanish
WIDTH	25-35 ft.	FLOWER COLOR	n/a	LOCATION USES	Background, Park
SUN	Full	FLOWER SEASON	n/a	ATTRACTS WILDLIFE	n/a
WATER	Low, Extra in Summer	FRUIT SEASON	n/a		
SOIL	Sandy, Clay, Loam, Rocky, Unparticular	FRUIT TYPE	Cone		
DESCRIPTION	The Pinus radiata is an evergreen with an incredibly fast growth rate. It survives well in coastal areas and in well drained soils. With age, the tree drops its lower branches, thus producing a rounded, flat crown. This tree can reach 50'-100' tall and 3' wide. Pine needles are aromatic.				

PLANT SELECTIONS

Dryopteris wallichiana

Coastal Wood Fern



PLANT TYPE	Fern	LEAF SEASON	Evergreen	HABIT	Arching, Upright
HEIGHT	2-4 ft.	LEAF COLOR	Green	Attachment 3	
WIDTH	5-6 ft.	FLOWER COLOR	n/a	DESIGN STYLES	Formal, Japanese, Seascape, Wetlands, Woodland
SUN	Shade	FLOWER SEASON	n/a	LOCATION USES	Entry, Perennial Border, Foundation, Patio, With Rocks
WATER	Medium, High, Extra in Summer	FRUIT SEASON	n/a	ATTRACTS WILDLIFE	n/a
SOIL	Sandy, Clay, Loam, Rocky, Unparticular	FRUIT TYPE	n/a		
DESCRIPTION	Statuesque and structural evergreen fern with eye-catching black hairs on the frond stems-impressive to watch unfurling in the spring! Maintenance is selective frond removal, and grow in dappled shade with cold protection.				

Festuca californica

California Fescue



PLANT TYPE	Grass	LEAF SEASON	Evergreen	HABIT	Mound
HEIGHT	2-5 ft.	LEAF COLOR	Blue Green	DESIGN STYLES	English Cottage, Meadow, Mediterranean, Ranch, Spanish, Wild Garden
WIDTH	2 ft.	FLOWER COLOR	Violet	LOCATION USES	Perennial Border, Patio, Raised Planter, With Rocks
SUN	Full, Half	FLOWER SEASON	Spring, Summer	ATTRACTS WILDLIFE	Wildlife
WATER	Very Low, Extra in Summer	FRUIT SEASON	n/a		
SOIL	Sandy, Loam	FRUIT TYPE	n/a		
DESCRIPTION	The California Fescue is a cool-season bunchgrass with blue-green blades that reach 2' high. The violet colored flower stalks are 5' tall, appearing in spring and summer, creating fountain-like clumps. This grass is drought tolerant for sun and shade although it looks better with additional summer water. The California fescue is a beneficial insect plant. Plant on dry sunny slopes or on the edge of a dry creek bed.				

Iris douglasiana 'White'

Douglas Iris



PLANT TYPE	Perennial	LEAF SEASON	Evergreen	HABIT	Upright
HEIGHT	2.5 ft.	LEAF COLOR	Green, Dark Green	DESIGN STYLES	English Cottage, Japanese, Meadow, Seascape, Wild Garden, Woodland
WIDTH	4 ft.	FLOWER COLOR	Yellow, White, Multi-Colored	LOCATION USES	Entry, Perennial Border, Raised Planter, Walkways, With Rocks
SUN	Full, Half	FLOWER SEASON	Spring	ATTRACTS WILDLIFE	Birds, Hummingbirds
WATER	Low, Medium	FRUIT SEASON	n/a		
SOIL	Sandy, Clay, Loam	FRUIT TYPE	n/a		
DESCRIPTION	Douglas iris is an evergreen perennial that does well in full sun in coastal areas but appreciates afternoon shade in warm inland areas. It is a California native that reaches 2.5' tall and spreads 4'. In coastal areas, it will need less watering during summer but in inland areas, it will need regular watering. It does best in well draining soil. Deer resistant. This variety has white flowers with yellow markings on the falls that blooms in spring.				

Lupinus arboreus 'Coastal Lavender'

Tree Lupine



PLANT TYPE	Shrub	LEAF SEASON	Evergreen	HABIT	Round
HEIGHT	3.5-6 ft.	LEAF COLOR	Green, Blue Green, Grey Green	DESIGN STYLES	Mediterranean, Ranch, Seascape, Wild Garden
WIDTH	4 ft.	FLOWER COLOR	Lavender	LOCATION USES	Foundation, Roadside
SUN	Full	FLOWER SEASON	Spring	ATTRACTS WILDLIFE	Hummingbirds
WATER	Low	FRUIT SEASON	n/a		
SOIL	Sandy, Clay, Loam, Rocky, Unparticular	FRUIT TYPE	n/a		
DESCRIPTION	This shrub has grayish green leaves with flowers may be in yellow, blue, or lavender forms and bloom in the spring.				

Mimulus aurantiacus

Sticky Monkey Flower



PLANT TYPE	Perennial	LEAF SEASON	Evergreen, Semi-evergreen	HABIT	Irregular
HEIGHT	3-5 ft.	LEAF COLOR	Green	DESIGN STYLES	Meadow, Mediterranean, Spanish, Wild Garden
WIDTH	5 ft.	FLOWER COLOR	Orange, Yellow, Multi-Colored	LOCATION USES	Perennial Border, Raised Planter, With Rocks
SUN	Full, Half	FLOWER SEASON	Spring, Summer	ATTRACTS WILDLIFE	Hummingbirds
WATER	Low	FRUIT SEASON	n/a		
SOIL	Sandy, Loam, Rocky	FRUIT TYPE	n/a		
DESCRIPTION	Sticky Monkey Flower is a drought tolerant evergreen shrub 4' tall with numerous, orangish yellow flowers in spring and summer. It is a California native that attracts hummingbirds in abundance. This shrub can be found on the dry hills and canyon slopes in the Sierra Nevada foothills and the central Coast Ranges.				

Salvia clevelandii

Cleveland Blue Sage



PLANT TYPE	Shrub	LEAF SEASON	Evergreen	HABIT	Round, Upright
HEIGHT	3-5 ft.	LEAF COLOR	Green	DESIGN STYLES	Mediterranean, Ranch, Spanish, Wild Garden
WIDTH	5-8 ft.	FLOWER COLOR	Blue, Lavender	LOCATION USES	Entry, Parking Strip, Patio, Parking Lot, Walkways, With Rocks
SUN	Full, Half	FLOWER SEASON	Summer	ATTRACTS WILDLIFE	Hummingbirds
WATER	Very Low, Low	FRUIT SEASON	n/a		
SOIL	Sandy, Loam, Rocky	FRUIT TYPE	n/a		
DESCRIPTION	The Cleveland Sage is a perennial shrub that grow 3-5' tall and wide. It has fragrant gray foliage and blue, lavender or white flowers that bloom between May and August. This shrub needs full sun and prefers well drained soil. The Cleveland Sage is a prolific bloomer and is drought tolerant.				

Pennisetum 'Rubrum'

Purple Fountain Grass



PLANT TYPE	Grass	LEAF SEASON	Deciduous	HABIT	Arching, Round
HEIGHT	2-4 ft.	LEAF COLOR	Purple, Red	DESIGN STYLES	Formal, Meadow, Ranch
WIDTH	2-3 ft.	FLOWER COLOR	Purple	LOCATION USES	Entry, Park, Raised Planter, With Rocks
SUN	Full	FLOWER SEASON	Summer, Fall	ATTRACTS WILDLIFE	n/a
WATER	Low	FRUIT SEASON	n/a		
SOIL	Sandy, Clay, Loam, Rocky, Unparticular	FRUIT TYPE	n/a		
DESCRIPTION	This grass will reach 6' high and has deciduous, purplish/red leaves with clusters of purple flowers that appear in summer and fall. Rubrum is a warm-season grass. Where temperatures get colder than 20 degrees F, the plants should be treated as annuals. Once the grass turns brown it can either be removed immediately or removed in the spring. It should not be expected to live through the winter and begin growing again in the spring. In areas where winter temperatures remain above 20 degrees it should be considered a perennial and the following information should be useful. Warm-season grasses won't start growing until mid to late spring or even early summer. Their major growth and flowering happens when the weather is hot. They will usually turn shades of brown for the winter.				

Penstemon het. 'Margarita B.O.P.'

Margarita Bop Foothill Penstemon



PLANT TYPE	Perennial	LEAF SEASON	Semi-evergreen	HABIT	Upright
HEIGHT	0.5-0.8 ft.	LEAF COLOR	Green, Blue Green	DESIGN STYLES	Mediterranean, Ranch, Wild Garden, Woodland
WIDTH	1-1.5 ft.	FLOWER COLOR	Blue	LOCATION USES	Perennial Border, Foundation, Parking Strip, Park, Parking Lot, Raised Planter, Roadside, With Rocks
SUN	Full, Half	FLOWER SEASON	Spring, Summer	ATTRACTS WILDLIFE	Hummingbirds
WATER	Low	FRUIT SEASON	n/a		
SOIL	Clay, Loam	FRUIT TYPE	n/a		
DESCRIPTION	This is one of the easiest and most versatile California native plants. This is a hybrid Penstemon, which will produce beautiful, purple blue flowers through much of the year when spent flowers are removed. Foliage grows in low growing mats to 6"-8" tall and 12"-18" wide. It is incredibly colorful.				

L-1.3

VERSION: 1.1

DATE: 8/16/23

CONCEPT

TREES & PLANTS

REV#	DATE / DESCRIPTION	BY	REV#	DATE / DESCRIPTION

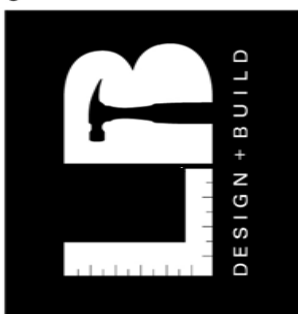
BELLASIS RESIDENCE

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PLANT SELECTIONS

Eschscholzia californica
California Poppy



PLANT TYPE	LEAF SEASON	HABIT
Annual	Deciduous	Mound
HEIGHT	LEAF COLOR	DESIGN STYLES
0.5-1.5 ft.	Blue Green, Grey Green, Light Green	Meadow, Ranch, Wild Garden
WIDTH	FLOWER COLOR	LOCATION USES
1-2 ft.	Gold, Orange	Perennial Border, Parking Strip, Parking Lot, Raised Planter, Roadside, With Rocks
SUN	FLOWER SEASON	ATTRACTS WILDLIFE
Full, Half	Spring, Summer	n/a
WATER	FRUIT SEASON	
Medium	n/a	
SOIL	FRUIT TYPE	
Sandy, Clay, Loam, Rocky, Unparticular	n/a	

DESCRIPTION
The California State Flower. This small annual (sometimes acts as a perennial) plant will grow to less than 1' tall and has light, small blue green leaves with gold and orange flowers that bloom in spring and summer. It is an aggressive grower and can get away from you in a residential garden space. Plant it in spaces where it is alright for it to roam

Ceanothus centennial
California Lilac



PLANT TYPE	LEAF SEASON	DESIGN STYLES
Ground cover	Evergreen	n/a
HEIGHT	LEAF COLOR	LOCATION USES
Under 1'	Blue	n/a
WIDTH	FLOWER SEASON	ATTRACTS WILDLIFE
3-6'	n/a	n/a
SUN	FRUIT SEASON	
Half, Shade	n/a	
WATER	FRUIT TYPE	
Low	n/a	
SOIL		
DESCRIPTION		
Low mat forming ground cover ceanothus w/ blue blossoms		

Muhlenbergia rigens
Deer Grass



PLANT TYPE	LEAF SEASON	HABIT
Grass	Evergreen	Mound
HEIGHT	LEAF COLOR	DESIGN STYLES
2-3 ft.	Green, Grey Green, Light Green	Japanese, Meadow, Ranch, Spanish, Wetlands, Wild Garden
WIDTH	FLOWER COLOR	LOCATION USES
2-3 ft.	White	Foundation, Parking Strip, Patio, Parking Lot, Raised Planter, Swimming Pool, Walkways, With Rocks
SUN	FLOWER SEASON	
Full, Half	Spring, Summer	
WATER	FRUIT SEASON	ATTRACTS WILDLIFE
Low	n/a	n/a
SOIL	FRUIT TYPE	
Sandy, Clay, Loam, Rocky, Unparticular	n/a	
DESCRIPTION		
Deer Grass is a warm season perennial grass that forms dense clumps from the base. The spike-like flower stalks grow 2'-3' tall in summer. This grass has dramatic and handsome form. Deer Grass needs watering once or twice a month after it has been established. It is very water efficient but books better with regular waterings.		

Lippia nodiflora
Kurapia



PLANT TYPE	LEAF SEASON	HABIT
Ground cover	Evergreen	Horizontal, Prostrate
HEIGHT	LEAF COLOR	DESIGN STYLES
0-2 ft.	Green	Meadow, Mediterranean, Water Garden, Wetlands, Wild Garden
WIDTH	FLOWER COLOR	LOCATION USES
1.5 ft.	Lavender, Pink	Lawn, Patio, Walkways, With Rocks
SUN	FLOWER SEASON	ATTRACTS WILDLIFE
Full	Spring, Summer, Fall	Pollinators, Bees, Butterflies
WATER	FRUIT SEASON	
Low	n/a	
SOIL	FRUIT TYPE	
Sandy, Clay, Loam, Rocky, Unparticular	n/a	
DESCRIPTION		
This is a ground hugging, creeping, rugged subtropical groundcover. It can serve as a lawn substitute that can take some traffic, and it can be mowed. It attracts bees when it blooms. It is used in water gardens and for habitat restorations. Butterflies love this groundcover also. It is very adaptable, suitable in both wet and dry locations. Plant 2 ft. apart for a quick, dense, creeping turf only 2' tall. Pretty 1/2" lavender-pink flower clusters appear Spring thru Fall, attracting many small butterflies and bees. Mow periodically to rejuvenate. This plant looks better with occasional deep watering and full sun.		

Attachment 3

L-1.4

VERSION:	1.1
DATE:	8/16/23
CONCEPT	

PLANTS (CONT.)

REV #	DATE / DESCRIPTION	BY	REV #	DATE / DESCRIPTION
2				

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BELLASIS RESIDENCE

SPECIFICATIONS FOR EXTERIOR MATERIALS

1. BOARD AND BATTEN AND HORIZONTAL SIDING PAINT COLOR: *SHERWIN WILLIAMS COLOR AGREEABLE GRAY SW7029*

<https://www.sherwin-williams.com/en-us/color/color-family/neutral-paint-colors/SW7029-agreeable-gray>

2. REDWOOD DECKING: *THE DECKING SUPERSTORE CALIFORNIA REDWOOD DECKING*

<https://www.thedeckingsuperstore.com/c/softwood-decking/california-redwood-decking/#grades>

3. EXTERIOR LIGHT: *HUBBARDTON FORGE HENRY LARGE DARK SKY FRIENDLY OUTDOOR SCONCE*

<https://hubbardtonforge.com/henry-large-dark-sky-friendly-outdoor-sconce-302713>

4. CONCRETE PAVERS: *BELGARD AQUALINE SERIES COLOR VICTORIAN*

<https://www.belgard.com/products/permeable-pavers/aqualine-series/>

5. ALUMINUM CLAD WINDOWS: *KOLBE ULTRA SERIES COLOR SAHARA*

<https://www.kolbewindows.com/windows/ultra-crank-out-casement>
<https://www.kolbewindows.com/solutions/style-design/exterior-colors>

6. STANDING SEAM METAL ROOF: *WESTERN STATES MATTE MUSKET GRAY*

<https://www.westernstatesmetalroofing.com/standing-seam-roofing>
<https://f.hubspotusercontent30.net/hubfs/6069238/pdf/color-cards/4111-22-wsmr-color-card-standard-colors-pvdf.pdf>
https://f.hubspotusercontent30.net/hubfs/6069238/pdf/specifications/78_Matte_Musket_Gray_Specs_Guide_25-1.pdf

[Home](#) / [Softwood Decking](#) / [California Redwood Decking](#)

CALIFORNIA REDWOOD DECKING

Naturally robust California Redwood is a durable and sustainable decking material prized for its rich reddish-brown hues and tones.

The warm tonal range in California Redwood decking makes a statement and creates a dramatic effect that few building materials can achieve without the aid of a saturated stain. This top-performing softwood that doesn't easily check, shrink or warp.



[About](#) [Benefits](#) [Why California Redwood Decking?](#) [Grades](#)

About California Redwood Decking

Redwood is naturally resistant to insects and decay, and resists warping and splitting. The warm reddish tonal range makes a statement and creates a

dramatic effect that few building materials can achieve without the aid of a saturated stain.

With regular maintenance, Redwood decking can last up to 15-20 years. At any stage in the aging process, it is possible to preserve Redwood's distinct color by simply applying a sealer, or allow it to weather naturally to a silvery patina. The application of sealants, paints or other finishes is not required to complete a Redwood structure, which is resistant to UV rays, so it will maintain its beautiful vibrant appearance for decades to come.

CALIFORNIA REDWOOD BENEFITS & FAST FACTS

WHAT ARE THE BENEFITS OF CALIFORNIA REDWOOD DECKING?

Beautiful, Rich Red Tones

California Redwood's distinct warm and rich colors, and beautiful grains and patterns make this a top choice decking material.

Long Lasting

With regular maintenance, Redwood decking is a solid option lasting up to 15-20 years.

Dimensionally Stable

California Redwood that doesn't easily check, shrink or warp making it a top choice for decking and siding projects.



Easy To Work With

With a Janka Hardness rating of 450lbs, California Redwood decking is lightweight, easy to cut and drill making this material an extremely easy material to work with.

Redwood decking has a Class B fire classification by the National Fire Protection Association.

Color Longevity When Maintained

Do you prefer red or grey coloration? Regular staining will preserve the distinct coloration, or you can allow it to weather naturally to a silvery patina.

WHY CHOOSE REDWOOD DECKING?

California Redwood resists decay and damage caused by insects and works for decks in both damp environments and dry climates. Redwood decking earned a Class B compliance rating in flame-spread and heat-release lab tests and is also listed in California's Fire Marshal's guide of approved building materials.

California Redwood resists warping, splitting and stays comfortable underfoot even on the hottest days. Compared to tropical hardwoods, Redwood generally costs less on a square-foot basis. Much lighter in weight than tropical hardwoods and composites, Redwood is also easier on the tools. Despite its lightness, California Redwood stands up to the elements and is strong enough to ensure a strong, secure and, of course, beautiful thermally that stays cool under your foot.



Why California Redwood Decking From The Decking Superstore?



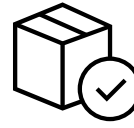
Widest Selection in NorCal



Around Since 1965

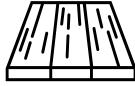


Over 2 Acres of Decking Onsite



Ship Nationwide

Attachment 4



Custom Milling Onsite

California Redwood Decking Grades



Select Heart

This more budget-friendly grade of Redwood may contain knots of varying sizes and other slight imperfections such as more white streaking throughout. This grade is ideal for fencing, pergolas and lattice panels.

Looking For Other Products?

See Our Related Product Categories

Hardwood Decking

View our wide selection of tropical hardwood decking now

Softwood Decking

Explore our wide selection of softwood decking in a variety of species and grades

Henry Large Dark Sky Friendly Outdoor Sconce

Base Item #: 302713

Selected Options

Lamping	Finish
Incandescent (SKT)	Coastal Bronze (75)

Configured item #: 302713-1004

Smart String: 302713-SKT-75

 Image shown may not correspond to selected options



Specifications

Dimensions		Lamping Information	
Height	12.9"	Socket Type	medium
Width	14.4"	Bulb	Par20 (wet location), 50 watt Max
Depth Length	16.8"	Number of Bulbs	1 (not included)
Product weight	2.2 lbs	Location Rating UL	Outdoor Wet
Backplate	5.5" x 4.9"	Safety Rating	UL CUL listed
Mounting Heightvertical	4.8"		
Packed weight	8 lbs		
Dim Weight	52 lbs		

Options

Lamping	Finish
Incandescent (SKT)	Coastal Bronze (75)
	White (02)
	Natural Iron (20)
	Coastal Black (80)
	Oil Rubbed Bronze (14)
	Coastal Burnished Steel (78)
	Coastal Dark Smoke (77)

AQUALINE™

PERMEABLE PAVER

LOW MAINTENANCE AND PROVEN DURABILITY
IN A CONTEMPORARY 3-PIECE SYSTEM

Attachment 4



BELGARD
PAVES THE WAY™





AQUALINE™

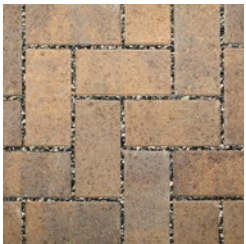
PERMEABLE PAVER

LOW MAINTENANCE AND PROVEN
DURABILITY IN A CONTEMPORARY
3-PIECE SYSTEM

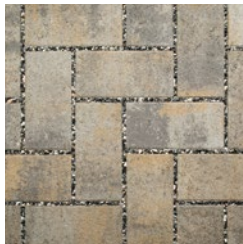
☑ FEATURES & BENEFITS

- Interlocking spacer bars for increased structural performance
- Smooth surface with a micro-chamfer to minimize vibration and enhance wheelchair comfort
- Can be utilized to construct an ADA-compliant pavement
- True installed dimensions for design optimization
- Optimal joint openings for infiltration and maintenance
- Can eliminate stormwater runoff and improve water quality
- Meets the requirements of ASTM C936
- Chamfer Width: 3 mm
- Spacer Bar Width: 10 mm
- Surface Infiltration Rate: > 500 inches per hour (varies based on joint infill gradation)
- Surface Open Area: 12%
- Can be installed mechanically

🔥 AVAILABLE COLORS



TOSCANA



VICTORIAN



PROPOSITION 65 WARNING:

This product can expose you to chemicals including Crystalline Silica, which is known to the state of California to cause cancer, and Cadmium, which is known in the State of California to cause birth defects or other reproductive harm. For more information, go to www.P65Warnings.ca.gov.



PROPOSICIÓN 65 ADVERTENCIA:

Este producto puede exponerle a productos químicos incluyendo sílica cristalino, que el estado de California para causar cáncer, y Cadmio, que en el estado de California se sabe que causa defectos de nacimiento u otros daños reproductivos. Para más información, vaya a P65Warnings.ca.gov.

📐 SHAPES & SIZES

80MM



4½ x 9 x 3½

Please contact your local Belgard representative for additional special order sizes.

BELGARD® | PAVES
THE WAY

For more info, visit Belgard.com

SIERRA STOCKTON
4202 Gibraltar Court
Stockton, CA 95206
Ph: 209-983-1609



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Revised: 01/12/23 BEL22-412_Sierra S



WINDOWS & DOORS

CASEMENT, XL CASEMENT
PUSH-OUT CASEMENT,
AWNING, PICTURE WINDOW,
DIRECT SET, & TRANSOM

*INSTALLATION
INSTRUCTIONS*

READ THESE INSTRUCTIONS COMPLETELY BEFORE
ATTEMPTING ANY INSTALLATION

⚠ CAUTION

Lead-based paint may be present in older homes, and the removal of windows & doors may cause this paint to be disturbed. In order to minimize exposure to lead-based paint dust, please consult www.epa.gov/lead for more information.

www.kolbewindows.com

CASEMENT, XL CASEMENT, PUSH-OUT CASEMENT, AWNING, PICTURE WINDOW, DIRECT SET & TRANSOM INSTALLATION INSTRUCTIONS

NOTICE

Failure to install and maintain our product according to these instructions will void any warranty, written or implied. The installer is responsible for consulting the contractor, structural engineer, architect, or consumer, for proper installation according to local codes and/or ordinances.

⚠ WARNING

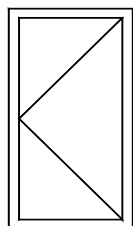
Proper Eye and Hearing Protection must always be worn when installing, removing or performing adjustments to Kolbe window and door products.

⚠ WARNING

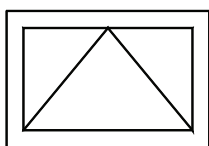
Improper use of hand/power tools could result in personal injury and/or product damage. Follow manufacturer's instructions for safe operation of equipment.

NOTICE

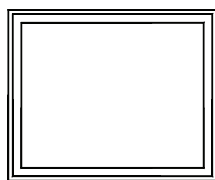
Before applying sealant or adhesive pads, make sure the area to be sealed is clean, dry, and frost-free. Use color-matching or transparent sealant. Photos show contrasting sealant for clarity and demonstration only.



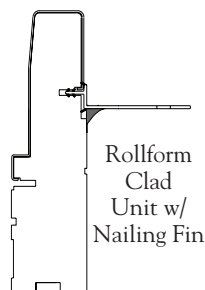
Casement



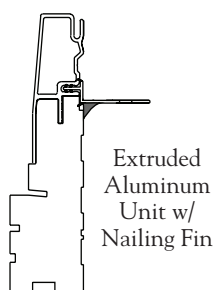
Awning



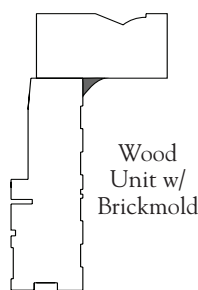
Picture Window



Rollform
Clad
Unit w/
Nailing Fin



Extruded
Aluminum
Unit w/
Nailing Fin



Wood
Unit w/
Brickmold

Exterior Trim may vary from picture

INTRODUCTION

These instructions are for installing Casement, Awning, Picture windows and Push-out Casements into a wood or concrete/masonry wall. The rough opening must be lined with a 1-1/2" (38mm) thick wood buck. Contact your Kolbe window and door supplier for information on installing units into other wall conditions. Please visit our website at www.kolbewindows.com for additional litera-

ture and information. For simplicity, extruded aluminum units are shown in pictures throughout the instructions.

ITEMS REQUIRED BY INSTALLER

- Hearing protection device
- Sealant
- Level
- Hammer
- Tape measure
- Phillips head screwdriver
- Flashing tape
- Putty knife
- Closed cell foam backer rod in 1/2" (13mm) diameter and 1" (25mm) diameter
- Safety glasses/goggles
- Caulk gun
- Square
- Shims
- Flat head screwdriver
- Power drill
- Fiberglass insulation

For temporary nailing through the nailing fin only:

- 1-1/2" (38mm) or longer galvanized roofing nails

For installation technique 1:

- Kolbe installation clips
- #8 x 3/4" (19mm) flat head screws
- #8 x 1-3/4" (44mm) flat head screws or 8d common nails

For installation technique 2:

- 9/64" (4mm) drill bit
- #10 x 2-1/2" (64mm) flat head screws

PRELIMINARY PREPARATION

Remove the shipping packaging, skid plates or factory applied bracing. Place window exterior side up on a clean, flat work surface. Make sure the unit is not damaged and the dimensions are appropriate for the rough opening. Check that you have all necessary hardware.

PREPARE ROUGH OPENING:

1. The material/lumber quality and fasteners must be structurally adequate for design load requirements.
2. Typically, the rough opening should be sized 1/2" (13) wider and 1/2" (13) higher than the outside measurement of the window frame. The masonry opening should typically be sized 1/2" (13) wider and 9/16" (14) higher than the nosing/exterior casing.
3. The rough opening must be plumb, square, level and in plane.
4. Individual construction members should not be twisted.
5. The sill plate beneath the unit must be level for proper unit operation.

⚠ CAUTION

When installing into a wall with exterior rigid foam insulation panels, place solid blocking material behind the brickmould to provide proper support when fastening the unit.

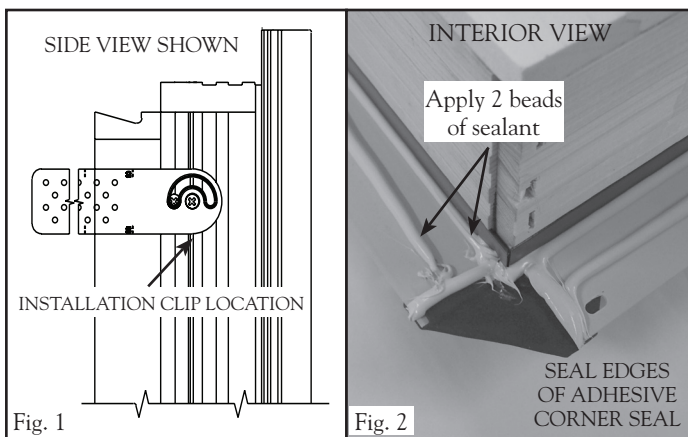
A brick, stone, marble or concrete face installed up against the window sill could cause the unit to become inoperable.

SELECT INSTALLATION TECHNIQUE

These techniques are general guidelines only, and may not be appropriate for all performance requirements. See the Installation Anchor Calculator on our website to help determine whether to use installation clips (technique #1) or to screw through the frame (technique #2). Kolbe recommends using installation clips for studio units, units with exterior trim and in high wind pressure locations. Screwing through the frame may be required with some mullion situations.

As an option, installation clips are available factory applied to meet a DP 20 (Design Pressure 20 psi) rating. Additional installation clips must be field applied if a higher DP rating is required. Follow the spacing determined by the Installation Anchor Calculator. For more detailed information, follow the instructions provided with your Kolbe installation clips.

See Fig. 1. Fasten the installation clips to the frame head, sides and sill now using two #8 x 3/4" (19mm) flat head screws per clip.



SEALANT AND FLASHING

Kolbe recommends following ASTM E 2112 guidelines for sealing and flashing exterior windows. For more details, see our pamphlets Sealant Information and Flashing Information. These publications are available from your Kolbe window and door supplier or visit our website at www.kolbewindows.com to download a copy.

⚠ CAUTION

Before applying sealant or adhesive pads, make sure the area to be sealed is clean, dry, and frost-free. Use color-matching or transparent sealant.

Ultra Units Only!

Units with factory-applied brickmould have a trim holder installed, and may also have a nailing fin installed. Units to have field-applied brickmould and units with no casing have a nailing fin applied.

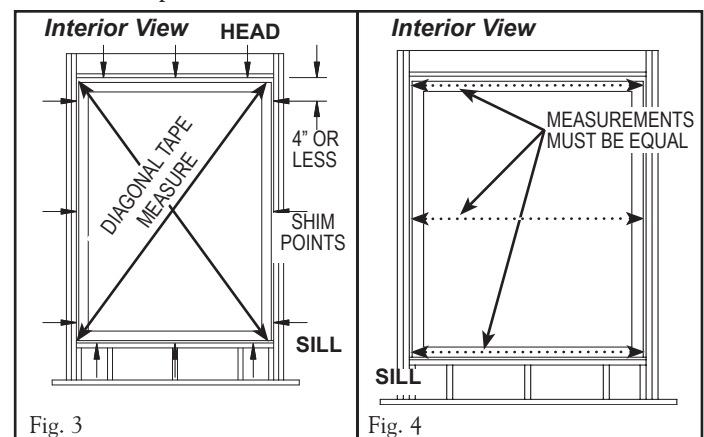
See Fig. 2. Apply a 3/16" (5mm) continuous tooled bead of sealant around the perimeter of the unit on the interior (backside) of the window where the jambs and the nailing fin or brickmould form a 90 degree angle as shown in Fig. 2. Apply a second bead of sealant 3/8" (10mm) in from the outside edge of the nailing fin or brickmould around the perimeter of the unit.

INSTRUCTIONS FOR BOTH TECHNIQUES

From the exterior, carefully tilt unit in rough opening, sill first. Press the brickmould or the nailing fin evenly against the exterior sheathing. Center unit in the rough opening.

See Fig. 3. Shim along the head, sill, and side jambs at 4" (102) from the corners/ends, and every 8" (203) on center between. Do not over shim!

See Fig. 3 & 4. Measure the frame diagonally as shown in fig. 3. The measurements must be within 1/16" (2mm) of each other. Take three separate measurements between the side jambs as shown in fig. 4. These measurements should be the same. Adjust the shims if necessary until the window is square and level.



Temporarily fasten window in opening

In addition you must follow **Technique #1** or **Technique #2** for permanent fastening.

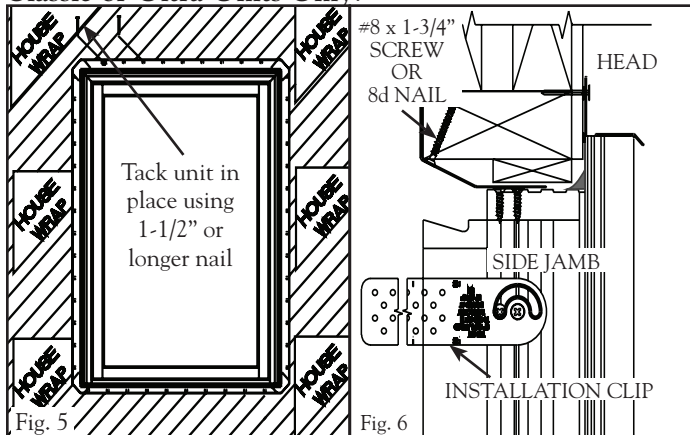
Heritage Units Only!

See Fig. 5, next page. On primed brickmould units only, you may fasten through the upper corners of brickmould to temporarily tack the unit in place. Use 10d finish nails. Double-check the unit to ensure the sill is level and straight. Plumb the exterior side jambs and level the exterior head jamb. Adjust the shims if necessary. Again, make sure the unit is square.

⚠ CAUTION

Nailing through the brickmould is for primed wood units only. Nailing through the brickmould is NOT recommended for units with factory pre-finished K-Kron II exteriors, and will void the finish warranty.

Classic or Ultra Units Only!



See Fig. 5. When nailing through the nailing fin to temporarily tack the unit in place, use 1-1/2" (38mm) or longer galvanized roofing nails. Double-check to ensure the sill is level and straight. Plumb exterior side jambs and level exterior head jamb. Adjust shims if necessary. Nail in the first pre-punched hole from each corner/end, then in every other hole along the head, sill and sides. The head of the fastener should not compress the nailing fin, causing it to warp. Again, make sure unit is square.

⚠ CAUTION

Over-tightening installation clips may distort the frame components and break the sealant joints.

Technique #1: Kolbe Installation Clips

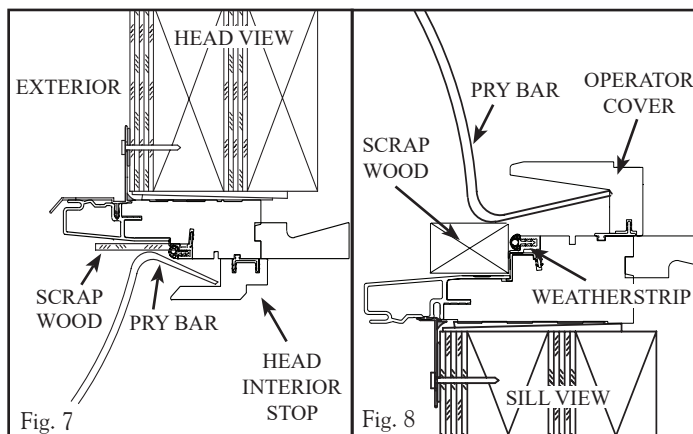
See Fig. 6. Shim on both sides of every installation clip to prevent the frame from bowing. Starting with an interior upper corner, bend clips around the rough opening frame and fasten using one #8 x 1-3/4" (44mm) flat head screw or two 8d common nails. Continue around unit, making sure the jambs are straight and the unit is square.

Technique #2: Screw Through The Frame

Remove the screen, the head interior stop, the sill operator cover, and the side interior stops. For units ordered with the stops shipped loose, skip to the paragraph starting with "See Fig. 9...". To avoid damaging the interior stops, remove the head interior stop first.

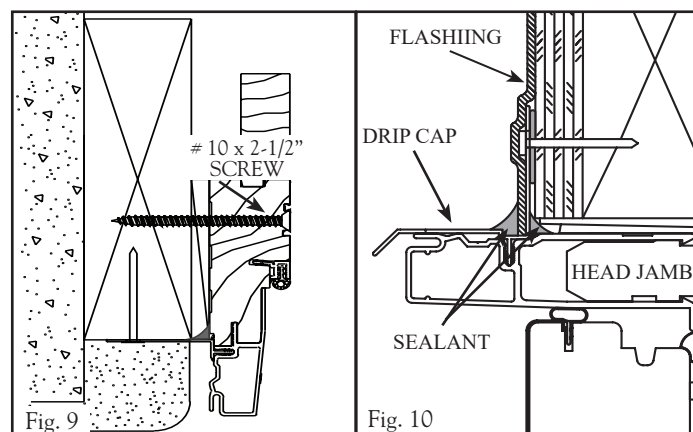
See Fig. 7. Open the sash and work from the exterior. Place a piece of scrap or shim wood against the head jamb to avoid scratching or denting the surface. Insert the short edge of a small pry bar between the weatherstrip and the interior head stop. Starting at one end, gently pry up the head interior

stop. Once the entire length of the stop is loosened, angle the pry bar under the stop to pop it out of its kerf. Remove the stop and store in a safe place until it is re-applied, see Fig. 8. Repeat steps above to remove the operator cover from the sill and the side interior stops from the side jambs.



See Fig. 9. Mark the screw locations, following the recommended spacing from the Installation Anchor Calculator, and shim underneath each one. If a screw location falls in the operator area on the sill, install a screw on both sides of the operator instead. Drill 9/64" (4mm) diameter lead holes in the head jamb, both side jambs, and in the sill. Use #10 x 2-1/2" (64mm) flat head screws to fasten through the jambs, shims, and into the rough opening framing.

Replace both side interior stops first, then replace the head interior stop. Last, replace the operator cover to the sill.



COMPLETING THE EXTERIOR

See Fig. 10. A drip cap must be installed to direct water away from the window and lessen the chance of water seepage. If a drip cap has not been applied, apply now. Seal the side edges of the drip cap to the window. Seal between the drip cap and the exterior sheathing. When using building paper to cover the exterior sheathing, also seal the paper to the drip cap.

⚠ CAUTION

See Fig. 11. A 1/4" (6mm) (minimum) gap between the window perimeter and framing material is required when using brick, stone, marble or concrete as an exterior facing. This allows for movement or settling of the structure, which could effect unit operation. Span the gap with an appropriate sealant joint, using backer rod the length of the sill, if necessary.

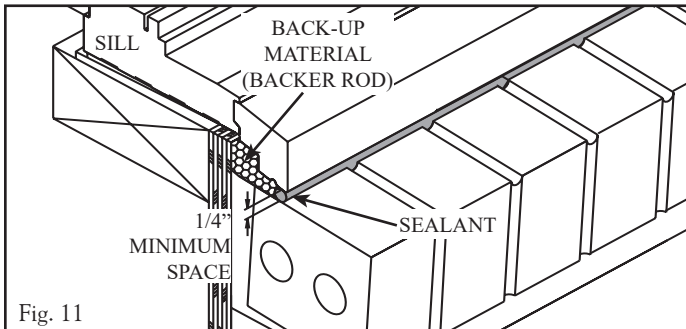


Fig. 11

HINGE ADJUSTMENTS

Friction Hinge (Standard Push-Out Casements)

See Fig. 12. To obtain an equal margin around the window between the sash and frame; open the sash to expose the hinges located at the top and bottom of the window. There is a cam stud located on each hinge that can be adjusted. Pry up on the support arm to remove it from the cam stud, once the support arm is removed use a 3/8" open end wrench and turn the base of the cam stud left or right, this will move the sash side to side in the frame. Re-attach the support arm and close the window to check the margin between the sash and frame around the window. If the margin is not equal all the way around, repeat the steps above on the top and/or bottom hinges until you are satisfied with the margin.

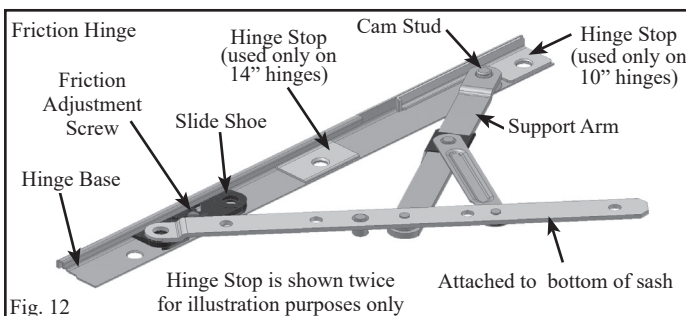


Fig. 12

⚠ IMPORTANT

Hinge friction adjustments should be done immediately upon installation. The hinges do not have any tension applied at the factory and may operate too freely until friction is applied.

See Fig. 12. There is a friction adjustment screw located on the slide shoe that is attached to the hinge base. Open the window until the friction screw is exposed. Using a small flathead screwdriver, turn the friction adjustment screw left (tighten) or right (un-tighten) until desired friction is achieved when opening and closing the sash. Close window when finished with adjustments.

Adjustable Hinge (Standard Casements & Awnings)

See Fig. 13. To obtain an equal margin around the window between the sash and frame; open the sash to expose the hinges located at the top and bottom of the window. There is a cam stud located on each hinge that can be adjusted. Use a 7/64" Allen wrench and turn the cam stud left or right, this will move the sash side to side in the frame. Close the sash and check the margin between the sash and frame around the window. If the margin is not equal all the way around, repeat the steps above on the top and/or bottom hinges until you are satisfied with the margin. Close window when finished with adjustments.

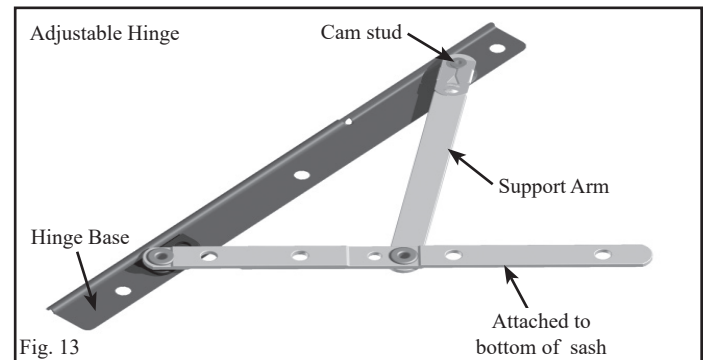


Fig. 13

Tri-Euro or Concealed Euro hinges (Impact and/or Radius Push-Out Casements, Casements, & Awnings)

See Fig. 14 & 15. An impact or radius unit may have a Tri-Euro hinge or a Concealed Euro hinge depending on what type of hinge was ordered. The Tri-Euro hinges cannot be adjusted. The Concealed Euro hinges can be adjusted vertically. The Tri-Euro and Concealed Euro hinges are located on the left or right side jamb connecting the frame and sash.

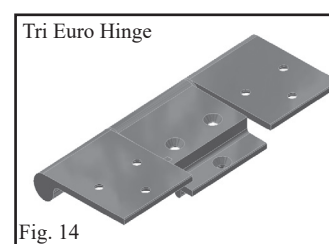


Fig. 14

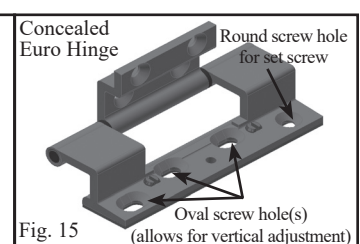
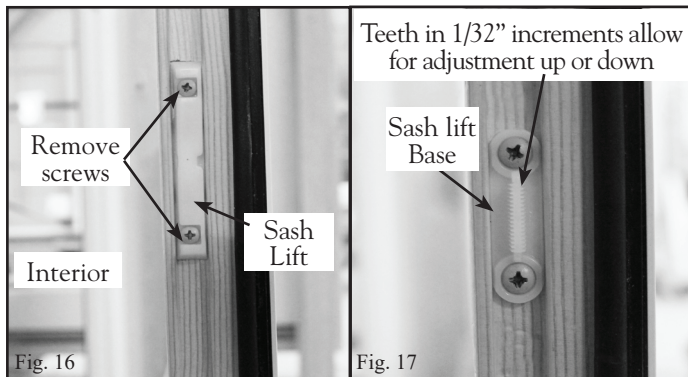


Fig. 15

See Fig. 15. To do a vertical adjustment locate where the Concealed Euro hinges are located on the side jamb. Loosen the three screws that are screwed into the side jamb of the frame slightly so you can move the hinge(s) up and down vertically (all hinges must be loosened). Place the hinge(s) where you would like them positioned and then re-tighten the screws. Check sash for proper alignment. Repeat until the sash is aligned in the frame to your satisfaction. When finished with adjustments, the margins should be equal around the perimeter of the window between the frame and sash. Double check each hinge to make sure all screws have been re-tightened, pre-drill the empty round hole with a 3/32" drill bit, install the supplied set screw and close the window.

Sash Lift Adjustment (units w/2 bar hinge only)

See Fig. 16 & 17. The sash lift is only used on impact units that have the 2 bar adjustable hinge. If the margins are not equal at the top and bottom, you will need to adjust the sash lift. To do this, open the sash all the way. Remove the two screws securing the sash lift in place then, remove it to reveal the sash base. The base will remain in place. Adjustments can be made in 1/32" increments. Move sash lift up or down until equal margins are achieved. Make sure open end of screw box is facing the interior of the sash and re-install the screws to secure in place.

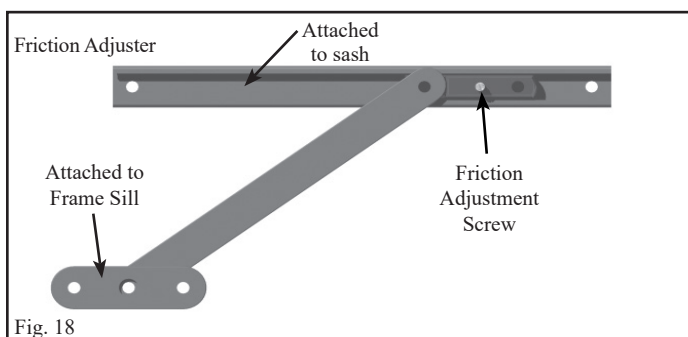


Friction Adjuster (used only when Tri-Euro or Concealed Euro hinges are used on Push-Out Casements)

See Fig. 18. To adjust the friction adjusters at the top and bottom of the sash when using Tri-Euro and Concealed Euro hinges; open the sash so the friction adjusters are visible. At the top and bottom (only bottom if radius unit) of the sash where the friction adjuster is attached to the sash there is a small screw that can be used to adjust the friction when opening and closing the sash. Using a small flat head screwdriver, adjust this screw left (tighten) or right (un-tighten) until desired friction is achieved when opening and closing the sash.

⚠ IMPORTANT

Hinge friction adjustments should be done immediately upon installation. The hinges do not have any tension applied at the factory and may operate too freely until friction is applied.



NOTE: Ultra casement radius push out units will come packaged with additional instructions regarding screw replacement on the friction adjuster.

INSULATION & INTERIOR CASING/TRIM

⚠ CAUTION

Over-packed insulation can lessen the insulating effectiveness and distort the frame, resulting in poor sash operation.

Kolbe recommends installing fiberglass insulation in the void created by the outer perimeter of the window frame and rough opening members. Using a putty knife, loosely fill the entire depth of the gap with insulation. Apply the interior casing. **Foam insulation may be used, but it must be a low expanding type foam. Use of any foam other than low expanding foam will void the warranty.**

EXTERIOR AND INTERIOR FINISHING

Exterior: Fill any voids created by fasteners used in securing the primed unit to the building structure using an exterior wood filler. Sand filler flush and scuff remaining primed wood surfaces prior to applying exterior top coat. Primed wood and metal must remain dry and finishing should be completed immediately. See our **Pre-finish Recommendations/Instructions** for more information.

⚠ CAUTION

To maintain the K-Kron II finish warranty, any surface penetration of the finish film of the K-Kron II surface must be sealed with a color-matched or clear sealant. See the finish warranty for details.

Interior: Finish bare wood interiors immediately using a top quality stain, sealer, and/or polyurethane varnish. On factory primed interiors, apply a quality top coat system. See our **Pre-finish Recommendations/Instructions** for more information.

⚠ CAUTION

Avoid getting finishing products on any hardware, vinyl components and weatherstripping.

MAINTENANCE TIPS / PROCEDURES

Inspect your Kolbe products periodically/yearly to see if the exterior sealants and/or finishes have any gaps, cracks, or signs of damage and deterioration. Any cracks must be caulked immediately with a high quality sealant, to maintain the seal integrity of the paint finish and to prevent infiltration of water and air.

CLEANING

A quarterly cleaning with a mild soap and sweet water (tap water) solution is recommended for the sash and frames (all extrusions on Ultra Series products); then rinse. **(Cleaning on units installed in high salt spray areas require a monthly cleaning and rinse.)** Clean glass with standard glass cleaner, keeping it from running down the sash onto the frame and weatherstrip.

⚠ CAUTION

Do not pressure wash!

HARDWARE

Check all fasteners, making sure all hardware is properly secured. The hardware and locks can be lubricated with a Teflon® or Teflon/silicone spray.

INSULATING GLASS

Broken or fogged IG units, requiring re-glazing or replacement, should be referred to your Kolbe window & door supplier.

CAUTION

Kolbe's standard H°K insulating glass has a LoE² coating on surface 2. It does not match clear glass or other LoE² products. Do-it-yourself re-glazing or replacing without permission from Kolbe windows & doors will void the product warranty.

RECYCLING

Care must be taken to properly recycle or dispose of old materials. Any recyclable materials should be separated from non-recyclable or hazardous materials. Please consult with local or state authorities regarding proper disposal of non-recyclable or hazardous materials.

Contact your Kolbe window and door supplier or visit us at www.kolbewindows.com for further information.

THANK YOU FOR PURCHASING KOLBE PRODUCTS.

Kolbe & Kolbe Millwork Co., Inc. reserves the right to change specifications without notice.

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Architectural Roof and Wall Products Guide Specifications

Western States Metal Roofing
901 W. Watkins St.
Phoenix, AZ 85007
PH: 602-495-0048
FX: 602-261-7726

FORMED METAL ROOF AND WALL PANELS

This Guide Specification is to be used to develop an office master specification for a project. In either case, this Guide Specification must be edited to fit the conditions of use. Particular attention should be given to the deletion of inapplicable provisions. Include necessary items related to a particular project. Include appropriate requirements where blank spaces have been provided.

PART 1 – GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and other contract documents, listed in the agreement between the Owner and Contractor, apply to this section.

1.2 SUMMARY

- A. Section includes:
 - 1. Preformed metal wall panels.
 - 2. Preformed metal roof panels.

1.3 ADMINISTRATIVE REQUIREMENTS

- A. Pre-installation Conference: Conduct conference at project site.
- B. Coordination:
 - 1. Coordinate sizes and locations of roof curbs, equipment supports, and roof penetrations with actual equipment provided.
 - 2. Coordinate metal panel installation with rain drainage work, flashing, trim, construction of soffits, and other adjoining work to provide a leak proof, secure, and noncorrosive installation.

1.4 SUBMITTALS

A. Product Data:

1. Include construction details, material descriptions, dimensions of individual components and profiles and finishes for each type of panel and accessory.

B. Shop Drawings:

1. Include fabrication and installation layouts of metal panels; details of edge conditions, joints, panel profiles, corners, anchorages, attachment system, trim, flashings, closures, accessories and special details.
2. Accessories: Include details of the flashing, trim, and anchorage systems, at a scale of not less than 1-1/2 inches per 12 inches.

C. Samples:

1. Metal Panels: 12 inches long by actual panel width. Include fasteners, closures, and other metal panel accessories.

D. Qualification Data: For Installer.

E. Product Test Reports: For each product, for tests performed by a qualified testing agency.

F. Filed quality – control reports.

G. Sample Warranties: For special warranties.

1.5 QUALITY ASSURANCE

A. Installer Qualifications: An entity that employs installers and supervisors who have a minimum of 3 years' experience in the installation of metal roof / wall panels.

B. Mockups: Build mockup; to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for fabrication and installation.

1.6 DELIVERY, STORAGE AND HANDLING

A. Deliver components, metal panels and other manufactured items so as not to be damaged or deformed. Package metal panels for protection during transportation and handling.

B. Store metal panels in a manner to prevent bending, warping, twisting and surface damage.

C. Stack metal panels horizontally on platforms or pallets, covered with suitable weather tight and ventilated covering. Store metal panels to ensure dryness with positive slope for drainage of water. Do not store metal panels in contact with other materials that might cause staining, denting or other surface damage.

D. Retain strippable protective covering on metal panels during installation.

1.7 FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit assembly of metal panels to be performed according to manufacturers' written instructions and warranty requirements.

1.8 WARRANTY

A. MANUFACTURER'S PRODUCT WARRANTY

- 1. Manufacturer's standard coating performance warranty, as available for specified installation and environmental conditions. (Contact a WSMR Representative to determine actual warranty criteria)

B. CONTRACTORS WARRANTY

- 1. Warrant panels, flashings, sealants, fasteners, and accessories against defective materials and/ or workmanship, to remain watertight and weatherproof with normal usage for two (2) years following Project Substantial Completion date.

PART 2 – PRODUCTS

2.1 MANUFACTURER

- A. Western States Decking, Inc., DBA - Western States Metal Roofing, 901 W. Watkins St., Phoenix, AZ 85007; Phone: (877) 787-5467; Fax: (602) 261-7726

Email: sales@paintedtrustedroofing.com

Website: www.paintedtrustedroofing.com

- B. Substitutions: In accordance with contract documents.

2.2 METAL ROOF PANELS

- A. 7/8" Corrugated Profile; Exposed Fastener Metal Panels: Metal panel consisting of formed metal sheet with alternating curved ribs, installed by lapping edges of adjacent panels.

- 1. Metal Panel Designation: 7/8" Corrugated
- 2. Metallic- Coated Steel Sheet: Aluminum- zinc alloy- coated steel sheet minimum (Zincalume® or Galvalume®) complying with ASTM A 792/ A 792M, Class AZ50 coating designation; structural quality.

- a. Nominal Thickness: [24 Gauge]
- b. Exterior Finish Available In: Cool Tech ® 500 PVDF Paint System

- i. Matte Musket Gray

3. Grade of Steel:

- a. 24 Gauge – Grade 50

4. Panel Coverage: 34 2/3" Roof / 37" Wall

5. Panel Height: 7/8" inch

6. Continuous Rib Spacing: 2.67" inch on center

2.3 ACCESSORIES

- A. Self-Adhering, High- Temperature Underlayment: Provide self-adhering, cold applied, sheet underlayment, a minimum of 30 mils thick, specifically designed to withstand high metal temperatures beneath metal roofing. Provide primer when recommended by underlayment manufacturer.
 - 1. Thermal Stability: Stable after testing at 220 deg F; ASTM D 1970.
 - 2. Low- Temperature Flexibility: Passes after testing at minus 20 deg F; ASTM D 1970.
- B. Miscellaneous Metal Sub framing and Furring: ASTM C 645; cold formed, metallic- coated steel sheet, ASTM A 653/ A 653M, G90 coating designation or ASTM A 792/ A 792M, Class AZ55 aluminum- zinc alloy coating designation unless otherwise indicated. Provide manufacture's standard sections as required for support and alignment of metal panel system.
- C. Panel accessories: Provide components required for a complete, weather tight panel system including trim, clips, flashings, sealants, gaskets, fillers, closure strips, and similar items. Match material and finish of metal panels unless otherwise indicated.
 - 1. Closures: Provide closures at eaves and ridges, fabricated of same metal as metal panels.
 - 2. Backing Plates; Provide metal backing plates at panel end splices, fabricated from material recommended by manufacturer.
 - 3. Closure Strips: Closed-cell, expanded, cellular, rubber or cross linked, polyolefin-foam or closed-cell laminated polyethylene; minimum 1 -inch-thick, flexible closure strips; cut or pre-molded to match metal panel profile. Provide closure strips where indicated or necessary to ensure weather tight construction.
- D. Flashing and Trim: Provide flashing and trim formed from same material as metal panels as required to seal against weather and to provide finished appearance. Finish flashing and trim with same finish systems adjacent metal panels.
- E. Panel Fasteners: Self-tapping screws designed to withstand design loads. Provide EPDM or PVC sealing washers for exposed fasteners.
- F. Panel Sealants: Provide sealant type recommended by manufacturers that are compatible with panel materials, are non-staining and do not damage panel finish.
- G. Metal Protection: When dissimilar metals contact each other or corrosive substrates, protect against galvanic.

2.4 FABRICATION

- A. General: Fabricate and finish metal panels and accessories at the factory, by manufacturers Standard procedures and processes, as necessary to fulfill indicated performance requirements demonstrated by laboratory testing. Comply with indicated profiles and with dimensional and structural requirements.
- B. Provide panel profile, including major ribs and intermediate stiffening ribs, if any, for full length of panel.
- C. Sheet Metal Flashing and Trim: Fabricate flashing and trim to comply with manufacturer's recommendations and recommendation in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item indicated.

2.5 FINISHES

- A. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- B. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one- half of the range of approved Samples. Noticeable variations in same piece are unacceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.
- C. Steel Panels Finish:
 - 1. Exterior Finish: Western States Metal Roofing, Cool Tech ® 500 PVDF Paint System, Fluoropolymer Two Coat System: 0.2 – 0.3 mil primer with 0.7 – 0.8 mil 70 percent PVDF fluoropolymer color coat, AAMA 621, meeting solar reflectance index requirements.
 - 2. Interior Finish: Standard Poly backer finish consisting of 0.15 – 0.25 primer coat and a 0.25 – 0.35 mil wash coat with a minimum total dry film thickness of 0.4 – 0.5 mil.

PART 3- EXECUTION

3.1 EXAMINATION

- A. Examine substrates, area, and conditions, with installer present, for compliance with requirements for installation tolerances, metal panel supports, and other conditions affecting performance of the work.
 - 1. Examine primary and secondary roof framing to verify that rafters, purlins, angles, channels, and other structural panel support members and anchorages have been installed within alignment tolerances required by metal roof panel manufacturer.

2. Examine solid roof sheathing to verify that sheathing joints are supported by framing or blocking and that installation is within flatness tolerances required by metal roof panel manufacture.
 - a. Verify that air or water-resistive barriers have been installed over sheathing or backing substrate to prevent air infiltration or water penetration.
- B. Examine roughing-in for components and systems penetrating metal panels to verify actual locations of penetrations relative to seam locations of metal panels before installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Miscellaneous Supports: Install sub framing, furring and other miscellaneous panel support members and anchorage according to ASTM C 754 and metal panel manufacturer's written recommendations.

3.3 UNDERLAYMENT INSTALLATION

- A. Self- Adhering Sheet Underlayment: Apply primer if required by manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation. Apply at locations indicated on Drawings, wrinkle free, in shingle fashion to shed water, and with end laps of not less than 6 inches staggered 24 inches between courses. Overlap side edges not less than 3- ½ inches. Roll laps with roller. Cover underlayment within 14 days.
- B. Felt Underlayment: Apply at locations indicated [below] [on drawings], in shingle fashion to shed water. And with lapped joints of not less than 2 inches.
 1. Apply over the entire roof surface.
 2. Apply on roof not covered by self- adhering sheet underlayment. Lap over edges of self- adhering sheet underlayment not less than 3 inches, in shingle fashion to shed water.
- C. Slip Sheet: Apply slip sheet over underlayment before installing metal roof panels.
- D. Flashings: Install flashings to cover underlayment to comply with requirements specified in Section 076200 "Sheet Metal Flashing and Trim."

3.4 METAL PANEL INSTALLATION

- A. General: Install metal panels according to manufacturer's written instructions in orientation, sizes, and locations indicated. Install panels perpendicular to supports unless otherwise indicated. Anchor metal panels and other components of the work securely in place, with provisions for thermal and structural movement.
 1. Shim or otherwise plumb substrates receiving metal panels.
 2. Flash and seal metal panels at perimeter of all openings. Fasten with self-tapping screws. do not begin installation until air or water- resistive barriers and flashings that are concealed by metal panels are installed.

3. Install screw fasteners in predrilled holes.
4. Locate and space fastenings in uniform vertical and horizontal alignment.
5. Install flashing and trim as metal panel work proceeds.
6. Locate panel splices over, but not attached to, structural supports. Stagger panel splices and end laps to avoid a four – panel lap splice condition.
7. Align bottoms of metal panels and fasten with blind rivets, bolts, or self- tapping screws. Fasten flashings and trim around openings and similar elements with self-tapping screws.
8. Provide weather tight escutcheons for pipe—and conduit- penetrating panels.

B. Fasteners:

1. Steel Panels: Use galvanized steel fasteners.

C. Metal Protection: When dissimilar metals contact each other or corrosive substrates, protect against galvanic action.

D. Lap-Seam Metal Panels: Fasten metal panels to supports with fasteners at each lapped joint at location and spacing recommended by manufacturer.

1. Lap ribbed or fluted sheets one full rib. Apply panels and associated items true to line for neat and weather tight enclosure.
2. Provide metal backed washers under heads of exposed fasteners bearing on weather side of metal panels.
3. Locate and space exposed fasteners in uniform vertical and horizontal alignment. Use proper tools to obtain controlled uniform compression for positive seal without rupture of washer.
4. Install screw fasteners with power tools having controlled torque adjusted to compress Washer tightly without damage to washer, screw threads or panels. Install screws in predrilled holes.
5. Flash and seal pans with weather closures at perimeter of all openings.

E. Accessory Installation: install accessories with positive anchorage to building and weather tight Mounting, and provide for thermal expansion. Coordinate installation with flashings and other components.

1. Install components, required for a complete metal panel system including trim, copings, corners, seam covers, flashings, sealants, gaskets, fillers, closure strips and similar items. Provide types indicated by metal wall panel manufacturer; or, if not indicated, provide types recommended by metal panel manufacturer.

F. Flashing and Trim: Comply with performance requirements manufacturer's written installation instructions, and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, and set units true to line and level. Install work with laps, joints and seams that are permanently watertight.

1. Install exposed flashing and trim that is without buckling and tool marks, and that is true to line and levels indicated, with exposed edges folded back to form hems. Install sheet metal flashing and trim to fit substrates and achieve waterproof performance.

2. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim. Space movement joint at a maximum of 10 feet with no joints allowed within 24 inches of corner or intersection. Where lapped expansion provisions cannot be used or would not be sufficiently waterproof, form expansion joints of intermeshing hooked flanges, not less than 1 inch deep, filled with mastic sealant (concealed within joints).

3.5 ERECTION TOLERANCES

- A. Installation Tolerances: Shim and align metal panel units within installed tolerance of ¼ inch in 20 feet on slope and location lines and within 1/8- inch offset of adjoining faces and of alignment of matching profiles.

3.6 CLEANING AND PROTECTION

- A. Remove temporary protective coverings and strippable films, if any, as metal panels are installed, unless otherwise indicated in manufacturer's written installation instructions, on completion of metal panel installation, clean finished surfaces as recommended by metal panel manufacturer, Maintain in a clean condition during construction.
- B. Replace metal panels that have been damaged.

END OF SECTION



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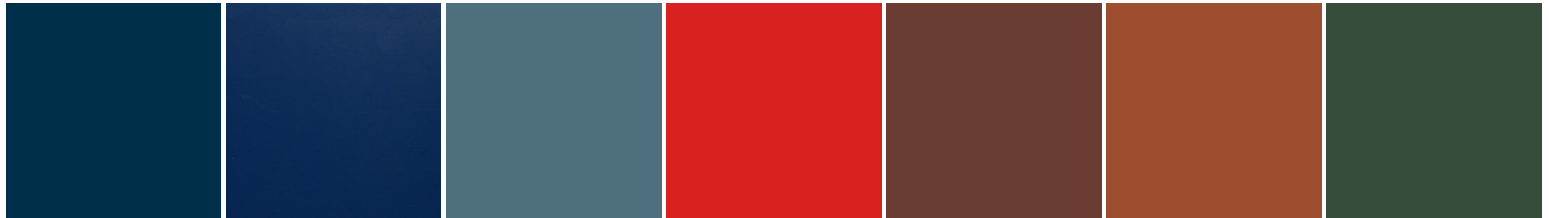
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COLOR SELECTION GUIDE

STANDARD COLORS (PVDF)

Colors represented on this chart may not exactly match actual material. All colors should be verified using actual metal samples.

STANDARD COLORS:



Regal Blue

Royal Blue

Slate Blue

Regal Red

Colonial Red

Terra Cotta

Classic Green



Matte Black

Dark Bronze

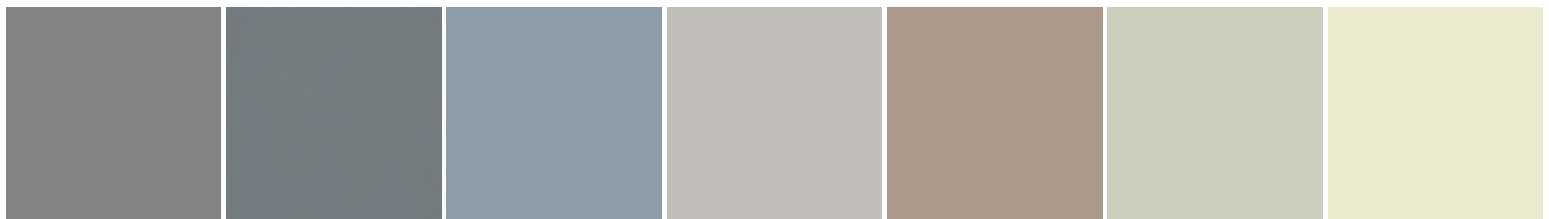
Medium Bronze

Mansard Brown

Burnished Slate

Charcoal Gray

Gun Metal Gray



Slate Gray

Dolphin Gray

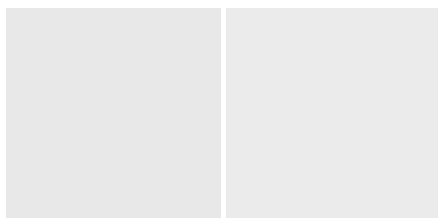
Dove Gray

Ash Gray

Desert Tan

Sandstone

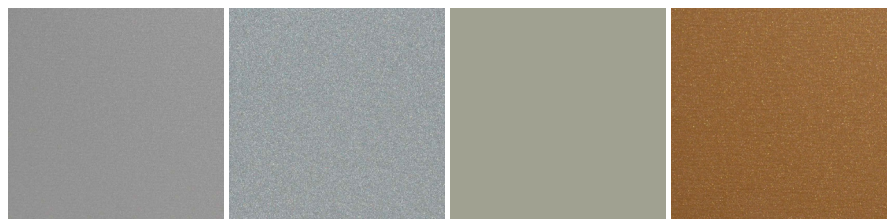
Almond



Bone White

Regal White

PREMIUM COLORS – METALLIC FINISH:



Silver Metallic[†]

Zinc Metallic[†]

Champagne[†]

Copper Penny[†]

[†]This material is batch sensitive and directional. Do not mix batches or coil lots. Premium Colors. Slightly higher prices.

4111-22 Rev 032423

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☎ (602) 495-0048

✉ sales@westernstatesmetalroofing.com

Tucson: 4975 E. Drexel Rd., Tucson, AZ 85706

☎ (520) 574-4247

✉ tucsonsales@westernstatesmetalroofing.com

Texas: 15023 County Rd 545, Nevada, TX 75173

☎ (972) 843-4343

✉ texas-sales@westernstatesmetalroofing.com



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Attachment 4

COLOR SELECTION GUIDE STANDARD COLORS (PVDF)

Product Availability Chart

Inquire about sizes and gauges that are not shown.

Color Name	Coil Width	Flat Stock	Gauge	Substrate	Paint Finish	Cool Ratings		
						Reflect	Emiss	SRI
Almond	24"/48"	48"	24	■	●	64.3%	0.87	77
Ash Gray	24"/48"	48"	24	■	●	49.9%	0.86	57
Bone White	24"/48"	48"	24	■	●	70.9%	0.86	86
Burnished Slate	24"/48"	48"	24	■	●	29.1%	0.87	29
Champagne †	24"/48"	48"	24	■	●	45.3%	0.84	50
Charcoal Gray	24"/48"	48"	24/22	■	●	28.1%	0.87	28
Classic Green	24"/48"	48"	24	■	●	21.4%	0.86	19
Colonial Red	24"/48"	48"	24	■	●	31.8%	0.87	33
Copper Penny †	24"/48"	48"	24	■	●	46.0%	0.86	52
Dark Bronze	24"/48"	48"	24/22	■	●	27.3%	0.86	27
Desert Tan	24"/48"	48"	24	■	●	48.4%	0.87	55
Dolphin Gray	24"/48"	48"	24	■	●	43.0%	0.87	48
Dove Gray	24"/48"	48"	24	■	●	48.9%	0.84	55
Gun Metal Gray	24"/48"	48"	24	■	●	25.0%	0.88	26
Mansard Brown	24"/48"	48"	24	■	●	28.3%	0.87	28
Matte Black	24"/48"	48"	24/22	■	●	4.1%	0.85	2
Medium Bronze	24"/48"	48"	24	■	●	31.3%	0.86	32
Regal Blue	24"/48"	48"	24	■	●	25.3%	0.84	23
Regal Red	24"/48"	48"	24	■	●	41.0%	0.85	44
Regal White	24"/48"	48"	24/22/20	■	●	70.4%	0.86	86
Royal Blue	24"/48"	48"	24	■	●	26.0%	0.87	25
Sandstone	24"/48"	48"	24	■	●	59.6%	0.86	70
Silver Metallic †	24"/48"	48"	24	■	●	55.8%	0.85	65
Slate Blue	24"/48"	48"	24	■	●	31.2%	0.87	32
Slate Gray	24"/48"	48"	24	■	●	39.1%	0.87	43
Terra Cotta	24"/48"	48"	24	■	●	39.7%	0.86	43
Zinc Metallic® †	24"/48"	48"	24	■	●	32.9%	0.86	34

● PVDF

■ AZ50/Galvalume®

† - This material is batch sensitive and directional. Do not mix batches or coil lots. Premium color. Slightly higher prices.

All information stated in the color chart is correct at time of printing and subject to change without notice. **Check our website for latest version 03/2023**

REQUEST A FREE METAL COLOR SAMPLE • Affordable delivery throughout USA, Canada, and Mexico

For More Information: **WESTERNSTATESMETALROOFING.COM**



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Finishes You've Never Seen Before®

WESTERN LOCK® STANDING SEAM

Snap Lock Standing Seam Metal Roof Panel

Available Materials: Aluminum, Copper, Corten/A606-4, Steel

Available Finishes: Bare Steel, Galvalume®/Zincalume®, Galvanized, PVDF, SMP Painted

SPECIFICATIONS:

Profile Type:	Standing Seam Metal Roofing Snap Lock Panel With Clips And Concealed Fasteners
Rib Height:	1.75"
Overall Width:	
Standard:	18"
Custom Widths Available:	12"-20"
Coil Feed:	24"
Warranty:	30 year limited*
Coverage Area	
Roof:	18"(Standard), 16", 14", 12" alternate widths available
Available Gauges:	24, 22
Substrate:	AZ 50 Minimum (Galvalume®/Zincalume®)
Finish:	Cool Tech® 500 – PVDF
Fasteners:	Concealed
Panel Length:	1' to 52'
Recommended Minimum Roof Slope:	3/12**
Installation:	Installation over a solid substrate with or a an underlayment between the panel and the substrate.

*Limited warranty. Please review prior to purchase.

**For Lower Pitches Please inquire.

TESTING AND APPROVALS:

- UL 2218A Impact Resistance – Class 4
- UL 790 Fire Resistance Rating – Class A, per building code
- UL 580 Wind Uplift Resistance – Class 90 Construction

APPLIES TO THE FOLLOWING COLORS/FINISHES:

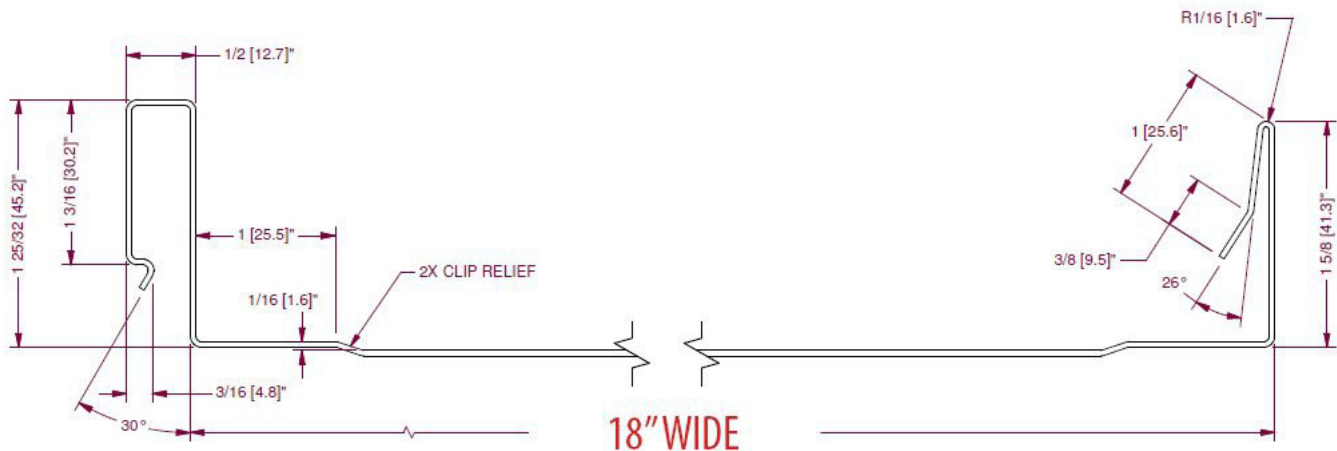
- Almond
- Ash Gray
- Bone White
- Burnished Slate
- Charcoal Gray†
- Colonial Red
- Copper Penny
- Dark Bronzet
- Desert Tan
- Dove Gray
- Mansard Brown
- Matte Black†
- Medium Bronze
- Regal Blue
- Regal Red
- Regal White†
- Sandstone
- Slate Blue
- Slate Gray
- Terracotta
- Zinc Metallic®

† Also available in 22 gauge



Shown in Regal Blue

PROFILE:

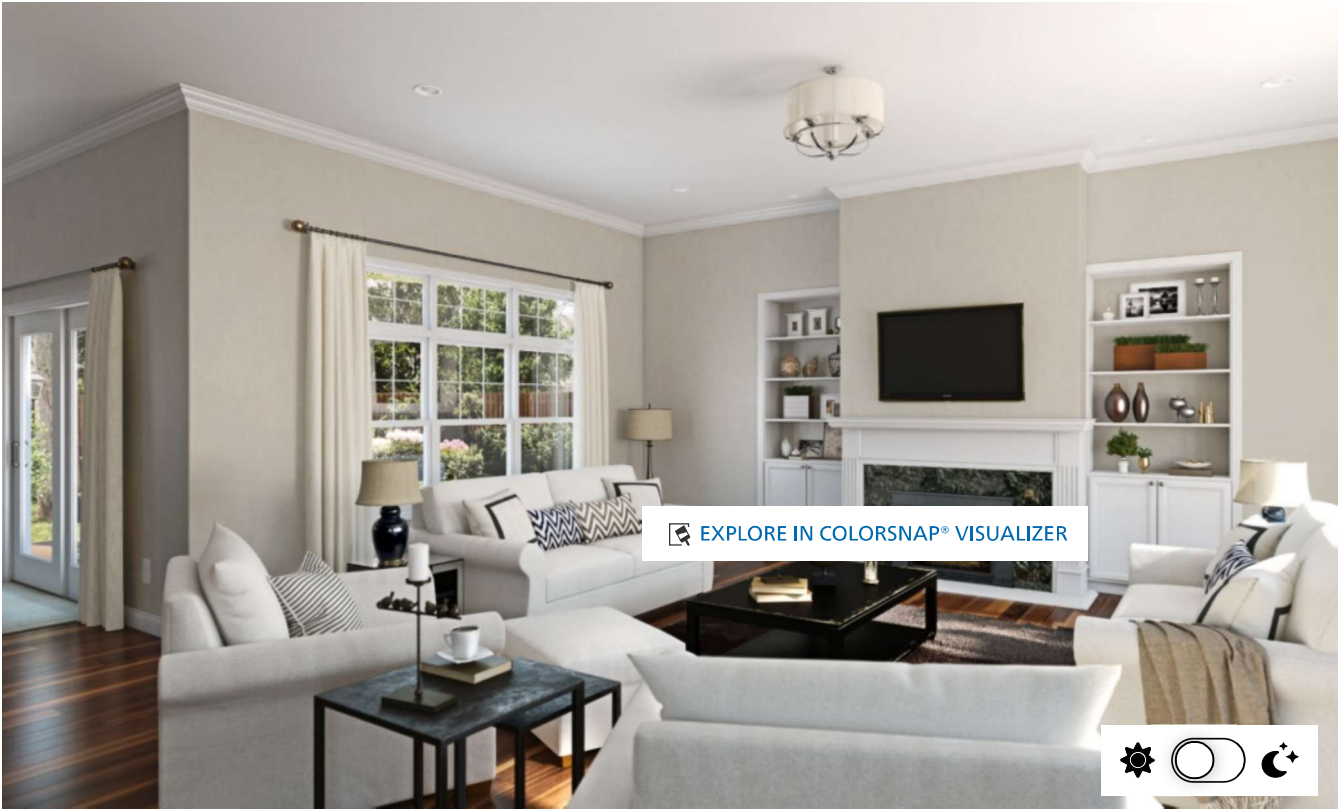


Also available are custom panel widths of: 12", 14", 16", 18", 20" and 24"

Colors represented on this profile sheet may not match actual material. All colors should be verified using an actual metal color sample.

4127-22





EXPLORE IN COLORSNAP® VISUALIZER





SW 7029

Agreeable Gray

Interior / Exterior

Location Number: 243-C1

COORDINATING COLORS

SIMILAR COLORS

DETAILS

[View All Neutral Paint Colors →](#)

R: 209 G: 203 B: 193

Hex Value: #d1cbc1

LRV: 60



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

September 13, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

SUBMITTED BY: Evan Kort, Associate Planner

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: **UP 23-105/DR 23-106 (Toro Sushi):** Consideration of a Use Permit and Design Review to expand seating for the existing Toro Sushi Restaurant. The expansion would include converting the existing "Kathy Sharpe Gallery" space located in the same courtyard to additional restaurant space that would accommodate 19 new seats; and adding up to 36 outdoor dining seats and permanent outdoor heaters in the Pantilles Courtyard, all located on Dolores Street, between 5th and 6th Avenues in the Central Commercial (CC) Zoning District. APN: 010-135-012-000.

Application: UP 23-105/DR 23-106 (Toro Sushi) **APN:** 010-135-012

Block: 56

Lot: 10 & 12

Location: Dolores Street between 5th and 6th Avenues

Applicant: Kristen Ridout, Business Owner

Property Owner: COMP STREET INVESTORS
LLC

Executive Summary:

The applicant is requesting approval of a Use Permit and Design Review to expand the existing restaurant into an adjacent commercial business space and expand and modify the existing outdoor seating area within the courtyard. Many of these proposed seats were allowed to be placed outdoors during the Covid pandemic, under the City's Proclamation of a Local Emergency.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Use Permit (UP 23-105) and Design Review (DR 23-106) for the expansion of an existing full-line restaurant into an adjacent business space and modifications and expansion of an existing outdoor seating area located at Dolores Street, between 5th and 6th Avenues. APN 010-135-012

Background and Project Description:

Business License approval for Toro (the subject business) was granted on October 14, 2020 to operate a full-line restaurant at Pantilles Courtyard. The restaurant operates under Use Permit UP 13-2 (Em Lee's) which was approved by the Planning Commission in March 2013. Em Lee's Restaurant and all successor businesses, have operated under UP 13-2.

The existing Use Permit (UP 13-2) authorizes thirty eight (38) interior seats in the existing restaurant and eight (8) outdoor seats. While thirty eight (38) seats are permitted indoors, the applicant has noted the restaurant has been in operation with a total of sixteen (16) seats with an additional five (5) seats located at a bar since the business opened (refer to Attachment 2). Additional exterior seating has been provided on-site and in the right-of-way (total number of seats have varied – 32 seats currently existing outdoors) as allowed following the proclamation of a local emergency issued by the City Administrator in response to the COVID-19 pandemic. The City Administrator has rescinded that proclamation and recent City Council direction has been to move toward compliance with each businesses' associated Use Permit with a final deadline of December 31, 2023. Currently the subject business, Toro, is out of compliance with the associated Use Permit as the outdoor seating does not comply with the terms of the existing use permit and the applicant is seeking approval to maintain the seating and configuration allowed under the proclamation of a local emergency.

Staff is supportive of the expansion of the outdoor seating, as well as expansion of the business into an adjacent business space. However, the degree to which the applicant has proposed the expansion cannot be supported, and the total number of seats will need to be scaled back, primarily in respect to the outdoor seating. As conditioned, the total number of seats would result in a net increase of 14 seats over the existing use permit and 7 additional seats for the restaurant over the existing (non-compliant) condition - although 13 seats less than what the applicant had initially proposed. A summary of the existing and proposed seating is shown in Table 1, below. A detailed analysis of why staff is recommending the total proposed seating should be reduced is provided in the Staff Analysis section.

Table 1. Seating Summary			
	Indoor	Outdoor	Total
Existing Use Permit – Max Allowable	38	8	46
Existing Condition – On-site today	21	32	53
Proposed	41	32	73
Staff Recommended – As Conditioned	40	20	60

Staff Analysis:

Design Review and Seating:

Indoor Seating: The applicant is proposing to amend the restaurants existing seating configuration throughout the site, including reorganizing the existing indoor seating, expanding into an adjacent tenant space, and reorganizing the outdoor seating area.

According to the proposed floor plan (refer to Attachment 3), the applicant is proposing to reorganize the seating authorized under the existing use permit by expanding into an adjacent tenant space. The applicant has proposed to maintain the 16 seats plus 5 bar seats in the existing restaurant (building fronting Dolores Street with existing kitchen), but is proposing to transfer the remaining 17 seats to the adjacent business space to the rear to act as a secondary dining room. The new adjacent space is proposed to have a total of 20 seats (5 tables; 4 seats at each table) which results in a total restaurant indoor seating capacity of 41

seats, or a net increase in 3 indoor seats over the previous use permit.

Staff contacted the Monterey Peninsula Water Management District (MPWMD) to confirm the total number of allowable indoor seats. MPWMD staff confirmed that in taking over the adjacent business, two (2) additional seats would become available for the restaurant use for a total of 40 indoor seats for the restaurant based on the water credits available for the proposed use. As such, one (1) seat will need to be eliminated from the proposed indoor seating plan so no more than 40 indoor seats are allowed to ensure adequate water supply is maintained. The approval has been conditioned accordingly so no more than 40 indoor seats are allowed between the two spaces.

Outdoor Seating:

As noted above, while staff is supportive of the expansion of the outdoor seating, the degree to which the applicant has proposed the expansion of the outdoor seat cannot be supported as proposed, and the total number of seats will need to be scaled back.

Municipal Code Section CMC 17.14.220.D, Special Design Topics, provides design regulations for exterior seating associated with a restaurant and prescribes the following standards to be used in reviewing proposals for exterior restaurant seating:

1. *The proposal shall not result in a net increase in seating capacity.*

1. The intent of this Municipal Code requirement is to ensure that staff-approved applications for exterior seating do not exceed the restaurant's total seat count on the approved Use Permit. However, when a restaurant is applying for a new Use Permit, the applicant can propose a new seat count provided there are sufficient water credits to support the proposal and it meets Building and Fire Code requirements regarding occupancy and pathways of travel (CMC 17.14.040.I.3.f).

According to MPWMD regulations, a restaurant can have 50 percent of the number of its permitted interior seating outdoors without those seats counting against the total seat count for the MPWMD water permit -provided those exterior seats are first approved by the local jurisdiction. That is, if 40 interior seats are permitted, as described above, a maximum of 20 exterior seats could be allowed by MPWMD without the exterior seats counting against the water credits. Notwithstanding this statement, the total number of permitted seats outdoor may be required to be reduced based on the additional requirements described below.

The applicant is currently proposing 32 exterior seats, however, only 20 exterior seats are permitted based on the availability of water for the site. Based on water availability alone, no more than 20 seats could be allowed outdoors.

2. *The seating area shall not occupy more than 10 percent of the site area nor more than 30 percent of any courtyard.*

1. The subject property is 4,994 square feet and staff estimates the combined area of the courtyard and open space area to be approximately 1,000 square feet (see Figure 1, below). Based on these figures, the outdoor seating area could be no more than 300 square feet (30% of the courtyard), as this is the lesser of the two standards.

The applicant has indicated the seating area is 127.5 square feet (refer to attachment 3), however, this figure only appears to represent the area of each individual table and chair, and not the full demarcated area described in Section 4, below, and could be calculated using a

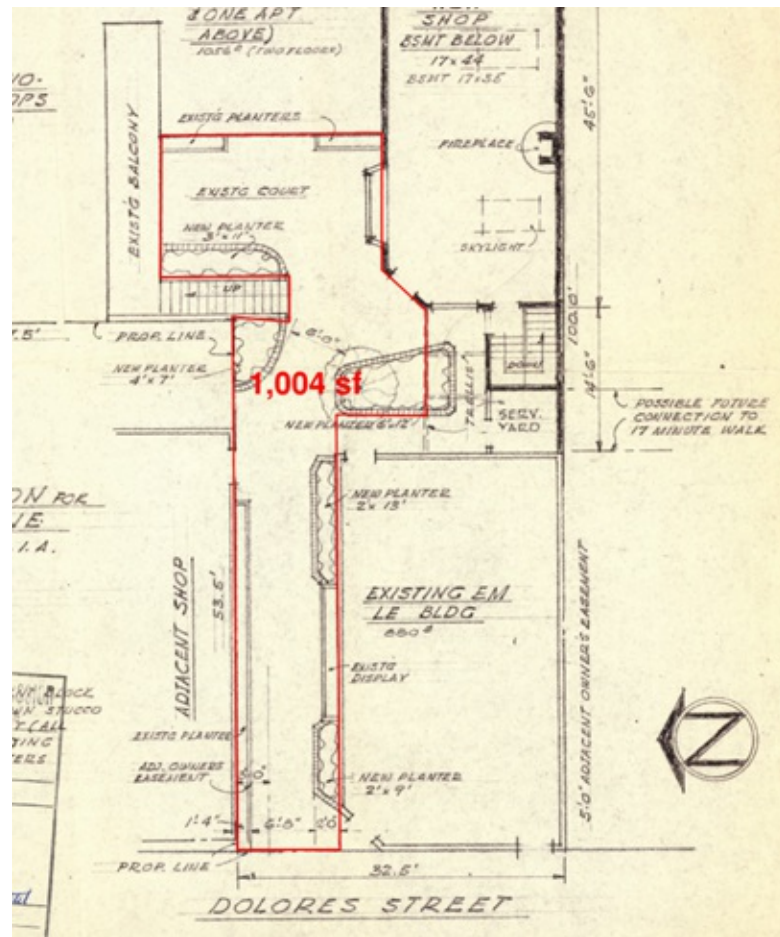
bounding box around the seating area and not the aggregate area of each table.

When viewed from the right-of-way, or from within the courtyard, the existing seating arrangement appears to occupy effectively the entire courtyard, and is not limited to a smaller portion as required by this provision.

In staff's opinion, the intent of this provision is to confine the seating area to a smaller area of the courtyard to preserve the courtyard as a shared common space for all tenants, businesses, and the public, as opposed to one business occupying the full outdoor area.

This assessment has not been adopted as a formal policy and the Commission could adopt findings to the contrary.

2.



3.

Figure 1. Estimated area of the courtyard/open space. No surveys of the subject site exist. Plans on file include some dimensions but do not appear to be accurately scaled –therefore, the total square footage is estimated based on the dimensions provided.

3. ***The area in which the seating is proposed shall be fully contained on private property and shall not interfere with automobile or pedestrian traffic on any public right-of-way or through any intra-block walkway.***

1. All seating is proposed to be located on private property. In review of the subject application, staff discovered that there is an easement located on site for “pedestrian passageway purposes”. While not currently standard practice to record an easement as part of a project, staff has uncovered a number of past projects containing easements through courtyards and

intra-block walkways and this easement may have been a requirement of a past project.

Easement Description: *“A non-exclusion easement for pedestrian passageway purposes, over and across a portion of Lot 12, Block 56...”*

This easement has not been mapped as part of this application nor do existing property records show precisely where this easement is located. Condition of Approval #13 has been included stating, “prior final occupancy for the outdoor seating area, the applicant shall obtain a survey to be submitted to the Community Planning and Building Department, prepared by a qualified professional showing and describing the area of the easement on the property. If the approved seating area is located within the boundary of the easement, an application for an amendment to the seating shall be required, or the easement shall be modified accordingly.”

The property owner, who also owns the building to the north, have stated their support to allow seating within the easement, or would remove the easement if necessary. However, it is unclear if the easement could be removed based on current building code regulations as there are building exits from the adjacent property which exit into the courtyard which would otherwise not be permitted to cross a property line without the benefit of an easement, if the easement is located adjacent to a neighboring property.

It is staff’s recommendation that any seating approved under this approval be removed from any existing easement to address the terms of the easement for “pedestrian passageway purposes” and new seating not be located within any existing easements.

4. *The seating area shall be demarcated by landscaping or other site features to clearly define its outer boundaries. The boundaries shall be established to preserve a sense of openness and ease of access for pedestrian traffic.*

1. Demarcation has not been proposed. Generally, the seating area should be demarcated by some feature such as a railing, trellis, alcove, landscape area, or some similar feature that clearly defines its outer boundary (using the demarcation feature is how the area of the outdoor seating area is defined, as discussed in section #2, above).

As proposed, the seating area lacks a defined space and is effectively occupying the whole of the courtyard area. If physical demarcation is not to be proposed that clearly defines an outer perimeter, staff recommends all the tables be grouped in a single area on the site, as opposed to being arranged throughout and on multiple sides the courtyard. In this case, staff recommends the use of the northern exterior building wall of the restaurant as the line of demarcation for the outdoor seating area, and the approved outdoor seating tables would need to be located immediately adjacent to the northern wall of the primary restaurant building (building fronting Dolores with the existing kitchen). Locating the seats along the northern building wall also maintains the open path of travel for the easement described in Section 3, above.

As proposed, four tables each with four seats (16 seats) are currently proposed along this northern building wall. As 20 seats are permitted based on the discussion under Section #1, an additional table of 4 seats, or 2 tables of 2 seats, could also be located along this northern building wall.

An alternative that could be considered would be to allow the remaining seats (up to 4 seats –

configuration TBD) adjacent to the northern wall of the new restaurant area. This option keeps all seating immediately adjacent to the northern building wall of both restaurant spaces (which is more defined as throughout the courtyard as currently defined) and it allows for more spacing between patrons of the business, however, would be less preferred in the sense that it occupies a larger portion of the courtyard and occupies a less defined area.

5. ***Outdoor seating areas which allow visual contact and incidental communication between patrons and passersby are encouraged.***

1. Inclusion of outdoor seating within a courtyard will generally comply with this requirement. As conditioned, the project meets this standard.

6. ***Physical structures that enhance comfort such as windscreens, heaters, and exterior lighting shall be shielded from view from the public right-of-way and from intra-block walkways or shall be designed to be architecturally compatible with the village character and the adjacent buildings.***

1. As part of the consideration of the outdoor seating, the applicant is proposing outdoor new heaters, as well as maintain the existing exterior lighting.

On August 23, 2023, the city's Code Compliance Coordinator issued a Notice of Correction to the business owner notifying the owner that the lighting did not comply the businesses approval for exterior seating (specific to lighting). The notice stated the string lights would need to be removed by August 30, 2023 or applied to be maintained by that date.

The existing lighting consists of string-style lighting which has not been supported by the Commission in the past, though was largely unregulated during proclamation of a local emergency in which the city saw a sharp uptick in usage among businesses during that time. However, current City Council directive has been to address the non-compliant outdoor seating amenities at this time (while still allowing non-compliant outdoor seating until December 31, 2023).

In 2018, the Planning Commission denied three applications (2 after the fact; 1 request) for string lights (DR 18-108, DR 18-109, DR 18-132). Since 2018, staff has used those decisions as policy directive that string lights are not permissible and has not permitted string lights as a staff level approval. Also since that time, no applicant has elected to request a Planning Commission referral so there has not been any additional direction from the Commission.

Staff recommends the Commission continue to deny the string lights and require their removal based on the previous findings their inclusion was inappropriate for the village. Staff does note a significant number of businesses have installed string lights during the time the proclamation of a local emergency was in effect and the Commission may see additional request in the future so a larger policy discussion on string style lights may be warranted.

As such, staff recommends the Planning Commission require the removal of the string lighting and limit the lighting to the existing site lighting, and to work with staff regarding permissible lighting that may be placed on individual tables.

The applicant has also proposed to install new patio heaters on the site. The outdoor seating area is currently heated using movable propane heaters. The existing heaters are not screened from the public right-of-way and as the heaters are also moveable, they can also be moved to obstruct access through an intra-block walkway or be placed in a location that violates fire and

building safety codes. In staff's opinion, the style of heater currently used is more appropriate for private courtyard areas and less so for areas where the seating is located within a courtyard or intra-block walkway without any type of demarcation to delineate the outer boundary.

The Building Official and Fire Marshall have also expressed concerns that the use of these types of heaters (not just specific to this business) especially within close proximity to buildings, especially near and under building eaves, as the fire code requires a five (5') foot clearance in any direction from the edge of the heater.

The applicant is proposing to install new electric heaters to be attached to the roof eave of the adjacent building which would serve the located under located on the north side of the walkway/courtyard (left side of Figure 2, above). However, as discussed in Section #4, staff is recommending the total number of seats be reduced and all seating be relocated to the south side of the walkway/courtyard.

Staff is more supportive of the fixed electric heaters as they are more discrete, do not interfere with pedestrian traffic. Based on the existing building form, however, installation of fixed electric heaters may be difficult immediately adjacent to the seating area (as conditioned, refer to Attachment 1). The required reduction of the total number of outdoor seats would inevitably result in a reduction of heaters, and having the seating area confined to one portion of the courtyard will reduce the cluttered appearance. However, at the recommendation of the Building Official, a Condition of Approval has been included stating that the movable gas heaters should be removed from the site, as the existing heaters gas do not meet adequate clearances for fire safety.



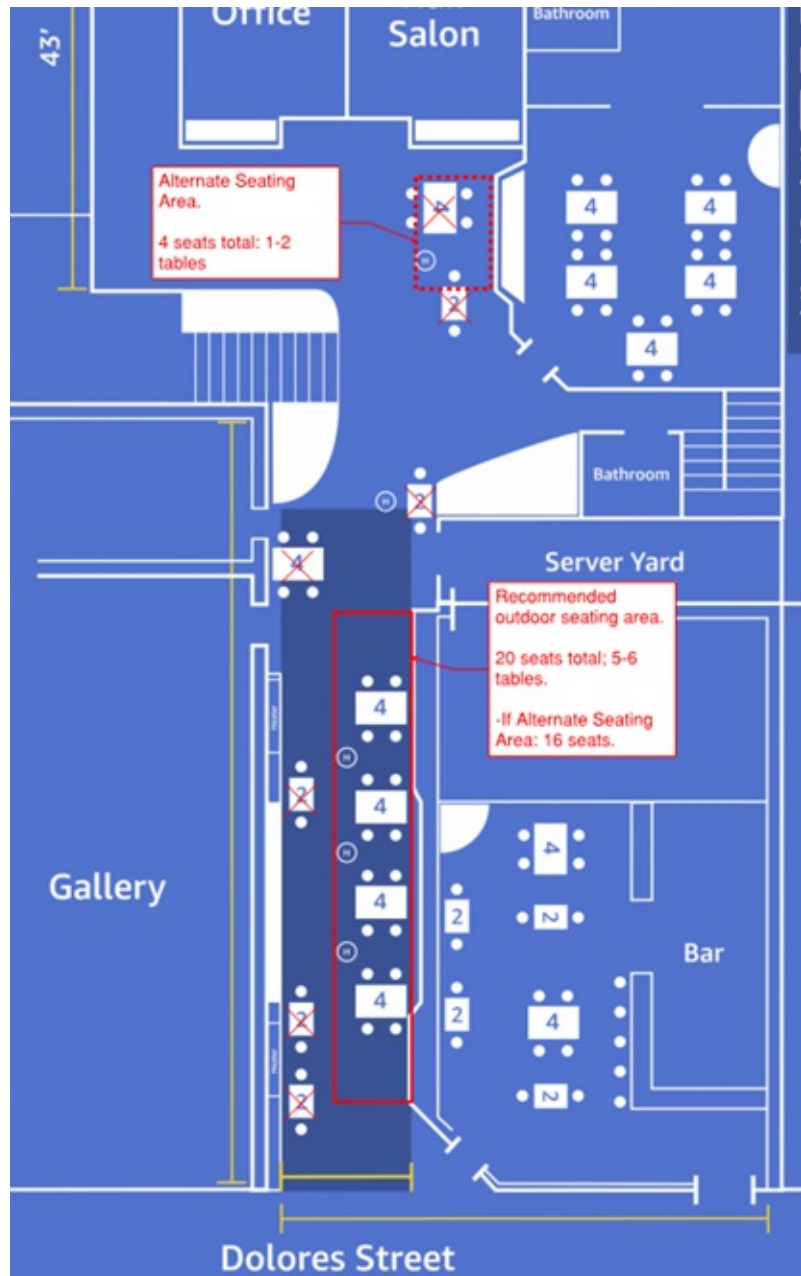
2.

Figure 2. Existing outdoor seating viewed from sidewalk adjacent to Dolores Street.

7. ***Hours of service to outside seating areas shall be regulated through appropriate conditions of approval to prevent impacts on uses in the vicinity.***

1. The existing use permit (UP 13-2) allows hours of operation between 6:30 am and 8:00 pm. No request for amendments to the hours of operation were received. Staff was unable to locate any reports or complains associated with the existing outdoor seating.

Outdoor Seating Summary: In summary, staff recommends the Commission partially grant approval of the expansion of the outdoor seating area. Staff recommends an increase of the outdoor seating from eight (8) seats to twenty (20) seats split between 5-6 tables located along the northern wall of the existing restaurant building (with an alternative consideration for some tables to be located at the north wall of the new dining room).



Conditional Use Permit Required: The proposed use of a Full Line Restaurant requires a Conditional Use Permit as outlined in CMC 17.14. While there is no increase in commercial floor area on the site, the established use of a full line restaurant is being expanded on the site, and as such, the findings for the Use Permit approval must be re-evaluated.

The existing business, Toro, is proposed to expand into an adjacent tenant space with limited change in business operation. As currently operating, the business complies with requirements of the zoning code for a full-line restaurant, and therefore limited discussion is provided below, unless necessary to specifically address a specific code requirement of finding. In the absence of discussion, it shall be presumed the business meets this standard. The standards listed below have also been included as Conditions of Approval to ensure that any successor business that may operate under the same use permit adhere to the same requirements—as is standard practice.

CMC 17.14.040.I.3:

1. *Any sale of alcoholic beverages shall be subordinate to this primary use.*

1. Staff Response: See discussion under item #4, below.
2. *Drive-in, formula, and fast food establishments are prohibited.*
3. *Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served.*
4. *The applications, menus, and plans indicate that the business will primarily be a restaurant – full-line and that no more than 20 percent of the total number of seats are at a bar or in a separate bar room. If the restaurant does not meet this standard, the standards in subsection (1)(2) of this section, Drinking Places, shall also apply to the use.*
 1. Staff Response: As conditioned, the applicant has provided a floor plan that identifies a maximum total allowable number of 40 interior seats based on the water credits available for the use. Of the 40 interior seats, 5 are proposed to be located at the bar (13%). Due to how the seating is split between the two spaces, staff recommends the seating be limited to 5 seats at the bar as to not maintain the appearance of a bar room.
5. *Customers shall be provided with individual menus while seated at a table or counter.*
6. *The maximum seating capacity shall not exceed the standards in the State Uniform Building and Fire Codes, the number of seats approved by the Planning Commission through public review, or the number of seats in the previous business, whichever is less. The seating capacity shall be posted on the premises.*
 1. Staff Response: While there is a net increase in seating proposed for the restaurant, number of seats approved in within the previous business space will be decreasing as seats are being transferred from a previous restaurant space to a (currently existing) retail space. The total of number seats allowed for the restaurant is being considered consistent with standard processes for review by the Planning Commission as the subject use permit is being considered as a new Use Permit.

Due to how the seating is split between the two dining rooms, it is not anticipated that the number of seats will exceed building occupancy. However, should the seating be re-organized in the future, the seating arrangement shall be first cleared by the Building Official and/or Fire Marshall to ensure the seating capacity for any single dining room area does not exceed occupancy limits based on building or fire codes.

7. *Outside seating may be allowed subject to Chapter CMC, Design Review.*
 1. Staff Response: See discussion above.
8. *Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegar, oils, and salad dressings shall be prepackaged and sealed.*
9. *Maximum number of food stores and/or restaurants located within structures fronting Ocean Avenue: 15. See also 17.56 CMC, Restricted Commercial Uses.*
10. *See also subsection (1)(1) of this section, All Eating and Drinking Establishments*
11. *Outdoor cooking devices are permitted on private property if designed and located to mitigate impacts to adjacent properties.*
 1. Staff Response: No outdoor cooking devices are proposed. As outdoor cooking devices have been proposed, the potential impacts have not been evaluated. Should outdoor cooking be proposed in the future, a use permit amendment shall be required.

Additionally, the following findings are required for all use permit applications:

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

1. That the proposed use will not be in conflict with the City's General Plan.

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

As outlined in **CMC 17.64.020**, in addition to the general findings required for all use permits listed above, no use permit shall be granted for commercial or business uses unless all of these general findings can be made:

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

As noted above, the existing business, Toro, is proposed to expand into an adjacent tenant space and modify the outdoor seating with limited change in business operation. The net increase in 2 indoor seats and 12 outdoor seats is consistent with the findings outlined above as the expansion of the restaurant use of not in conflict with any applicable zoning code or general plan policy, no precedent is set as the request is a standard request to increase seating capacity, the site has adequate water for the use (as determined by the Monterey Peninsula Water Management District) and there are no other expansions of the use or site that would result in an increase in demand for service, and the use is consistent with the surrounding land uses and not injurious to health, safety, or welfare. The use serves local and nonlocal populations needs and no changes to the site are proposed to the site that would impede ingress or egress. The existing use is not proposed to change, only slightly expand, and therefore any additional traffic generated would be negligible.

Business Signage:

Because this would be an expansion of an existing full-line restaurant, no additional exterior sign for the new dining room at the rear would be permitted by right (could apply for a Planning Commission referral at a later date –request not agenized for this hearing). However, an interior signage is allowed in accordance with Section 17.40.040 (Interior Signs) and does not require a permit.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project consists of the conversion of an existing retail space from an art gallery to a dining room associated with the adjacent full-line restaurant known as Toro also includes alterations to the existing outdoor dining area within the existing courtyard of the property. The project does not present any unusual circumstances that would result in a potentially

significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution

Attachment 2 - Applicant's Written Statement

Attachment 3 - Applicant's Proposed Floor Plan

Attachment 4 - Annotated Floor Plan (Resolution Attachment A – Recommended Floor Plan)

Attachment 5 - Proposed Electric Heater

Attachment 6 - Property Owner Letter

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

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A
CONDITIONAL USE PERMIT (UP 23-105) AND DESIGN REVIEW (DR 23-106) FOR THE EXPANSION OF AN
EXISTING FULL-LINE RESTAURANT INTO AN ADJACENT BUSINESS SPACE AND MODIFICATIONS AND
EXPANSION OF AN EXISTING OUTDOOR SEATING AREA LOCATED AT DOLORES STREET, BETWEEN 5TH
AND 6TH AVENUES. APN 010-135-012.**

WHEREAS, On April 27, 2023 business owner Kristen Ridout ("Applicant"), on behalf of the property owner, COMP STREET INVESTORS LLC, submitted an application requesting approval of a Use Permit (UP 23-105) and Design Review Application (DR 23-106) described herein ("Application"); and

WHEREAS, the applicant is proposing to expand the existing restaurant into an adjacent commercial business space currently known as "Toro" to allow for additional indoor seating and expand and modify the existing outdoor seating area within the Pantilles Courtyard; and

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

WHEREAS, outdoor seating may be permitted in association with a Full Line Restaurant as outlined in CMC 17.14.040.I.3.g ;

WHEREAS, consideration of the Design Review application for the outdoor seating has been referred to the Planning Commission for concurrent consideration with the Use Permit application consistent with CMC 17.52.030.L, Duties and Powers of the Director;

WHEREAS, on September 1, 2023, notice of the public hearing was published in compliance with State law (California Government Code 65091), as well as hand-delivery of the public notice by the Applicant to each property owner within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on September 13, 2023, 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 public testimony on the Application; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its September 13, 2023 hearing including, without limitation, the staff report submitted by the Community Planning and Building Department; and

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

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require the review of certain projects

for environmental impacts and preparation of environmental documents; and

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15303 (Class 3) – New construction or conversion of small structures and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

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

FINDINGS REQUIRED FOR DESIGN REVIEW APPROVAL (CMC 17.58.060) For each of the required findings listed below, staff has indicated whether the plans, as submitted or as conditioned, support the adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
Municipal Code Findings – CMC 17.58.060 Findings for Design Review Approval	YES	NO
1. Conform to the applicable policies of the General Plan and the Local Coastal Program;	✓	
2. Comply with all applicable provisions of this code; and	✓	
3. Are consistent with applicable adopted design review guidelines.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby approve Use Permit (UP 23-105) and Design Review (DR 23-106) for the expansion of an existing full-line restaurant into an adjacent business space and modifications and expansion of an existing outdoor seating area located at Dolores Street, between 5th and 6th Avenues (APN 010-135-012) subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. Authorization. This approval Use Permit (UP 23-105) and Design Review (DR 23-105) authorizes: the use of a full-line line restaurant located within Tenant Spaces A & B, as shown in Attachment A to this resolution. The business shall operate consistent with the seating plan and business description reviewed by the Planning Commission on September 13, 2023 unless modified by the Conditions of Approval herein.
2.	Use Permit. This Use Permit (UP 23-105) supersedes and replaced the existing Use Permit associated with the existing use.
3.	Codes and Ordinances. 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.
4.	Permit Validity - Initiation. This approval shall be valid for six (6) months from the date of action. An extension to this approval may be granted consistent with Condition of Approval #6.
5.	Permit Vesting – This permit shall be considered vested once a new business license has been issued consistent Condition of Approval #32.
6.	Permit Extension. The Planning Commission may grant one extension for approvals originally subject to a public hearing. A request to extend the permit approval must be submitted in writing and the appropriate fees paid prior to expiration of the permit.
7.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is not available for this site, this permit will be scheduled for reconsideration and appropriate findings prepared for review and adoption by the Planning Commission.
8.	Indemnification. The applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability;

	and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.
9.	Conditions of Approval. These Conditions of Approval shall be signed and returned to the Community Planning and Building Department prior to initiation of this use permit.
SPECIAL CONDITIONS	
10.	Hours of Operation. The full line restaurant is permitted to operate between the hours of 6:30 AM and 8:00 PM seven (7) days a week. No new customers shall be seated after 8:00 PM.
11.	Seating. The full line restaurant is permitted a total of forty (40) interior seats split between tenant spaces A & B including a maximum of five (5) seats located a bar within tenant space A. The maximum seating capacity within tenant space A or B shall not exceed the standards in the State Uniform Building and Fire Codes. A maximum of twenty (20) exterior seats are permitted to be split between no more than 6 tables.
12.	Outdoor Seating Location. The outdoor seating shall be located immediately adjacent to the northern building wall of tenant space A, as depicted in Attachment A to this resolution. The seating shall be located to maintain a clear path of travel through the courtyard without impeding or interfering pedestrian access.
13.	Easement Survey. Prior to initiation or use of the outdoor seating area granted under this approval, the applicant shall obtain a survey to be submitted to the Community Planning and Building Department, prepared by a licensed surveyor showing and describing the area of the easement on the property. If the approved seating area is located within the boundary of the easement, an application for an amendment to the seating area shall be required, or the terms of the easement shall be modified by the property owner.
14.	Exterior Lighting. No exterior lighting is approved under this application. All existing lighting that is not permanently affixed to the building shall be removed from the site immediately. The business owner (and subsequent business owner's operating under this use permit) may work with Community Planning and Building Department Staff to identify appropriate lighting to be placed on individual tables, or may apply for a separate Design Review Application for the installation of permanent lighting.
15.	Patio Heating. Existing movable gas heaters shall be removed from the site immediately. Patio/Outdoor seating heating may be provided by use of electric heaters, as approved by the Community Planning and Building Department. The number and location of heaters shall be approved at the discretion of the Community Planning and Building Director through a separate Design Review Application. No electric heater shall be installed without appropriate approval from the Community Planning and Building Department.
16.	Business Signage. No additional exterior sign is permitted. An interior sign is allowed to identify the location of the take-out service in accordance with Section 17.40.040 (Interior Signs)
17.	Alcohol Sales. Any sale of alcoholic beverages shall be subordinate to this primary use.

18.	Prohibitions. Drive-in, formula, and fast food establishments are prohibited.
19.	Alcohol Service. Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served.
20.	Menus. Customers shall be provided with individual menus while seated at a table or counter.
21.	Maximum Occupancy. The maximum seating capacity shall not exceed the standards in the California Building and Fire Codes, the number of seats approved by this Use Permit, or the number of seats permitted by the Monterey Peninsula Water Management District based on water use, whichever is less. In addition to the maximum occupant load, the seating capacity shall be posted on the premises.
22.	Off-Site Consumption of Food. Food sold for consumption off the premises shall be incidental to the primary use. Such food shall be placed in covered containers or wrappings, and all house-brand labeled food store goods such as vinegar, oils, and salad dressings shall be prepackaged and sealed.
23.	Trash Storage. Adequate facilities shall be provided on the site for the closed storage of trash and garbage generated by the use. The on-site storage shall be designed so that the area can be cleaned and the refuse removed without creating a public nuisance and without being placed on the sidewalks or other public ways. If the method of cooking used will generate hot ashes, a storage facility and disposal method shall first be approved by the Fire Department.
24.	Restrooms. At least one restroom shall be available for use by both sexes within, or conveniently adjacent to, the specific business premises and on the same property on which the use is located. This restroom shall comply with all provisions of the State Uniform Building and Plumbing Codes as to the required size, location, and accessibility standards, and shall be available for use by both the employees and patrons of the business.
25.	Prohibited Food Packaging. Except as provided in CMC 8.68, no restaurant shall provide prepared food to its customers in CFC-processed food packaging or polystyrene 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 food packaging. Restaurants shall retain each supplier's written statement for 12 months from the date of receipt of any food packaging from that supplier.
26.	Disposable Food Packaging. All restaurants within the City of Carmel-by-the-Sea utilizing disposable food packaging shall exclusively use biodegradable/ compostable or recyclable products. Each restaurant shall maintain written records as detailed in CMC 8.68(A)(2) and (3) evidencing its compliance with this section.
27.	Single-Use Beverage Straws. Restaurants shall provide single-use beverage straws only when requested by a customer. Restaurants shall provide single-use disposable to-go utensils only when requested by a customer.
28.	Disposable Food Service Ware. All restaurants utilizing any disposable food service ware shall use biodegradable/compostable or recyclable products. Compostable products must be ASTM-certified.
29.	Nonfood Merchandise. The sale of nonfood merchandise directly related to the restaurant use is allowed if incidental to the primary use.
30.	Exterior Modifications & Signage. This approval does not authorize any exterior modifications to the building or the installation of any exterior signage. A separate Design Review and Sign applications shall be submitted for review and approval by the Community Planning and Building Department.

31.	Licensing and Inspections. Prior to commencement of business operation, the applicant/business owner shall be responsible for obtaining any required license amendments, including but not limited to, amendments to the business's ABC License, and approvals from the Monterey County Health Department.
32.	Business License Amendment. The business owner currently operating at the site shall amend the existing business license approval for compliance with the this use permit (UP 23-105). All required business license inspections shall be passed prior to issuance of an amended business license.

Property Owner Signature

Printed Name

Date

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

**PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA
this 13th day of September 2023, by the following vote:**

AYES:

NOES:

ABSENT:

ABSTAIN:

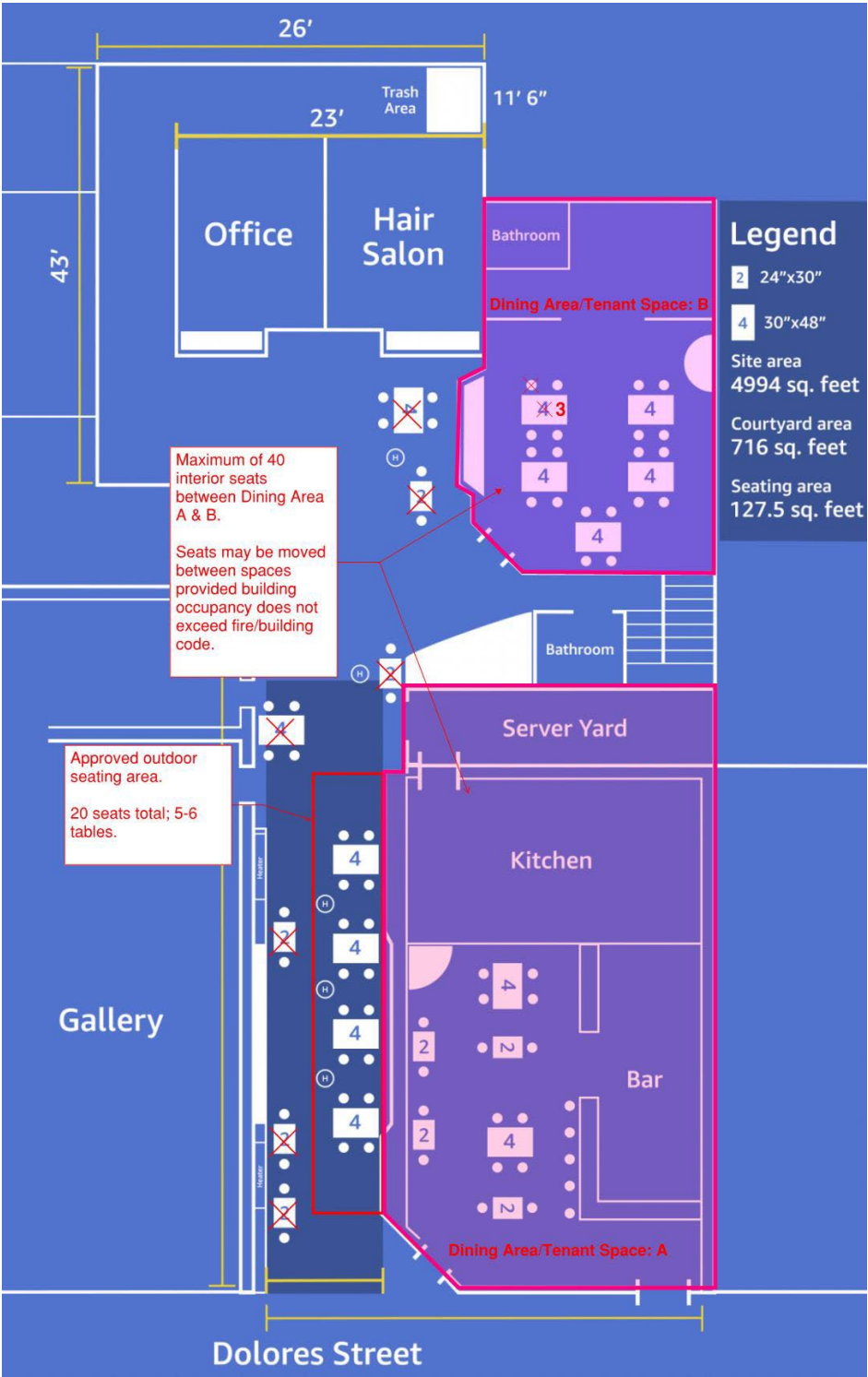
APPROVED:

ATTEST:

Michael LePage
Chair

Leah Young
Planning Commission Secretary

ATTACHMENT A
Resolution 2023-XX-PC
September 13, 2023



April 2nd, 2023

Dear Planning Commission:

My name is Kristen Ridout, and I am a business owner and citizen of Carmel-by-the-Sea. In August of 2020, my husband and I opened Toro Sushi. Over the last few years, we have enjoyed our days serving guests, greeting tourists, saying hello to locals going to the post office, and giving dogs treats on the sidewalk. We have participated in several community events, and donated to local Carmel organizations. We feel extremely blessed to have our business, and to be able to share our passion for food and service with our guests.

I am writing this as an appeal to consider extending our outdoor seating on our Use Permit. When we first opened Toro, we opened the doors with a "Covid" permit for extra outdoor seating, as we did not have any indoor seating available, per the state of California's guidelines during Covid. Our original Use Permit dictates that Toro can have 38 interior seats, and 8 exterior seats.

When we opened for indoor dining, we decided to open with a total of 16 seats inside, plus 5 bar seats. I can't even imagine if we had 38 seats inside, as it is a very small restaurant dining room. We have been fortunate to have 36 outdoor seats due to our Covid seating permit. Our restaurant is fairly popular in the community, and guests often already find it hard enough to reserve a table in the dining room, or in the Courtyard. On an average, we serve about 200 people a day- if we only had the 6 indoor tables, this number would be cut down to a third.

I am hoping that we can get our Use Permit changed, so that we can have the additional outdoor seating, heating, and small strand of lights after the Covid permit period is over on December 31st.

If we cannot get the outdoor seating approved, I will be forced to change our business plan by laying off employees, and raising prices in order to keep our doors open.

Any help from the Planning Commission to keep our business alive would be wonderful. My husband and I enjoy being a part of this community, both as business owners and as citizens.

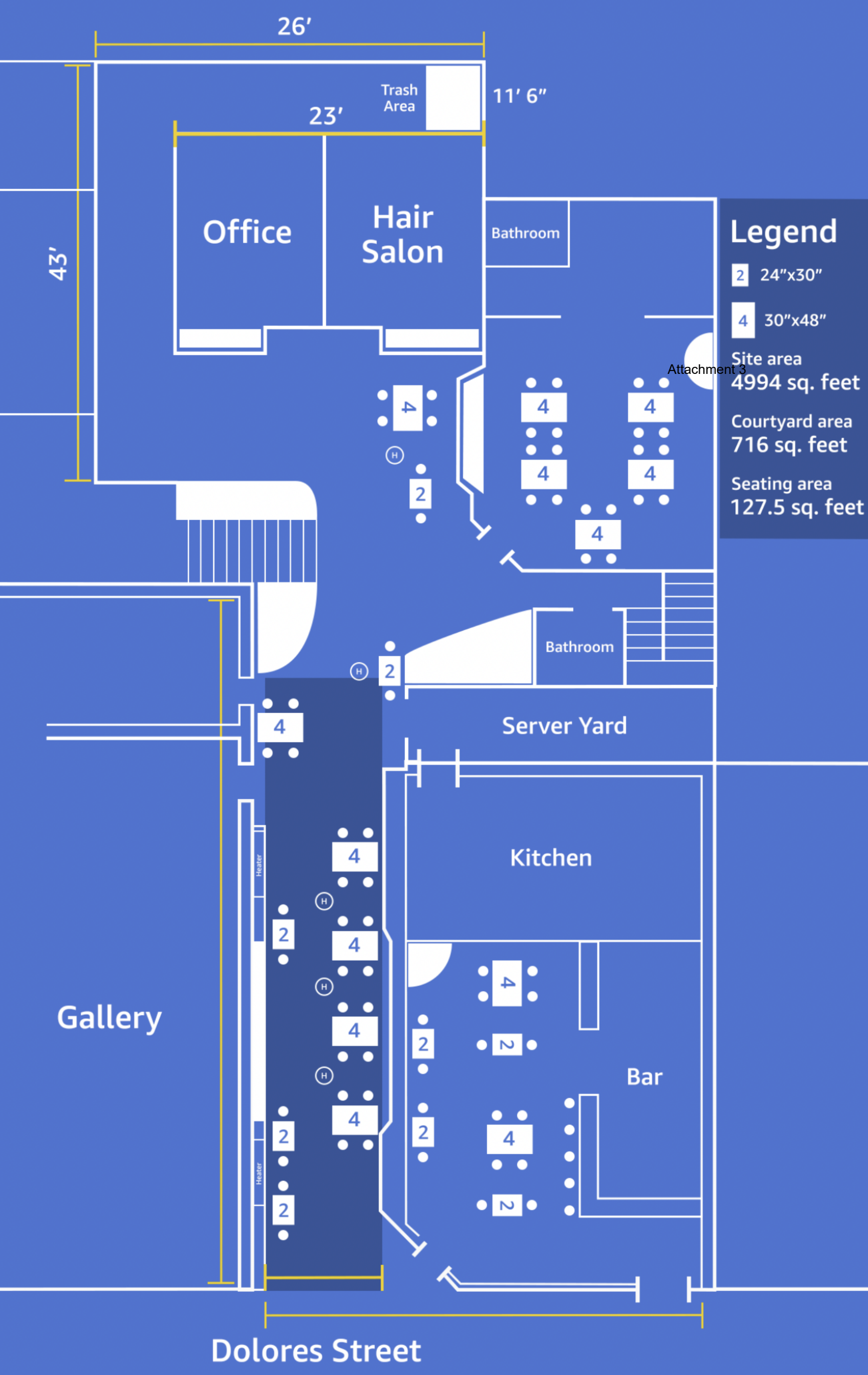
I have attached pictures of what we would like to propose to you. We would like to install electric heaters for the tables nearest to the sidewalk, so that propane heaters would be used for the tables that are furthest away from the public eye. The propane heaters would be at least 20 feet away from the sidewalk. The tables that are proposed are the current tables that we use for seating at the restaurant. Our landlord is in favor of these tables, as are the businesses that are in our Courtyard. There is a small strand of lights that we use along the right side of the Courtyard-

again, this is away from the sidewalk, and used for ambiance and lighting during our evening services.

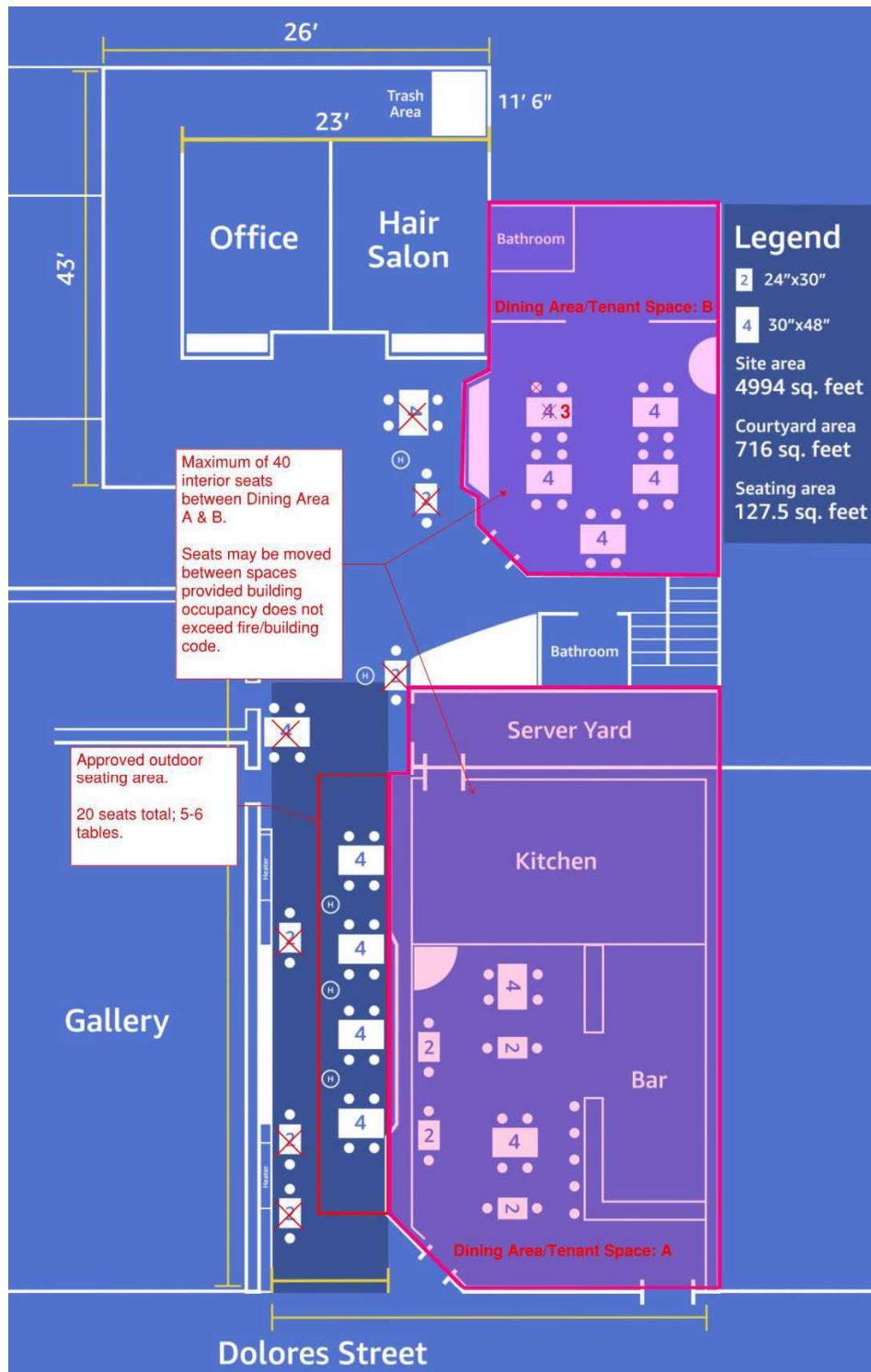
Thank you for your consideration. I appreciate everything that you do for our community.

Sincerely,

Kristen Ridout



ATTACHMENT A
Resolution 2023-XX-PC
September 13, 2023





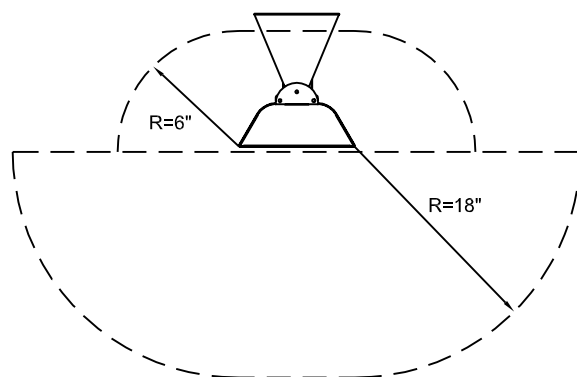
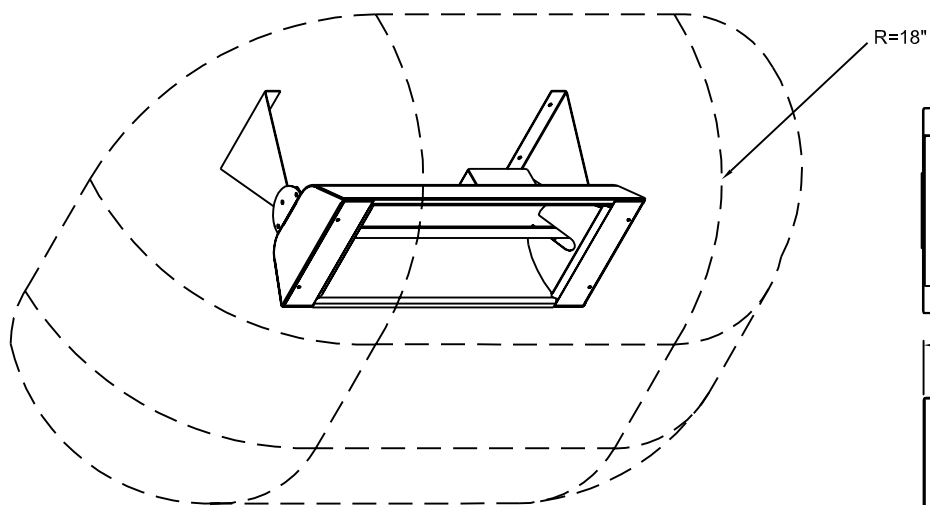
W15 - Single Element - 1500 Watt Electric Patio Heater by Infratech



Specs	
Family/Collection:	W-Series
Length:	33"
Height:	8.19"
Depth/Extension:	9"
Weight:	12 lbs
Heating Area:	25 Sq. Ft.
Fuel Source:	Electric
Infrared Heat Technology:	Medium Wave
Minimum Mounting Height:	72"
Maximum Mounting Height:	84"
Installation Sheet:	https://images.belamiecommerce.com/supplier/infratech/specsheets
Standard Wattage:	1500 Watts
Finish:	Almond, Beige, Biscuit, Black, Bronze, Stainless Steel, White
Installation Options:	Wall Ceiling
Voltage Rating:	120 V, 208 V, 240 V
Amperage:	6.25 amps, 7.21 amps, 12.5 amps
Material:	Steel
Can be Recessed:	Yes
Mounting Options:	Wall Mount, Post Mount, Recessed, Umbrella and Awning Mount
IPX Rating:	IPX4
Application:	Commercial/Residential
Warranty:	3 Years
Mounting Brackets Included:	Yes
Style and Option 1	
Style:	
Item #:	W1512-280V
Price:	\$586.00



CLEARANCE FROM COMBUSTIBLES

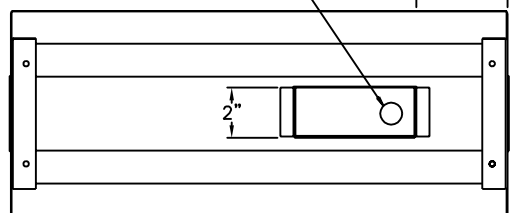


R=18"

1/2" KNOCK-OUT

3 5/8"

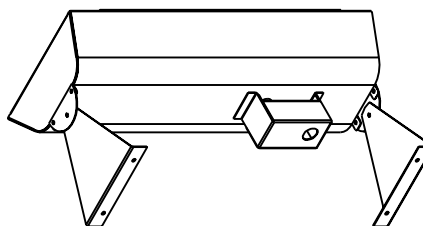
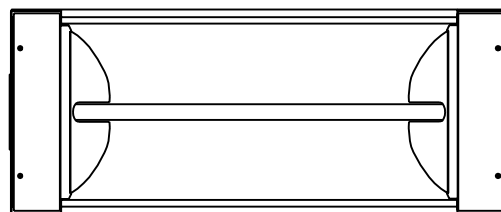
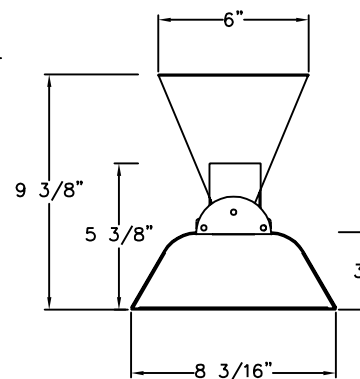
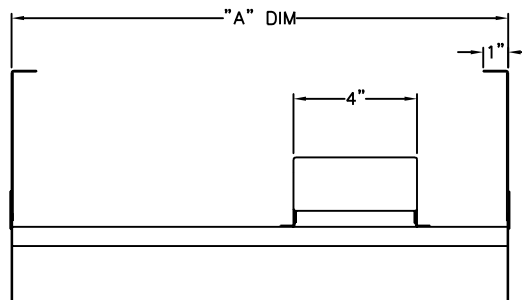
2"



"A" DIM

1"

4"



MODEL	"A" DIM.	WATTS	VOLTS	AMPS	BTU's
W512	19"	500	120	4.2	1706
W7512	19"	750	120	6.3	2559
W1012	33"	1000	120	8.3	3412
W1512	33"	1500	120	12.5	5118
W2024	39"	2000	240	8.3	6824
W2524	39"	2500	240	10.4	8530
W3024	61 1/4"	3000	240	12.5	10236
W4024	61 1/4"	4000	240	16.7	13648
WD4024	39"	4000	240	16.7	13648
WD5024	39"	5000	240	20.8	17060
WD6024	61 1/4"	6000	240	25	20472
WD8024	61 1/4"	8000	240	33.4	27296

OTHER VOLTAGES ALSO AVAILABLE: 208, 277, 480

INFRATECH
www.infratech-usa.com

344 W. 157th Street
Gardena, California 90248
Phone: (310) 354-1250
Fax: (310) 523-3674

DESCRIPTION

W-SERIES HEATER CAD DRAWING

DATE
Aug. 5, 2008

DRAWN BY:
MD

SCALE
NONE

Dated: July 25, 2023

To the City of Carmel:

Comp Street Investors, LLC is both the owners of Pantiles Court (APN 010-135-012) and the neighboring property presently occupied by Nematic Gallery (APN 010-135-012). We are familiar with the title report for the properties including the easement for the pedestrian right of way which affects a portion of said land (Recorded June 19, 1987 in Reel 2112 of Official Records, Page 769).

Comp Street Investors, LLC advises that it supports restaurant seating in this easement area for Toro restaurant and is willing to waive any of its rights which would present or inhibit any seating and, if necessary, will remove the easement in order to support such outdoor restaurant seating.

Please consider this a full acceptance and approval from the benefitted and burdened owner of the properties that the easement referenced will be waived and the restaurant seating in this area is accepted and permitted.

Comp Street Investors, LLC



John M. Compagno, member
415 517-5214

See Attached Notary
Acknowledgment Certificate



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Solano)

On July 25, 2023 before me, Mary Jane Nicolas-Carrion, Notary Public
(insert name and title of the officer)

personally appeared John M. Compagno,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)





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

September 13, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

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

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: **PR 23-207 (CRI on Carpenter, Inc.):** Consideration of a Preliminary Review application, PR 23-207 (CRI on Carpenter, Inc.), for the remodeling of the Carmel Resort Inn hotel, including proposed Use Permit amendments and a proposed Lot Line Adjustment located on the east side of Carpenter Street between 1st and 2nd Avenues in the Single-Family Residential (R-1) District. APN: 010-021-024-000.

Application: PR 23-207 (CRI on Carpenter, Inc.) **APN:** 010-021-024

Block: 17 **Lot:** 1-16

Location: East side of Carpenter Street between 1st and 2nd Avenues

Applicant: Don Desai, Agent **Property Owner:** CRI on Carpenter, Inc.

Executive Summary:

The applicant is requesting preliminary review and feedback from the Planning Commission on a comprehensive remodel plan for the Carmel Resort Inn, including a Use Permit amendment request to reduce the footprint of the hotel use and the amount of required parking and a proposed Lot Line Adjustment between Lots 2 and 4. The applicant will use the feedback provided by the Planning Commission to inform their application for site improvements.

Recommendation:

Receive the report and provide feedback to the applicant.

Background and Project Description:

The Carmel Resort Inn property is comprised of 16 lots of record within Block 17, located on the east side of Carpenter Street between 1st and 2nd Avenues. In 2007, historian Mr. Kent Seavey conducted an evaluation of the Carmel Resort Inn property on behalf of the City. Based on Mr. Seavey's report, the property has been used for overnight lodging since circa 1926, when it was originally known as Carmel

Cottage Court. The property changed ownership multiple times between 1926 and 1939. Between 1939 and 1956, additional cottages were constructed under the ownership of Noel Van Bibber. According to Mr. Seavey, all of the cottages have been modified over time by unsympathetic additions or alterations. As a result, the physical integrity of the property has been compromised and no longer conveys the authenticity of its historic identity during the historic period of 1926-1956.

Use Permit No. 636 was approved by the City on July 17, 1968, for 25 rental units, one manager's unit, and 50 off-street parking spaces. The Carmel Resort Inn currently offers 31 rental units in violation of Use Permit No. 636, which they intend to correct as part of the hotel remodel.

In 2019, Eric Miller Architects, Inc. approached the City with a proposal to redevelop the Carmel Resort Inn property, consolidating the hotel use to eight lots fronting Carpenter Street and constructing a new 25-unit hotel building. Eight new single-family residences were proposed on the eight lots fronting Guadalupe Street.

Also, in 2019, the City Forester performed a comprehensive inventory and evaluation of all trees on and adjacent to the Carmel Resort Inn. Based on a conceptual site plan, the Applicant submitted a Tree Removal Application for the removal of 40 trees. The Forest and Beach Commission reviewed the application at their January 14, 2021, and February 11, 2021 meetings and approved the removal of 23 trees and requiring each of the eight single-family lots to meet the recommended tree density standards set forth in the City's Municipal Code (CMC 17.48.080). The Forest and Beach Commission further directed that no trees be removed until the applicant obtains a design review approval from the Planning Commission and a building permit has been issued and/or authorized by the City Forester.

On October 7, 2021, and December 16, 2021, the Applicant hosted community meetings to present the Carmel Resort Inn project to the public, answer questions, and receive feedback. Based on community feedback and the complexities of reconstructing a non-conforming hotel in the R-1 zoning district, the Applicant has instead decided to explore a comprehensive remodel plan.

On March 8, 2023, the Planning Commission approved a new 1,995-square-foot two-story single-family dwelling inclusive of a basement and detached garage on Lot 4 of the hotel property (Guadalupe Street 2, southeast of 1st Avenue). Lot 4 is a 4,000-square-foot lot and consists primarily of asphalt and landscaping.

On April 12, 2023, the Planning Commission approved a new 1,971-square-foot two-story single-family dwelling inclusive of a basement and attached garage and a west-facing second-story deck on Lot 2 of the hotel property (southeast corner of Guadalupe Street and 1st Avenue). Lot 2 is a 4,000-square-foot lot and consists of two cottages with four hotel rooms. Each cottage is a little over 700 square feet in size, and both encroach slightly onto Lot 4.

On July 3, 2023, the applicant submitted two additional design study applications for new single-family dwellings on Lots 10 and 12, located on Guadalupe Street, 5 southeast of 1st Avenue and 6 southeast of 1st Avenue, respectively. These applications are currently under review and will be scheduled for consideration by the Planning Commission of the Concept Design at a later date.

Staff Analysis:

Project Description

As noted above, the Carmel Resort Inn occupies 16 lots of record within Block 17. The odd-numbered lots

(1, 3, 5, 7, 9, 11, 13, and 15) front Carpenter Street and the even-numbered lots (2, 4, 6, 8, 10, 12, 14, and 16) front Guadalupe Street. Rather than demolish all of the cottages and construct a new 25-unit hotel on the odd-numbered lots, the applicant is exploring a comprehensive remodel of the existing property that includes retaining and remodeling the cottages on Lot 2 and constructing a 3-bedroom hotel suite on Lot 4 instead of the previously approved single-family dwellings (refer to Attachments 1 and 2). The applicant would continue to pursue two new single-family dwellings on Lots 10 and 12. Additional improvements to the hotel would include exterior painting and other subtle exterior enhancements to resemble residential cottages and break up the uniformity of the existing hotel property. The applicant is seeking feedback on this proposal.

Use Permit Amendments

The applicant is also seeking feedback on associated use permit amendments, including reducing the footprint of the hotel use and reducing the amount of required parking. The hotel would continue to occupy 14 of the 16 lots with two new single-family residences on Lots 10 and 12.

The current parking requirement for a hotel is one space per room plus one space for a manager's unit in the CC, SC, RC, and R-4 districts. A parking requirement for hotels in the R-1 district is not provided. The current Use Permit (Use Permit No. 636), approved in 1968, governs the hotel and requires 50 off-street parking spaces for 25 hotel units (Attachment 3). The applicant is seeking a Use Permit amendment to reduce the required parking to one space per hotel unit consistent with hotels located in commercial and multi-family districts.

Lot Line Adjustment

The applicant is also seeking feedback on a proposed Lot Line Adjustment between Lots 2 and 4. This would correct the existing encroachment of the Lot 2 cottages onto Lot 4 while still maintaining two 4,000-square-foot lots. As noted above, the applicant is proposing a new 3-bedroom hotel suite on Lot 4.

CMC Section 17.44 (Subdivisions and Lot Line Adjustments) provides a procedure for making lot line adjustments (Attachment 4). When evaluating a lot line adjustment application, the code provides that only legal lots may be the subject of a lot line adjustment. Further, a lot line adjustment that increases or creates a zoning nonconformity or is inconsistent with the LCP is not permitted. Additionally, a lot line adjustment cannot be made to create an additional building site or increase the demand for water resources. The code further encourages lot line adjustments that tend to straighten lot lines and cause lots to be more rectangular in shape. An application for a Lot Line Adjustment requires review and approval by the Planning Commission.

Summary

The applicant has submitted a preliminary review application to obtain feedback from staff and the Planning Commission on 1) a comprehensive remodel plan for the Camel Resort Inn, 2) Use Permit amendments to reduce the footprint of the hotel use and the amount of required parking, and 3) a lot line adjustment between Lots 2 and 4. The applicant is seeking feedback to inform their future applications to improve the property.

Other Project Components:

Staff recommends that pursuant to Section 15378 of the CEQA Guidelines, the Application is "not a project." Providing feedback on a preliminary review does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. The proposed project

does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Project Description

Attachment 2 - Lot 2 Conceptual Rendering

Attachment 3 - Resolution 636 - Use Permit

Attachment 4 - Lot Line Adjustment Standards

August 14, 2023

Marnie Waffel
Principal Planner
Carmel-by-The-Sea

Re: Preliminary Review Application
Carmel Resort Inn

Hello Marnie,

Based on our recent meeting discussions, the owners of Carmel Resort Inn would like to apply for a Preliminary Planning Review application. The purpose of this preliminary review application, is to get a high level input from your staff, as well as Planning Commission, on property owner's entire plan for enhancement of the Carmel Resort Inn property.

There will be total of 3 separate applications:

1. Design Review
2. Use Permit amendment
3. Lot Line Adjustment

Design Review Application to Include:

- Demo of existing cottages totaling 1,965 sq ft (Exhibit # 1)
 - Rebuild one new construction 3 bedroom Hotel Suite (Exhibit #2)
 - This would reduce non conformity in R1, by demolishing 1,965 sq ft of hotel and rebuilding one hotel suite of 1,795 sq ft
- Relocate 2 SFR that are conceptually approved on Lot #2 & Lot #4 to another location on site, on Lot #10 & #12. (Exhibit # 3 and #4)
- Remodel the exterior of 2 cottages located on Lot #2 (Exhibit #5)
- Exterior paint for some of the cottages, Subtle exterior enhancements to cottages of the Carmel Resort Inn, to appear more like residential cottages, rather than current uniform look of a hotel, further conforming to CMC. (Exhibit #6)

Use Permit Amendment:

- Reduce the current number of hotel rooms from 31 to 25. Current operations has 6 rooms in operations that aren't permitted by the city, we are proposing to reduce the room count to 25, to eliminate this nonconformity (Exhibit #7)
- Request amendment to parking requirement. Current UP states there are to be 50 parking spaces on site. We are proposing to provide 27 parking spaces (1 each for number of hotel rooms + 2), which meets current CMC. (Exhibit #8)

Lot Line Adjustment:

Requesting lot line between Lot #2 & #4 to be adjusted a bit, to accommodate a hotel suite on its own parcel. (Exhibit #9)

Proposal keeps both lots at even 4,000 square feet. And while it has no adverse impact to the city or the neighborhood, it allows the Two Cottages of Lot #2, and One Cottage of Lot #4 to be on their own lots. Having hotel cottages that look like an appealing neighborhood home, being on their own lot, increases possibility of converting the hotel cottages to residential dwelling in the future. The hotel site is currently designated as an opportunity site in Carmel's housing plan. Lot line adjustment will further move forward the process to convert an opportunity site into residential dwellings.

Additional notes:

- The preliminary review application conforms with CMC17.56.060.B and CMC17.64.150 for rebuilding motel units in R1 (Exhibit #10)
- After we get feedback from Planning Commission, applicant will submit an ADA plan prepared by CASp, to ensure our remodeling complies with ADA codes.
- After we get feedback from Planning Commission, applicant will submit a water calculation form showcasing site has sufficient water for the proposal.

Please review the exhibits and advise on formally submitting the preliminary review application.

Thank you,

Don Desai
Partner
Carmel Resort Inn

EX. 1
Demo Plan

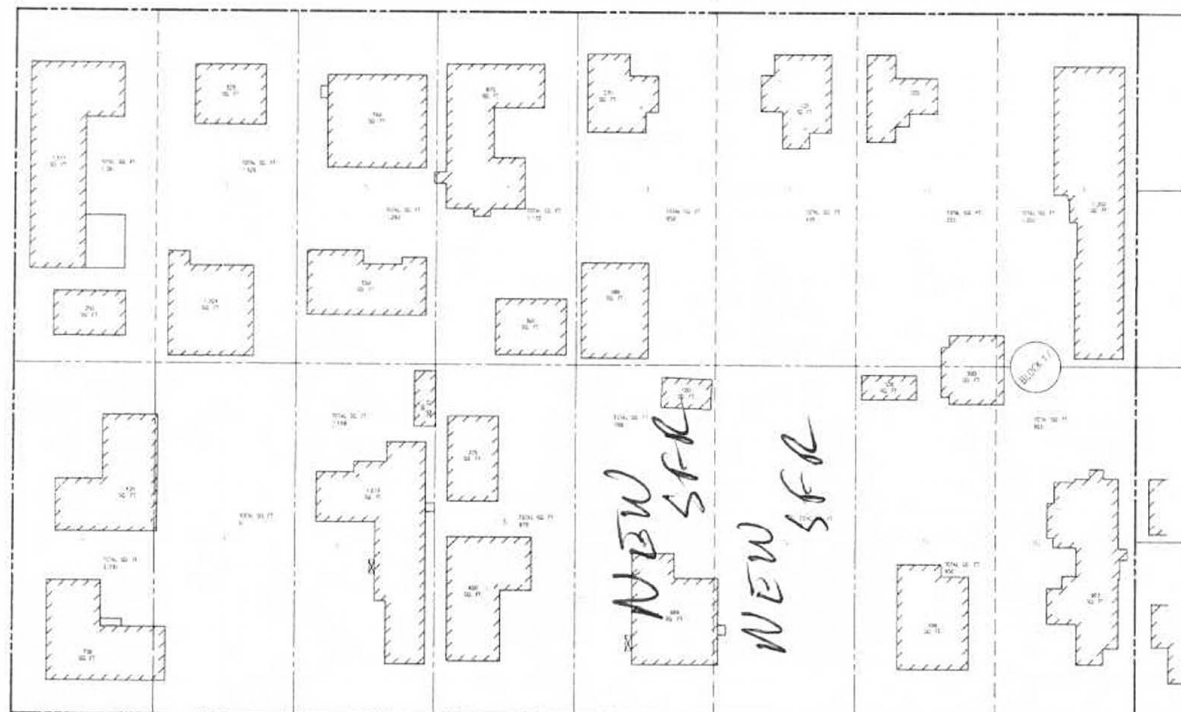


Ex. 3 & 4

2 New SFRs

CARPENTER STREET

FIRST AVENUE



PARCEL	SQUARE FOOTAGE	BUILDING(S) SQUARE FOOTAGE
LOT 1	4,000	1,381
LOT 2	4,000	1,700
LOT 3	4,000	1,529
LOT 4	4,000	0
LOT 5	4,000	1,299
LOT 6	4,000	1,596
LOT 7	4,000	1,771
LOT 8	4,000	970
LOT 9	4,000	899
LOT 10	4,000	786
LOT 11	4,000	478
LOT 12	4,000	0
LOT 13	4,000	220
LOT 14	4,000	950
LOT 15	4,000	1,350
LOT 16	4,000	931
TOTAL	64,000	13,181

BUILDING FOOTPRINT LOT LINES ARE FACED ONLY SIDE IN THE DIRECTION

- NOTES**
- BOUNDARY LOCATIONS SHOWN HEREON WERE OBTAINED WITH THE SHOWN OF A FIELD SURVEY SUPERSEDED BY RECORD DATA.
 - ALL RECORD DATA SHOWN HEREON ARE FROM THE RECORD CHAIN. A SERIES OF CORNER RECORDS ARE SHOWN IN THE SURVEY RECORDS TO THE COUNTY SURVEYOR (SEE CORNER RECORDS).
 - IMPROVEMENTS OF THE DISTANCE AFFECTING THE PROPERTY MAY NOT BE NECESSARY TO SHOW.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CONTIGUOUS LOTS ARE SHOWN.
 - SEE THESE ARE INDICATED WHERE KNOWN (DIAMETER OF CURVE AND ANGLE OF CURVE) AND ARE SHOWN ONLY TO THE EXTENT OF THE CURVE. ALL OTHER DATA ARE SHOWN AS SHOWN. (SEE RECORDS FOR THE RECORD CHAIN. A SERIES OF CORNER RECORDS ARE SHOWN IN THE SURVEY RECORDS TO THE COUNTY SURVEYOR (SEE CORNER RECORDS).
 - FOR THE PURPOSES OF THIS SURVEY, THE SHOWN OF THE PROPERTY ARE SHOWN AS SHOWN. (SEE RECORDS FOR THE RECORD CHAIN. A SERIES OF CORNER RECORDS ARE SHOWN IN THE SURVEY RECORDS TO THE COUNTY SURVEYOR (SEE CORNER RECORDS).
 - NOT ALL UTILITY LINES AND OTHER UTILITY STRUCTURES ARE SHOWN. INCLUDING BUT NOT LIMITED TO HOSE ROLLS AND BREATHER VALVES. ONLY THE UTILITY LINES AND OTHER UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE DEEDER'S UTILITY COVENANTS ARE SHOWN.
 - NOT ALL THE DETAILS OF EVERY PHYSICAL FEATURE ON THE SITE ARE SHOWN. ONLY THE DETAILS ARE CONSIDERED BY THE ARCHITECT TO CONVEY THE GENERAL CONCEPTS OF THE SITE ARE SHOWN.
 - THE MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY THE ARCHITECT UNDER AN ORDER FROM FIELD DATA COLLECTED IN NOVEMBER OF 2018, MARCH AND APRIL OF 2019. THE MAP WAS REVISITED IN JUNE OF 2021. (FOR MORE INFORMATION, SEE MAP FOR MORE DETAILED DATA).

GUADALUPE STREET

Ex. #3

10-40-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2628-2629-2630-2631-2632-2633-2634-2635-2636-2637-2638-2639-2640-2641-2642-2643-2644-2645-2646-2647-2648-2649-2650-2651-2652-2653-2654-2655-2656-2657-2658-2659-2660-2661-2662-2663-2664-2665-2666-2667-2668-2669-2670-2671-2672-2673-2674-2675-2676-2677-2678-2679-2680-2681-2682-2683-2684-2685-2686-2687-2688-2689-2690-2691-2692-2693-2694-2695-2696-2697-2698-2699-2700-2701-2702-2703-2704-2705-2706-2707-2708-2709-2710-2711-2712-2713-2714-2715-2716-2717-2718-2719-2720-2721-2722-2723-2724-2725-2726-2727-2728-2729-2730-2731-2732-2733-2734-2735-2736-2737-2738-2739-2740-2741-2742-2743-2744-2745-2746-2747-2748-2749-2750-2751-2752-2753-2754-2755-2756-2757-2758-2759-2760-2761-2762-2763-2764-2765-2766-2767-2768-2769-2770-2771-2772-2773-2774-2775-2776-2777-2778-2779-2780-2781-2782-2783-2784-2785-2786-2787-2788-2789-2790-2791-2792-2793-2794-2795-2796-2797-2798-2799-2800-2801-2802-2803-2804-2805-2806-2807-2808-2809-2810-2811-2812-2813-2814-2815-2816-2817-2818-2819-2820-2821-2822-2823-2824-2825-2826-2827-2828-2829-2830-2831-2832-2833-2834-2835-2836-2837-2838-2839-2840-2841-2842-2843-2844-2845-2846-2847-2848-2849-2850-2851-2852-2853-2854-2855-2856-2857-2858-2859-2860-2861-2862-2863-2864-2865-2866-2867-2868-2869-2870-2871-2872-2873-2874-2875-2876-2877-2878-2879-2880-2881-2882-2883-2884-2885-2886-2887-2888-2889-2890-2891-2892-2893-2894-2895-2896-2897-2898-2899-2900-2901-2902-2903-2904-2905-2906-2907-2908-2909-2910-2911-2912-2913-2914-2915-2916-2917-2918-2919-2920-2921-2922-2923-2924-2925-2926-2927-2928-2929-2930-2931-2932-2933-2934-2935-2936-2937-2938-2939-2940-2941-2942-2943-2944-2945-2946-2947-2948-2949-2950-2951-2952-2953-2954-2955-2956-2957-2958-2959-2960-2961-2962-2963-2964-2965-2966-2967-2968-2969-2970-2971-2972-2973-2974-2975-2976-2977-2978-2979-2980-2981-2982-2983-2984-2985-2986-2987-2988-2989-2990-2991-2992-2993-2994-2995-2996-2997-2998-2999-3000-3001-3002-3003-3004-3005-3006-3007-3008-3009-3010-3011-3012-3013-3014-3015-3016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EXISTING BUILDING



EXISTING BUILDING



EXISTING BUILDING



WEST ELEVATION

1/8" = 1'-0"



CARMEL RESORT INN | CONCEPT DESIGN

X2969-01-C022
MAY 01, 2023

New Paint
on some
cottages.



EX. 7

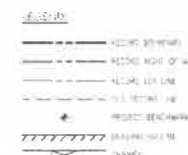
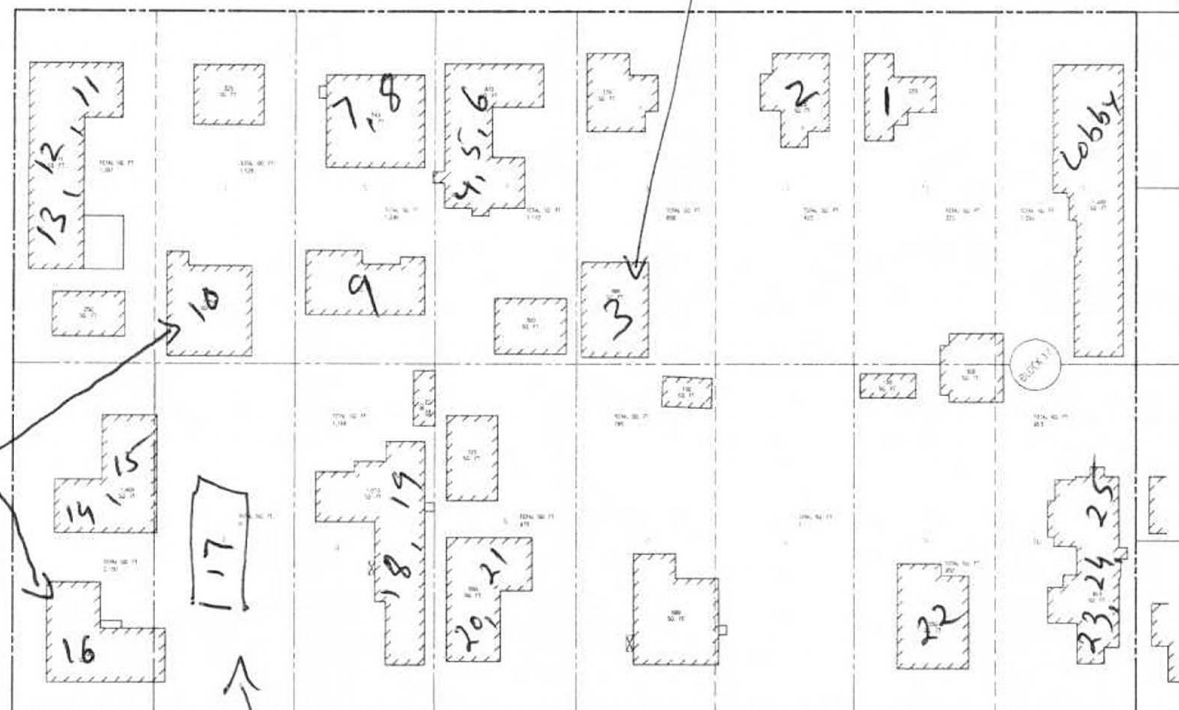
Existing 31 Units
Reduce to 25 Units

Existing 2 Units
Convert to 1 Unit

Existing 2 Units
Convert to 1 Unit

New Unit
Construction

CARPENTER STREET



PARCEL	SQUARE FOOTAGE	BUILDING(S) SQUARE FOOTAGE
LOT 1	4,000	1,561
LOT 2	4,000	2,100
LOT 3	4,000	1,579
LOT 4	4,000	0
LOT 5	4,000	1,286
LOT 6	4,000	1,165
LOT 7	4,000	1,172
LOT 8	4,000	975
LOT 9	4,000	858
LOT 10	4,000	784
LOT 11	4,000	475
LOT 12	4,000	0
LOT 13	4,000	725
LOT 14	4,000	900
LOT 15	4,000	1,350
LOT 16	4,000	900
TOTAL	64,000	15,190

EXISTING BUILDING SQUARE FOOTAGE

- NOTES:**
- EXISTING LOCATIONS SHOWN WERE DETERMINED WITH THE REVIEW OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA DETERMINED ARE FOR THE RECORD ONLY. A SERIES OF CORNER RECORDS ARE CURRENTLY IN THE SEVERAL PROCESS TO THE COUNTY SURVEYOR. (SEE CORNER RECORD 2023).
 - IMPROVEMENTS OR ENCUMBRANCES AFFECTING THE PROPERTY MAY NOT NECESSARILY BE SHOWN.
 - DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
 - CORNER INTERVAL = ONE FOOT.
 - TREE TYPES 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. FOR AGREEMENT WITH THE SURVEYOR, TREE STAMPS (DATE & DIAMETER) MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND OFF-LINE SHAPE TO BE ADVISED BY OTHERS.
 - FOURTH AND DIMENSIONABLE BY ANY OF BUILDING, FENCE, AND OTHER STRUCTURES NOT SHOWN HEREON APPROXIMATE ONLY DUE TO NEARLY IDENTICAL SHAPES. IRREGULAR SHAPE OF BUILDING, FENCE, AND OTHER STRUCTURES, ETC.
 - NOT ALL UTILITY BOVES AND/OR STRUCTURES ARE SHOWN. INCLUDING BUT NOT LIMITED TO NOT REE AND REVISION (VALVE). ONLY THE VISIBLE UTILITY BOVES AND/OR STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY LOCATION ARE SHOWN.
 - NOT ALL THE DETAIL OF EVERY PHYSICAL FEATURE ON THE SITE ARE SHOWN. ONLY THE NECESSARY DETAILS CONSIDERED BY THE ARCHITECT TO CONVEY THE GENERAL CONCEPTION OF THE SITE ARE SHOWN.
 - THE MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTORSHIP FROM FIELD DATA COLLECTED BY OTHERS ON APRIL 12, 2019. THIS MAP WAS REVISIONED IN 2023. (SEE TOP GRAPHIC FOR MAP FOR MORE DETAILED DATA).

GUADALUPE STREET

PROJECT: EXHIBIT 7
DATE: 10-18-23
SHEET: 1

REMARKS:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. APPLICATION OF BLM HAS BEEN ASSIGNED TO A MANDATORY DATE. (SEE THE FAYMENT NEAR THE DOWNSTREAM CORNER OF THE SUBJECT PROPERTY) (SEE REMARKS NOT SHOWN).

SQUARE FOOTAGE CALCULATION:

- Lot 1 through 16 total 64,000 square feet.
- The building footprint of structures are shown approximately only due to measurement limitations. Irregular shape of materials, porosity, soil, noise, corners, etc. The square footage number (shown as 15,190) for each structure is only approximate only. The criteria for calculating the square footage for all building and/or structures can vary depending on the needs of the interested parties. The planned building footprint is shown in the plan view. The planned building footprint is shown in the plan view. The planned building footprint is shown in the plan view. All of these figures are preliminary only, and subject to revision or a better date.
- In June of 2023, additional measurements were made to calculate more accurate building square footage (see).



EXISTING BUILDING SQUARE FOOTAGE

Lots 1 thru 16 in Block 17

Volume 1 of Cities and Towns at Page 52

Baron of Assessor's County

1124410 FOR

Don Desai

LUCIDO SURVEYORS

Boundary and Construction Survey - Topographic and Planimetric Mapping

ATA Survey and GIS Database Management - Land Planning and Consulting

25000 N. 1st Ave. Suite 100, San Jose, CA 95131

WWW.LUCIDOSURVEYORS.COM

SCALE: 1"=16' PROJECT NO. 2163 APRIL 2019 (REV. JUNE 2023)

CITY OF GARNER COUNTY OF MONTEREY STATE OF CALIFORNIA

SHEET 01 OF 1

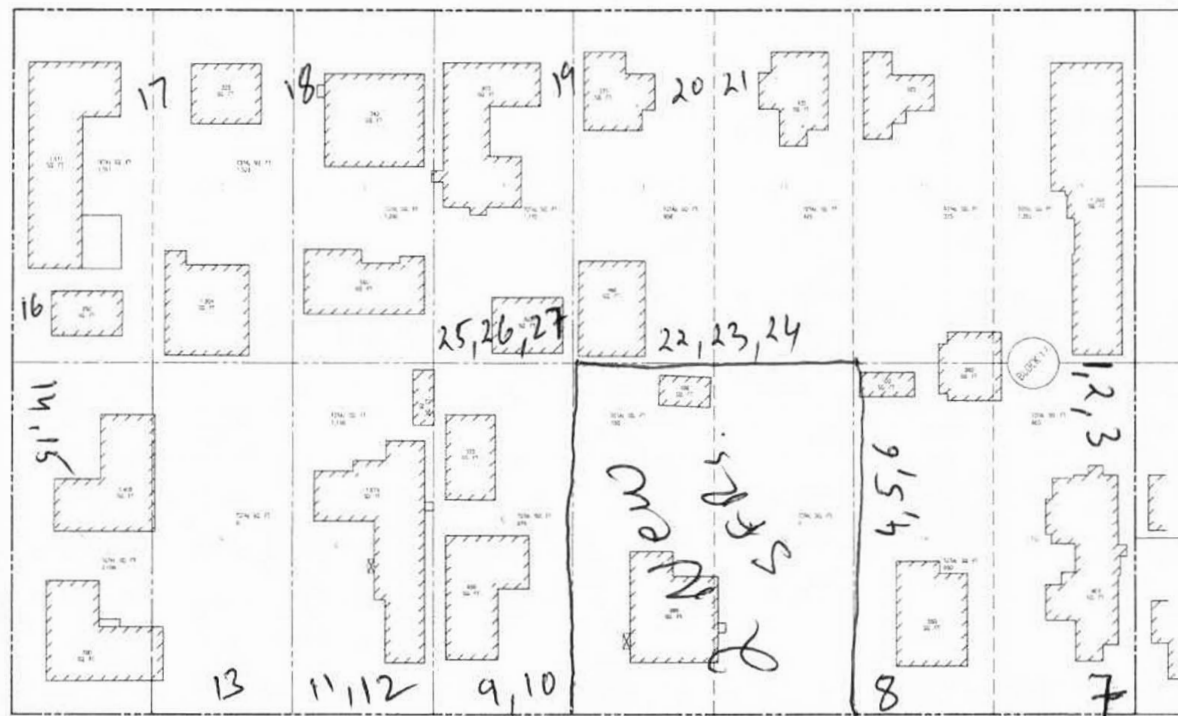
EXHIBIT 7

Ex. 8

On site 27 Parking spaces

CARPENTER STREET

FIRST AVENUE



LEGEND

- PROPERTY BOUNDARY
- RECORD BOUNDARY
- BUILDING FOOTPRINT
- LOT BOUNDARY
- RECORD BOUNDARY
- BUILDING ON LOT
- DRIVEWAY

PARCEL	SQUARE FOOTAGE	BUILDING SQUARE FOOTAGE
LOT 1	4,880	1,750
LOT 2	4,880	2,750
LOT 3	4,880	1,500
LOT 4	4,880	0
LOT 5	4,880	1,000
LOT 6	4,880	1,000
LOT 7	4,880	1,170
LOT 8	4,880	975
LOT 9	4,880	850
LOT 10	4,880	100
LOT 11	4,880	475
LOT 12	4,880	0
LOT 13	4,880	325
LOT 14	4,880	950
LOT 15	4,880	1,000
LOT 16	4,880	900
LOT 17	4,880	900
TOTAL	84,240	15,795

BLANKET THAT OVERLAP LOT LINES ARE CALLED OVERLAP LOT LINES

NOTES

1. THE LOTS AND BUILDING FOOTPRINTS WERE OBTAINED FROM THE CITY OF LUCIDO AND THE COUNTY OF MONTEREY. THE LOTS WERE OBTAINED FROM THE CITY OF LUCIDO AND THE COUNTY OF MONTEREY. THE BUILDING FOOTPRINTS WERE OBTAINED FROM THE CITY OF LUCIDO AND THE COUNTY OF MONTEREY.
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GUADALUPE STREET

REMARKS

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SQUARE FOOTAGE CALCULATION

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EXISTING BUILDING SQUARE FOOTAGE

Lots 1 thru 15 in Block 17

Volume 1 of Cities and Towns at Page 52

Records of Monterey County

PREPARED FOR

Don Desai

LUCIDO SURVEYORS

Boundary and Correlation Survey, Topographic and Photometric Mapping, Aerial Survey, and GIS Database Management and Planning and Consulting

2000 Avenue

DEL MAR, CALIFORNIA 92014



PHOTOGRAPHIC SURVEYING

PHOTOGRAPHIC SURVEYING

SCALE: 1"=10'

PROJECT NO. 2163 APRIL 2019 REV. JUNE 2023

CITY OF CARMEL

COUNTY OF MONTEREY

STATE OF CALIFORNIA

EXHIBIT 8

EX. 9

Lot Line Adjustment

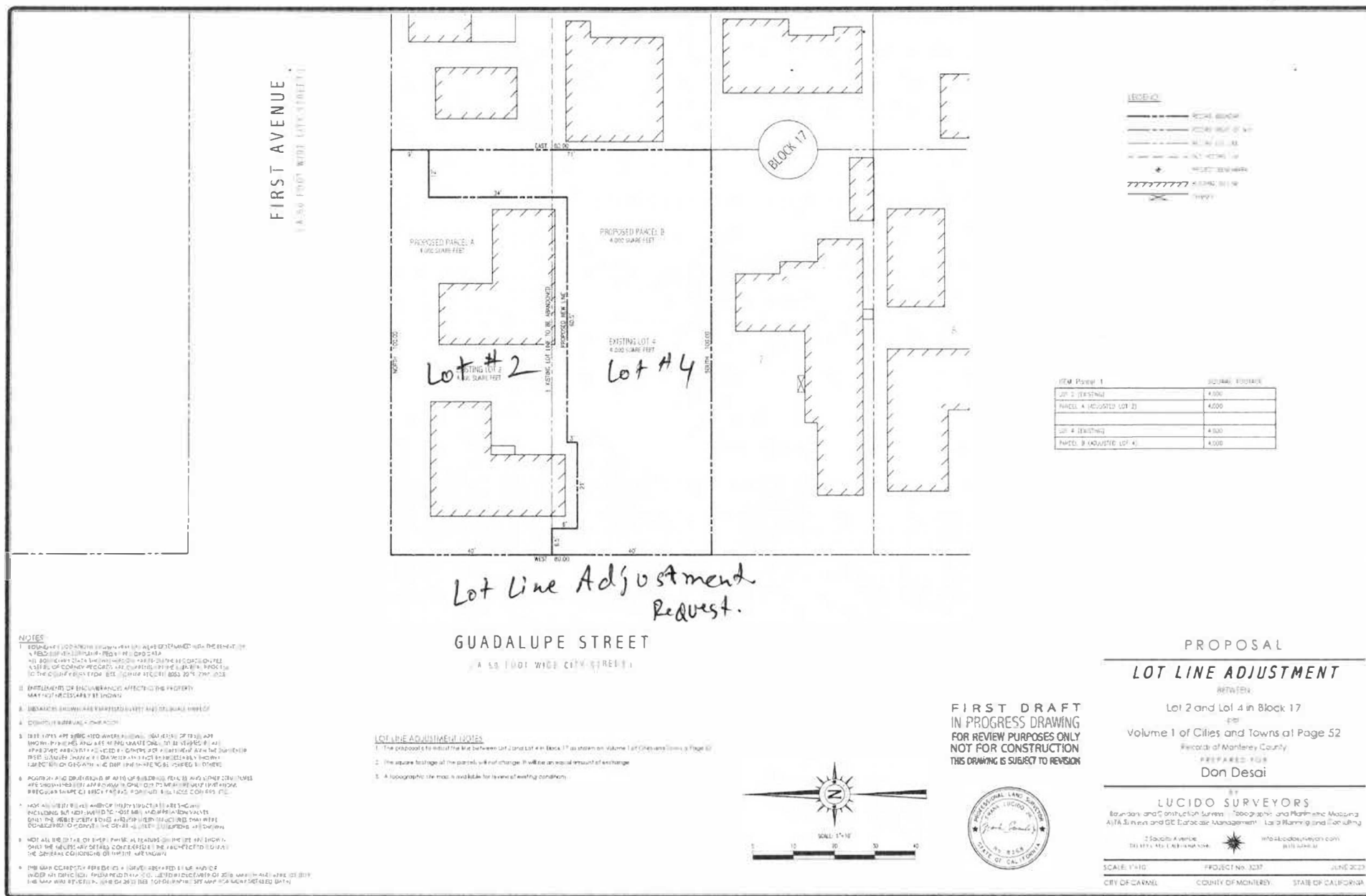


EXHIBIT 9



EXISTING BUILDING



EXISTING BUILDING



EXISTING BUILDING



WEST ELEVATION

1/8" = 1'-0"

RESOLUTION OF THE BOARD OF ADJUSTMENTS

RESOLUTION NO. 636

RESOLUTION GRANTING CONDITIONAL USE PERMIT FOR OPERATION
OF A MOTEL IN THE RESIDENTIAL DISTRICT TO
CARMEL COTTAGE COURTS

THE BOARD OF ADJUSTMENTS OF THE CITY OF CARMEL-BY-THE-SEA
HEREBY GRANTS a conditional use permit for the operation of a motel
in the residential district to CARMEL COTTAGE COURTS subject to the
conditions as set forth in the Report of the Land Use Committee,
dated July 17, 1968, attached hereto as Exhibit A, and incorporated
herein by reference.

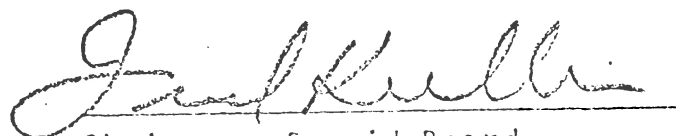
PASSED AND ADOPTED by the Board of Adjustments of the City
of Carmel-by-the-Sea, this 17th day of July, 1968, by the following
vote:

AYES: BOARD MEMBERS: Fehring, McEwen, Neroda, Roberts, von Meier,
Willox, and Keeble.

NOES: BOARD MEMBERS: None

ABSENT: BOARD MEMBERS: None

APPROVED:


Chairman of said Board

ATTEST:


Secretary thereof

EXHIBIT "A"

Attachment 3
EX-A

P.C. 2-188
CARMEL COTTAGE COURTS
John and Jinny Zack
N/s 2d, bet. Carpenter & Guadalupe
Blk. 17, lots 1, 3, 5, 7, 9, 11, 13, & 15

REPORT OF THE LAND USE COMMITTEE

COMMISSIONERS: von Meier
McEwen

July 17, 1968

CONSIDERATION:

Issuance of a conditional use permit for a motel use in the residential district to the CARMEL COTTAGE COURTS, owners John and Jinny Zack. Twenty-five (25) rental units, one (1) resident manager's unit, and fifty (50) off-street parking spaces.

FINDINGS:

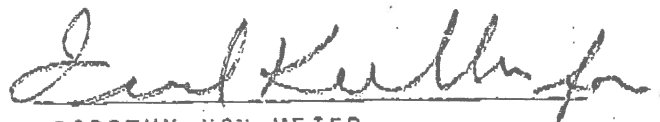
1. That the Carmel Cottage Courts was in existence as a motel prior to and on January 1, 1967.
2. That all structures of CARMEL COTTAGE COURTS conform in design and bulk with the residential character of the surrounding area.
3. That CARMEL COTTAGE COURTS has not paid all taxes due the City.
4. That the site area of the motel has been established in City records.
5. That the granting of a permit will not adversely affect the general zoning plan of the City, nor the general zoning objectives of the district within which the affected property lies.
6. That the character of the neighborhood will not be adversely affected.
7. That it will not be injurious to public health, safety or welfare.

RECOMMENDATIONS:

1. That the use permit be granted subject to the following conditions:
 - a. No expansion or enlargement of site area shall be permitted.
 - b. Reconstruction, remodeling or alteration of said motel shall be approved by the Board of Adjustments as provided in Sections 1341.3, et seq., of the Municipal Code of the City of Carmel-by-the-Sea.

Attachment 3
EX-A

- c. This report and the Resolution granting said use permit shall be recorded in the County Recorder's office at the motel's expense.
- d. That this conditional use permit shall be issued only to the units as specified in the cover letter dated June 20, 1968.
- e. That the issuance of this Conditional Use Permit is contingent upon payment of any back taxes which may be due the City.

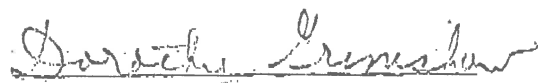

DOROTHY VON MEIER


CHARLES MC EWEN

ACTION BY BOARD OF ADJUSTMENTS:

DATE: July 17, 1968

Report of the Land Use Committee adopted.


Certified by Secretary

Chapter 17.44 SUBDIVISIONS AND LOT LINE ADJUSTMENTS¹

Sections:

[17.44.010 Purpose.](#)

[17.44.020 Applications.](#)

[17.44.030 Standards and Criteria for Review.](#)

[17.44.040 Approval of Applications.](#)

[17.44.050 Appeal.](#)

17.44.010 Purpose.

The purpose of this chapter is to ensure compliance with zoning and building laws and to provide a procedure for approving subdivisions and making lot lines adjustments consistent with the laws of the City, County and State. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.44.020 Applications.

Applications for subdivisions or lot line adjustments shall be submitted to the Director of the Department of Community Planning and Building and shall include the following information plus additional information required by the City:

1. Legal description of all lots involved;
2. Names, addresses and telephone numbers of all owners of each lot, parcel or property involved;
3. Names, addresses and telephone numbers of all applicants;
4. A title search and a copy of all easements, deed restrictions or other instruments controlling use, rights or ownership of all properties involved;
5. A tentative record of survey map or a tentative parcel map for subdivisions or where a proposed lot split might lead to the creation of additional building sites showing the location of all existing lot lines and all proposed lot lines, which map, when final, shall meet all the requirements for filing with the Monterey County Recorder;
6. A zoning and building data map which may be a copy of the record of survey map, drawn to scale, showing all existing buildings, all existing driveways, all proposed driveways, all proposed parking places (garages, pads, etc.), all existing fences and retaining walls, all existing decks and all existing trees having

a diameter three feet above the ground of greater than three inches. This map may be provided on two separate sheets for existing conditions and proposed conditions if this would be more clear;

7. A contour map, if requested by the Director.

8. A complete chain of title or other evidence that the lot to be subdivided or lots to be adjusted are legal parcels if requested by the Director.

B. A tentative record of survey map shall be filed with the application in recognition of the possibility that the map will have to be changed before approval is granted. The applicant may file with the application a record of survey map ready for filing with the County Recorder but s/he does so at his own risk. The zoning and building data map is to be filed separately because the information on it is not required for a record of survey map. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.44.030 Standards and Criteria for Review.

The following conditions and standards and criteria for review shall be considered when evaluating all lot line adjustment applications:

A. Only legal lots may be subdivided or the subject of a lot line adjustment. No subdivision or lot line adjustment shall be approved which increases or creates a zoning nonconformity or is inconsistent with the policies of the certified Local Coastal Land Use Plan. All lots and sites created shall comply with minimum standards established for the zoning district which the property is located and with any other relevant requirements of the certified Local Coastal Implementation Plan.

B. No subdivision or lot line adjustment shall be approved which increases or creates a zoning violation or any other kind of illegality.

C. No lot line adjustment shall be approved that could lead to the creation of an additional building site unless a parcel map is prepared. For example, if the minimum lot size is 4,000 square feet and there are two adjoining lots, one of which is 7,000 square feet and another of 5,000 square feet, no lot line adjustment shall be allowed which would result in one lot of 8,000 square feet and one lot of 4,000 square feet because the newly created lot of 8,000 square feet could possibly be divided into two lots of 4,000 square feet.

D. Until there is sufficient water allocated in the City's water management program to provide for development of all existing lots of record within the City no subdivision or lot line adjustment application shall be approved that would result in the creation an additional lot of record, parcel, or building site if such creation would increase the demand for water resources.

E. Approval of a subdivision or lot line adjustment shall be conditioned upon all zoning requirements being met on all lots involved in the subdivision or lot line adjustment. The Planning Commission may expect preexisting zoning nonconformities from this requirement if compliance is determined not to be in the public interest or

contrary to the General Plan.

F. If, when curing a nonconformity or illegality that would be created by a lot line adjustment, one side of a building must be moved because it is too close to the proposed new line, another side of the building which is nonconforming shall not be required to be conformed unless the building is moved, demolished, or rebuilt.

G. Lot line adjustments increasing the average length of frontage on public streets for each lot involved in the lot line adjustment shall be encouraged.

H. Lot line adjustments tending to straighten lot lines shall be encouraged.

I. Lot line adjustments tending to cause lots to be more rectangular in shape shall be encouraged.

J. Where, in the opinion of the Planning Commission, curing of existing nonconformities is deemed reasonable when considering the public health, safety and welfare as well as the financial cost, the cure of such nonconformities shall be required.

K. Other conditions may be required as the City deems reasonable and proper for the protection of the public health, safety and welfare.

L. Where a subdivision or lot line adjustment will result in or lead to the relocation of driveways or parking places on private property, the effect of such relocation on existing trees shall be taken into consideration and conditions reasonably related to the protection of existing trees and the location of driveways and parking places shall be established. No subdivision or lot line adjustment shall be approved that would require removal of a significant tree or create a building site that would not be viable without removing one or more significant trees.

M. All subdivisions and lot line adjustments approved shall comply with the minimum lot or parcel sizes established for the zoning district where the property is located.

N. Subdivisions and lot line adjustments resulting in the creation of additional building sites shall be approved only when consistent with the general pattern of lot sizes found in the immediate neighborhood (within 300 feet of the site) and when significant vegetation and other environmental resources on the site will be protected.

O. When determined to be consistent with the General Plan/Coastal Land Use Plan, approval of subdivisions and lot line adjustments shall include easements for protection of natural resources and/or coastal resources, including but not limited to, scenic views, sensitive habitats, wetlands and coastal accessways. When establishing new lots and/or lot boundaries the decision-making body shall consider the physical constraints and biological constraints of the property and ensure that there will be sufficient buildable area to allow reasonable development on each lot affected after deducting areas limited by easements, slopes and other factors. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.44.040 Approval of Applications.

Applications for lot line adjustments or the filing of merger documents resulting in the consolidation or merger of existing lots of record, or consolidating or merging combinations of existing lots and lot fragments, to create larger whole lots of record in the R-1 district, may be approved by the Director of Community Planning and Building. All other applications for subdivisions and lot line adjustments shall require review for approval by the Planning Commission. Applications for subdivisions and lot line adjustments resulting in the creation of additional lots or record or additional parcels, including condominiums, shall require a coastal development permit. The City shall follow all applicable procedures in the Subdivision Map Act when processing any application for subdivision or lot line adjustment.

A. Certification Letter. The Planning Commission may request a report from the Director of Public Works and the City Forester before approving an adjustment. Upon approval of a lot line adjustment by the Planning Commission, the Director shall certify by letter the fact of approval. The certification letter shall be sent to the applicant. A copy of the certification letter and the final record of survey map or parcel map shall be sent by the Director to the County Surveyor or other appropriate County official.

B. Denial. If the request for the subdivision or lot line adjustment is denied, the Director shall send a denial letter to the applicant. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

17.44.050 Appeal.

Appeal from a decision of the Planning Commission shall be in accordance with Chapter 17.54 CMC, Appeals. (Ord. 2004-02 § 1, 2004; Ord. 2004-01 § 1, 2004).

¹ Prior legislation: Code 1975 § 1360, Ords. 80-12, 83-25, 86-3 and 93-20.



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

September 13, 2023
PUBLIC HEARINGS

TO: Chair LePage and Planning Commissioners

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

APPROVED BY: Brandon Swanson, Director of Community Planning & Building

SUBJECT: **DS 23-210 (White-Cox):** Consideration of a Time Extension for Design Study DS 21-224 (White-Cox), Variance VA 21-225 (White-Cox), and associated Coastal Development Permit for additions totaling 247 square feet with a front yard setback exception, a 267-square-foot accessory dwelling unit with a front yard setback exception, and a street-side yard parking exception located at the northwest corner of Santa Fe Street and 6th Avenue in the Single-Family Residential (R-1) District. APN: 010-092-007-000.

Application: DS 23-210 (White-Cox)

APN: 010-092-007

Block: 60

Lot: 17 & 19

Location: Northwest Corner of Santa Fe and 6th Ave

Applicant: Thomas Bateman Hood, Architect

Property Owner: Steven G White & Elizabeth Ann Cox TRS

Executive Summary:

On September 6, 2023, the applicant requested to withdraw the Time Extension application for the Design Study, Variance, and associated Coastal Development Permit approved by the Planning Commission on July 13, 2022. The project included additions to the historic Hugh Comstock Studio and the construction of an accessory dwelling unit in the front yard setback. Approval of the Variance granted 1) an exception to the front yard setback for the primary suite bathroom addition on the north side of the residence, 2) an exception to the front yard setback for the construction of a detached ADU, and 3) an exception to the street side yard setback for a parallel parking pad to serve as the required parking for the residence. The applicant intends to move forward with the ADU only and not the additions and remodel to the primary residence. A building permit application for the ADU was submitted to the Building Safety Division on July 12, 2023 and is currently in review.

Recommendation:

Accept the Applicant's request to withdraw the Time Extension application.

Background and Project Description:

The Hugh Comstock Studio was designed and constructed in 1927 by Hugh Comstock. Preservation consultant Kent Seavey evaluated the studio on April 14, 2002, and the City subsequently added it to the Carmel Historic Inventory. On July 13, 2022, the Planning Commission approved a design study, variance, and associated coastal development permit for an interior remodel and additions to the historic 'Comstock Studio' including the construction of a 267-square-foot detached accessory dwelling unit (ADU) in the front yard setback.

The project site is an 8,000-square-foot lot, and the existing one-story residence is 1,678 square feet. The approved project included two additions on the north elevation to expand the kitchen and primary suite closet/dressing room; an addition on the east elevation for a primary suite bathroom; a new stone terrace, retaining wall, and fireplace adjacent to the addition; a stone veneer landscape wall with a redwood fence; replacement of the Santa Fe driveway with concrete pavers and landscaping; modifications to the 6th Avenue parking pad and relocation of the redwood fence and gate; and, construction of a new 267 square-foot detached accessory dwelling unit at the southeast corner of the lot in the front yard setback. The Variance approval allowed the primary suite bathroom addition and the detached accessory dwelling unit to encroach into the front yard setback.

Staff Analysis:

On July 12, 2023, the applicant submitted a Time Extension application for the Design Study, Variance, and associated Coastal Development Permit approved by the Planning Commission on July 13, 2022. These entitlements were valid for one year from the date of approval during which time a building permit application must be submitted or the approval expires.

Since the Planning Commission's approval of their Design Study and Variance applications in July 2022, the owners evaluated estimated construction costs for the remodel and addition to the residence as well as the construction of the new detached accessory dwelling unit. During this time, they also sold their home in Santa Monica and reprioritized their primary residence plans in relation to the extensive remodel of their home in Carmel. As a result, they decided to proceed first with the construction of the accessory dwelling unit, submitting a building permit application on July 12, 2023. Due to the sustained high workloads of the architect and sub-consultants, completing the construction drawings for the accessory dwelling unit building permit application took much longer than anticipated.

On August 22, 2023, the property owner informed staff that they now intend to remodel the existing house and no longer plan to expand it in any way, nor to convert the existing garage into a new primary suite. On September 6, 2023, the property owner provided a formal request to withdraw the Time Extension application (Attachment 1).

Other Project Components:

N/A



DS 23-210 (White-Cox) Time Extension Request

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

Fri, Sep 8, 2023 at 10:08 AM

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

From: **Steve White** <REDACTED>
Date: Wed, Sep 6, 2023 at 12:05 PM
Subject: Re: DS 23-210 (White-Cox) Time Extension Request
To: Marnie R. Waffle <mwaffle@ci.carmel.ca.us>
Cc: Steve White <REDACTED>, Thomas Hood <tom@t-hood.com>, Betsy Cox <REDACTED>

Sorry for the delay, Marnie, I've been out on vacation. Yes on withdrawing the application. Thank you. Steve

Steven G. White
Managing Director

Angelo Gordon
2000 Avenue of the Stars, Suite 1020
Los Angeles, CA 90067
p: REDACTED
e: REDACTED | www.angelogordon.com

On Aug 23, 2023, at 8:50 AM, Marnie R. Waffle <mwaffle@ci.carmel.ca.us> wrote:

Hi Steve,

Thank you for the follow-up email. Since you are no longer pursuing the additions and garage conversion, would you like to withdraw the request to extend the Design Study and Variance approval for this portion of the project? We have an active application for a time extension that is scheduled to be reviewed by the Planning Commission on September 13th. An application fee of \$907 has been paid. If you would like to withdraw the application, we can refund 50 percent of the application fee. By withdrawing, you would be allowing the Planning entitlements specific to the house to expire. Any future exterior modification to the house would require that you reapply for a Design Study. Proceeding with the time extension would extend the Planning entitlements to July 2024, at which time they would expire if a building permit for those improvements is not applied for. I apologize for the lengthy email I just want to make sure that you are fully informed. Please let me know if you have any questions. If it would be easier to connect over the phone, I would be happy to do so.

Best regards,

Marnie R. Waffle, AICP
Principal Planner
City of Carmel-by-the-Sea
Community Planning & Building
(831) 620-2010 main
(831) 620-2057 direct

On Tue, Aug 22, 2023 at 5:34 PM Steve White <REDACTED> wrote:

Hi, Marnie. Thank you for the below note. I just spoke with Thomas and he relayed your request for an email from us regarding our revised scope for the main house. To that effect, we now intend to remodel the existing house and no longer plan to expand it in any way, nor to convert the existing garage into a new primary suite. Please let me know if you have any questions. Thank you, Steve

PS - I'm cc'ing my personal email, which is a better address for me going forward.

Attachment 1

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

Sent: Tuesday, August 22, 2023 9:20 AM

To: Thomas Hood <tom@t-hood.com>

Cc: Steve White <REDACTED>; Betsy Cox <REDACTED>

Subject: DS 23-210 (White-Cox) Time Extension Request

[Quoted text hidden]



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

September 13, 2023
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	DS 22-184/VA 23-281 (Althoff): Consideration of a combined Concept and Final Design Study (DS 22-184), Variance (VA 23-281), and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at the northeast corner of Scenic Road and 12th Avenue located in the Single Family Residential (R-1) District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-291-007-000.

Application: DS 22-184 (Althoff)

APN: 010-291-007

Block: A4

Lot: 11

Location: Northeast corner of Scenic Road and 12th Avenue

Applicant: Craig Holdren, Architect

Property Owner: ALTHOFF JUDSON BEZIK & LAURA JANE TRS

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 and site coverage. While there is no increase in height or floor area, and the overall mass of the structure is proposed to be decreasing as a result of the removal of mansard-like roof forms, the exterior appearance of the residence is substantially changing, and therefore the project qualifies as a Track 2 Design Study. The proposed project also requires the Planning Commission to consider a Variance for site coverage.

Recommendation:

Adopt a Resolution (Attachment 1) approving a combined Concept and Final Design Study (DS 22-184, Althoff), Variance (VA 23-281), and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at the northeast corner of Scenic Road and 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay. APN: 010-291-007

Background and Project Description:

The project site is a 3,489 square-foot double frontage lot developed with a 3,209 square-foot single-family residence, inclusive of a 276 square foot attached garage. The site is non-conforming in respect to floor area as it exceeds the maximum allowable for the building site (1,570 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 24'4" tall).

The existing structures are finished primarily with stone and shingle siding with the shingled elements being comprised of an extension of the roof forms than extend nearly to grade. The applicant is proposing to substantially alter the residence by replacing the existing exterior projecting wood siding and full stone veneer with new cedar wood siding and thin stone veneer; replace the existing wood deck with new wood deck; replace wood guardrail walls with new glass and wood guardrails; remove the existing cosmetic roof projections and flat roof buildup and repair as needed and add new skylights and replace site coverage and landscape 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 CMC 17.58.040.B.1. The associated Variance also requires approval by the Planning Commission.

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.

Staff Analysis:

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

The does not contain any trees, though there are a number of trees in the adjacent right-of-way. A Preliminary Site Assessment was not required for the project based on the scope of work so the significance of the right-of-way trees was not evaluated (CMC 17.58.040.B.2.a). A comprehensive landscape plan has been provided (refer to Attachment 3, Sheet L1.00-L5.10) and including the proposed planting on a total of 15 trees on site and within the adjacent right-of-way immediately adjacent to the site. The trees include a mix of (common names): Mexican Blue Palms, Saratoga Sweet Bays, New Zealand Christmas Trees, and Icee Blue Yellow-Wood.

In general, a tree density of 3 upper and 1 lower canopy tree is recommended for sites of 4,000 square feet or less, 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 17.48.080.A.2). The proposed planning exceeds the total number of required trees, the tree species proposed all appear to be ornamental lower canopy trees (landscape plan was unable to be reviewed by the City Forester prior to hearing).

While staff is supportive of the use of lower canopy trees primarily to preserve view of surrounding properties, the CMC 17.34.090, Landscape Standards for Overlay Districts, requires the following for properties located within the Beach Overlay as well as the Park Overlay:

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.*

As the landscape plan has yet to be reviewed by the City Forester, it is unclear if the landscape plan meets this standard. However, Condition of Approval #23 has been included requiring Forster review for consistency with CMC 17.34.090 prior to Building Permit issuance.

As conditioned the project meets the Residential Design Guidelines pertaining to Forest Character.

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

Staff has not identified any adverse privacy or view impacts associated with the project. As a result of the proposed project, the buildings massing will be reduced as a result of the elimination of the roof forms that encapsulate the building. The removal of these elements may in fact open up and enhance the view opportunities for building sites beyond the subject property, and from the right-of-way.



Figure 1. Existing and Proposed Front (West) Elevations. Not to Scale.

In respect to privacy impacts, the proposed alterations do not appear to substantially impact the privacy of adjacent neighbors. At the time of writing this report, staff has not received any written correspondence regarding the project.

New decks are proposed to be altered and reconfigured, as depicted in Figure 1, below. These decks are substantially located in the same locations as the existing decks and do not appear to create or increase any adverse privacy impact, though any potential impacts appear to greatest to the neighbor to the south. While both decks are increasing in size, the lower deck will have a privacy screen on the south side of the deck and will also be screened to the southern neighbor by the construction of a new fence on top of a retaining wall adjacent to the 12th Avenue pathway between Scenic Road and San Antonio Avenue that will match the height of the existing fence, in addition to the approximately 20-foot setback between structures.



Figure 2. Existing and proposed decks. Upper deck in blue, lower deck in green.

The upper deck is proposed to be located within generally the same location but will have a catwalk-like element added. This element, while it increases visibility to the south, is only to be used as a circulation element with the intended purpose to move the access to the existing deck from the master bedroom to a publically accessible space within the residence. As this is not a gathering space, and only used for circulation, privacy impacts as a result of the added area will be minimal.

In staff's opinion the project complies with the Residential Design Guidelines pertaining to privacy and views.

Mass/Bulk and Building/Roof Form: Residential Design Guidelines 7.1 through 7.7 encourages a building's mass to relate to the context of other homes nearby; minimize the mass of a building as seen from the public way or adjacent properties; and, relate to a human scale in its basic forms. Residential Design Guidelines 8.1 through 8.5 encourages traditional building forms; using restraint with variations in building planes; using simple roof forms that are in proportion to the scale of the building; and, roof eave lines that are low in scale. Guideline 8.3 states to "limit the number of subordinate attachments, such as dormers, to avoid cluttered design."

The proposed alterations simplify the roof and building form. Currently, the primary building form is comprised of three levels in total which are off-set from each other as to not create a three-story building. A mansard-like roof volume encapsulates the majority of the building which adds substantial mass and volume to the already non-conforming building.

The applicant is proposing to remove the roof form, which also acts as an extension of the exterior wall cladding, and refinishing the building throughout while maintain the three level building and keeping the form of the structure that off-sets the three stories by having no more than two-store stacked. As a result, the building is losing some visual mass while still maintaining the general form of the building.

Though the resulting building is decreasing in mass as a result of the removal of the architectural forms, the applicant is proposing an addition to the uppermost level of the residence. This addition results in an increase of 12 square feet of floor area on the top level. While a small addition is likely negligible in term of visual impacts, this increase in floor area cannot be permitted as the existing residence is already non-conforming in respect to floor area and the addition would be above the 18' height limit prescribed for the Beach and Riparian (BR) Overlay District.

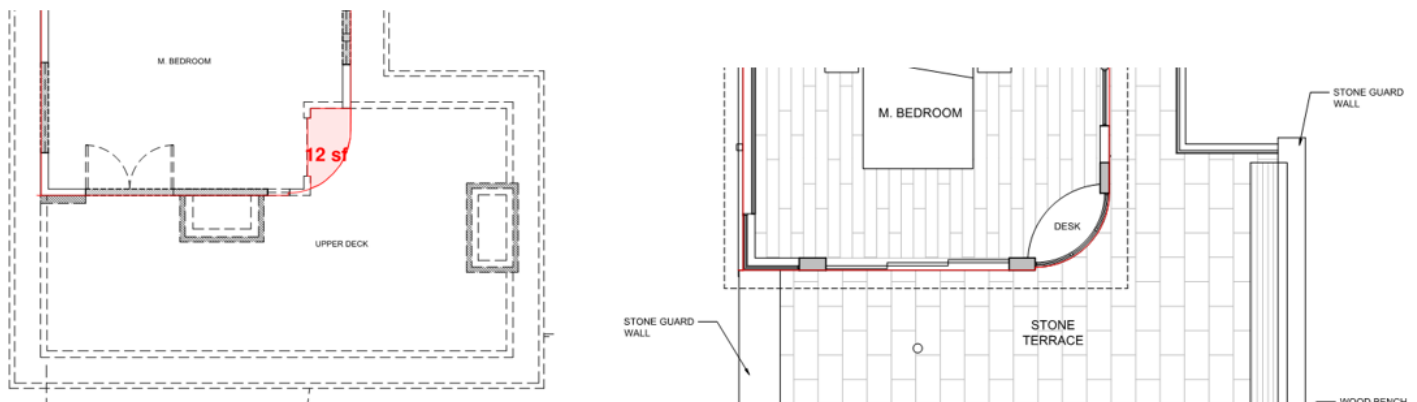




Figure 3. Existing and proposed partial top floor plans. Existing (left) shows overlay of 12 square foot addition.

As noted above the existing floor area for the residence is 3,209 square feet (including the garage), whereas only 1,570 square feet is allowed (45% of the lot size) –nearly double the permitted floor area. In accordance with CMC 17.36.030.A and B:

- 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.*
- B. Alterations, repairs or remodeling that enlarge, extend or increase a nonconforming feature of a building shall be prohibited, except as provided in CMC 17.32.100(D) for historic resources.*

In this case, the subject non-conformity is the floor area being evaluated is the building floor area. As the floor area is nonconforming, any alteration to the property that increases the non-conformity shall not be permitted, although the building may be altered provided the existing floor area is maintained.

Floor area could not be added to the site until the site is brought into compliance with the floor area limits for the underlying zoning. As outlined in CMC 17.36.040.E:

The substantial alteration of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site.

In summary, even if floor area would be removed from elsewhere on the site, new floor area could not be added until the building complies with zoning regulations in respect to floor area and non-conforming building elements cannot be re-established or relocated on-site.

Additionally, the addition is proposed to be located above the 18' height limit prescribed for the Beach and Riparian (BR) Overlay District. As noted in CMC 17.20.160.B.3, Height, *All proposed construction shall be limited to a height of 18 feet above the existing grade or finished grade whichever results in a lower height.* The proposed addition would be constructed at a height above the 18' height limit with a maximum height of approximately 22'1".

As such, staff has included Condition of Approval #35 which states, prior to building permit issuance, the applicant shall revise the project plans to eliminate the addition to the top floor of the residence. No increase to existing floor area shall be permitted.

Through the initial review of the project, staff has informed the applicant that the building is non-conforming and additional floor area cannot be added or relocated and this addition cannot be supported for the reasons outlined above. Despite this, the applicant wishes to appeal to the commission that the floor area addition should be allowed, however, an allowance of additional floor area would conflict with the following findings required for Design Study Approval (refer to Attachment 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 (CMC 17.58.060.C.1 & CMC 17.64.080.A)*

Variances cannot be approved for floor area in accordance with CMC 17.52.070, and no exceptions or use permits exist that allow for additional floor area.

As conditioned, the project conforms to the applicable zoning standards described within this section and complies with the Residential Design Guidelines pertaining to mass and bulk and building and roof form.

Finish Details: The existing building materials are proposed to be removed completely and the building will be re-sided throughout. The building will be finished with a combination of natural stone veneer and vertical Alaskan cedar wood siding with aluminum bronze windows and a bronze roof edge to match. The applicant is proposing to use a glass safety rail system for all guardrails throughout. Staff is supportive of the materials as proposed.



Figure 4. Samples of major materials.

Site Coverage/Landscaping/Fencing: The applicant is proposing to remove all of the site coverage improvements (which is currently a non-conforming amount) and is requesting approval of a Variance to replace the site coverage with an amount of 666 square feet (353 sf allowed; 492 sf allowed with permeability bonus) –analysis below. Staff does note there are inconsistencies between the site coverage improvements shown on the site plan and the landscape plan and will work with the applicant to address these issues prior to building permit issuance.

The majority of the proposed site coverage is comprised of semi-permeable materials including the new lower level west deck, the new driveway made of sand set pavers, the new window and a new window well (397 square feet total). The impermeable site coverage primarily consists of the main patio and landings, as well as stairways providing access from Scenic Road and San Antonio Road (269 square feet total). The impermeable improvements are primarily proposed to be constructed from concrete which is discouraged by the Residential Design Guidelines. Design Guideline 10.5 and 10.6 state, “avoid using “turf block” and grey concrete,” and “avoid formal or urban paving treatments such as grasscrete or wide areas of asphalt or concrete,” respectively. The design guidelines encourage Carmel stone, brick, decomposed granite and earth toned pavers in lieu of concrete for driveways, patios and walkways. As such, Condition of Approval #36 has been included stating the concrete shall be omitted from the site coverage for the site.

In accordance with CMC 17.52.070.A, the Planning Commission may grant a variance for maximum site coverage and minimum open space regulations only when the findings listed in CMC 17.64.210 can be supported.

Variance: The following special findings are required for approval of a variance.

1. ***That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance;***

The maximum allowable site coverage is derived using a mathematical calculation that is based on the size of a building site –the larger the building site, the more site coverage is granted. The existing lot is an undersized lot (3,489 square feet) where the typical lot within the city (as well as the minimum lot size) is 4,000 square feet. A typical lot is afforded 396 square feet of site coverage or 556 square feet if at least all of the improvements are permeable or semi-permeable. As a result of the lot size alone, the subject project is already afforded 43 square feet less coverage than a typical lot or 64 square feet less if the site coverage bonus is applied.

In addition to being smaller than the typical (and required size for a) single family building site, the site is also a “double frontage lot.” A double frontage lot is a lot having frontage on two nonintersecting streets. Each frontage from which access is permitted shall be deemed a front lot line for purposes of establishing front yard setbacks (CMC 17.70). As a result of the double frontage site, both property lines along the street frontages are considered as front setbacks which push the building away from the street and limit the development and any outdoor living area to the central part of the site. While a double frontage lot is not unique or causes a hardship within itself, the combination of the small lot size, as well as the sites topography that gently slopes downhill from east to west, requires the inclusion of stairways to provide required access from both of the street frontages to the buildable area outside of the setbacks at both street frontages.

Due to the undersized nature of the site, the configuration of the lot, and the topography, a strict application of the site coverage regulations will deprive the property of privileges enjoyed by other properties in the vicinity as a coverage is needed to be dedicated to providing access on two frontages by means of

property of privileges enjoyed by other properties in the vicinity and within the same zone district, and appears to be an outlier. This variance is not so general or recurrent in nature as to make a regulation to address such condition or situation.

2. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone;

While there are other lots less than 4,000 square feet, lots with slope or difficult topography navigate, and double frontage lots, to staff knowledge there is only one additional lot in the city that would meet a similar criteria in the city—the lot immediately adjacent to the north (site area: 3,180 square feet).

Most single family homes have some level of topography to navigate, but few have two frontages to provide access to. Additionally, of the other double frontage lots in the city, most exceed 4,000 square feet and are therefore afforded greater site coverage to begin with. Based on the comparison to the typical single family lot, staff recommends the variance for site coverage be granted up to the limits established for a typical 4,000 square foot site (396 square feet, or 556 square feet with permeability bonus) which would allow the site the same privilege as other properties in the vicinity and within the same zone district. It would then be up to the applicant to determine how that coverage is to be utilized between the various coverage improvements proposed, such as the window wells, decks, patio area, walkways, stairs, and driveway.

3. That the variance will not be detrimental to adjacent property or injurious to public health, safety or welfare;

Granting the variance will not be detrimental to adjacent properties, or injurious to public health, safety or welfare. The applicant shall still be required to comply with the applicable requirements of the underlying zoning district, overlays, and standard conditions of approval including but not limited to site drainage and storm water retention, landscaping, and tree planting/forest enhancement. The variance would only grant additional site coverage provided the additional coverage still allows for required site features (drainage, landscaping, trees, etc) to be maintained on-site first.

4. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation;

As described in Section B, above, to staff's knowledge only one other property in the city would meet a similar criteria for the specific findings made for this variance based on like size and configuration (topography has not been evaluated). As noted in Section A, above, a double frontage lot is not unique or causes a hardship within itself. Rather the combination of the undersized lot area, the lot orientation and having two frontages, and the slope of the lot deprives the property of privileges enjoyed by properties in the vicinity and same zoning district, and appears to be an outlier. This variance is not so general or recurrent in nature as to make a regulation to address such condition or situation.

5. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property; and

The findings for the variance are predicated on the sites size, topography, and orientation, none of which would be of the result of the existing or prior owner. This portion of the city was subdivided in 1910, prior of the incorporation of the City (1916) and well before the Subdivision Map Act (1974), but nevertheless constitutes a legal building site.

6. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.

As conditioned, the project will not be in conflict with the General Plan or zoning objectives of the R-1 zoning district or associated overlay districts. The project shall still comply with all other applicable standards with only an additional allowance for site coverage permitted.

Landscaping and other site improvements:

The applicant has also included a landscape plan, however, the landscape plan has been unable to be reviewed by the forester prior to the public hearing. The landscape plan includes a mix of trees, shrubs, perennials, vines, ornamental grasses, and cacti and succulents.

As discussed in the Forester Character section, above, CMC 17.34.090, Landscape Standards for Overlay Districts, requires the following for properties located within the Beach Overlay as well as the Park Overlay:

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.*
1. *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.*

Condition of Approval #23 is included requiring the city forester review the landscape plan prior to building permit issuance for compliance with the city's landscape requirements.

The landscape area is proposed to extend into the right-of-way along Scenic Road, which staff does not object to, provided Forester approval is granted. However, the border of the landscape area is bound by existing rocks, boulders, and similar stone elements, which shall be removed consistent with CMC 17.34.070.B.4, CMC 12.08.125.A, and the city's Right-of-Way vision statement. Condition of Approval #37 has been included requiring the removal of all right-of-way encroachments on both street frontages prior to final inspection.

A landscape lighting plan has also been proposed on sheet L5.00 (refer to Attachment 3). Four styles of light fixtures have been proposed and appear to comply with the residential design guidelines and lighting output requirements, the locations do not meet the standard requirements.

CMC 15.36.070.B.2, requires that: *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.*

Based on Sheet L5.00, the proposed landscape lighting appears to be excessive for the site. The proposed lighting is spaced closer than 10-feet apart. Additionally, lighting is proposed to be affixed to the top of a trellis which would exceed the 18" height limit (for lighting to be greater than 18" above the ground it needs to be attached to a primary dwelling or accessory building (CMC 15.36.070.B.1)). Condition of Approval #38 is included requiring revisions to the landscaping lighting plan – Standard Condition of Approval #12 has also been maintained regarding lighting.

Lastly, the fencing on the northern property boundary is proposed to be replaced with a new 6' tall cedar fence (4' tall within the front setbacks), and the fence along the southern property boundary adjacent to the 12th Avenue public walkway/drainage culvert is also proposed to be replaced with a fence on top of a retaining wall. The fence on the eastern property boundary is proposed to primarily remain but is proposed to be partially replaced with a 4' tall stone wall and fence, though CMC 17.10.030.E.1 requires walls within the front setback be limited to a height of 3' or less. Condition of Approval #39 has been included to address the wall height discrepancy.

The new fence along the 12th Avenue walkway is proposed to be constructed above a concrete retaining wall with the intention to match the existing fence height. While the plans appear to lack sufficient detail (grade not shown and varying height noted), the concrete retaining wall appears to be approximately 3'6" tall with based on elevation points provided on the landscape plan and the topographic survey provided in the plans. The wood fence would then be located on-top of the retaining wall to match the height of the existing fence.

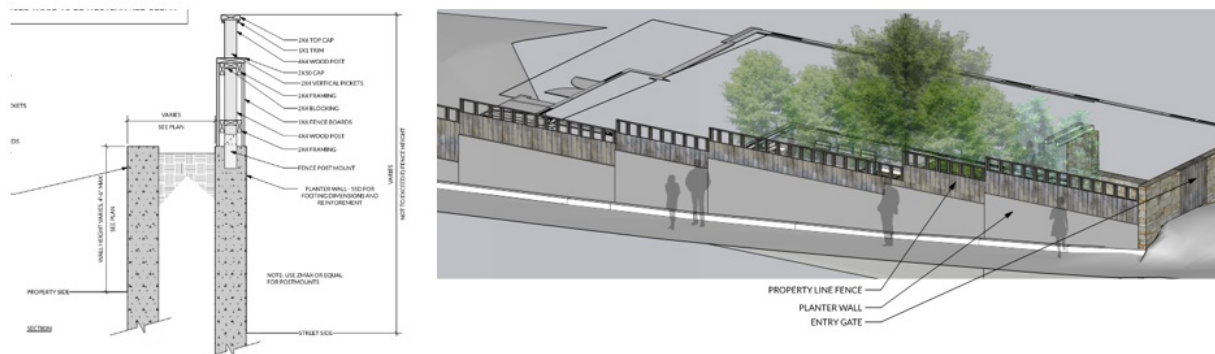


Figure 5. Proposed retaining wall and fence at 12th Avenue walkway. Section and Rendering.

As measured from the public walkway, the existing fence varies in height with the solid portions of the fence varying between approximately 72"-85" above the adjacent curb of the walkway for those portions of the fence not located in the front setback along Scenic Road (72", or 6' is allowed for a fence within the side setback). In accordance with CMC 17.10.030.E.1, the Planning Commission may authorize taller fences in side or rear yards, however, height limits for fences or walls within the front setback may not be altered through Design Review. However, CMC 17.10.030.E.2, states that *"Existing fences and walls may be rebuilt if damaged or deteriorated without conforming to current height limits upon submittal of plans and photographs documenting existing heights and materials prior to demolition. The director may approve the rebuilding as long as heights are not increased."*

In practice, this provision (CMC 17.10.030.E.2) has allowed non-conforming fences to be rebuild in-kind (same location, height, materials, appearance, etc.) when documentation of the existing characteristics is provided ahead of demolition. Changes to the height, materials, or appearance requires the fence to be brought into compliance with the underlying zoning. This provision is a permissive action as well and the decision making body has discretion to allow or not allow the fence to be rebuilt at the non-conforming height.

Staff is concerned that the proposed wall and fence (specifically the concrete wall) is out of character and scale for the site and adjacent public walkway. Additionally, the Residential Design Guidelines state that *"unfinished grey concrete and concrete block are inappropriate."* The Design Guidelines state that *"native stone is the preferred material to blend with the forest setting"* or that *"a plain-textured plaster wall may be appropriate if kept low in scale and when consistent with the building architecture."*

While staff is supportive of maintaining a non-conforming height, staff is not supportive of the concrete finish of the retaining wall exposed to the public walkway. In staff's opinion a more appropriate approach would be to re-construct the fence in-kind consistent with the provisions described in CMC 17.10.030.E.2 and have any required retaining for the property or site features located on the interior of the fence so it is unseen from the right-of-way. This would mean that as viewed from the right-of-way, the fence would maintain the same exterior all wood appearance on-site today. This would also allow the fence to maintain the non-conforming height within the setback along the San Antonio Avenue frontage along the public walkway. Staff is supportive of this approach as this fence effectively functions as an interior side yard fence for the subject property and acts as screening from the adjacent walkway –in general, a front yard fence would be preferred to be re-constructed to the required zoning standard.





Figure 6. 12th Avenue Walkway - Existing Condition.

While staff has not been able to discuss whether this would be technically feasible with the applicant at the time of writing this report, staff has included this recommendation as Condition of Approval #40. This commission may amend or alter this condition as necessary based on any discussion at the hearing.

Alteration of Non-Conforming Buildings: As previously described, the existing residence is non-conforming in respect to floor area as well as height. CMC 17.36, Nonconforming Uses and Buildings, outlines the standards for nonconforming uses and buildings. It is the purpose of this chapter to regulate nonconforming buildings and nonconforming uses and to provide for the elimination of nonconformity, where its elimination will not have a detrimental effect on the City's unique charm and the overall village character of the City (CMC 17.36.010).

In accordance with CMC 17.36.030, *"A lawful nonconforming structure may be maintained, repaired, or altered as long as such maintenance, repair, or alteration does not increase the nonconformity and all work performed conforms to all of the requirements of this chapter."* However, CMC 17.36.040.E continues to state, *"The substantial alteration of any nonconforming building or structure, that includes removal of any nonconforming building element or structural element, shall require correction of that specific nonconforming building element or structural element in conformance with all requirements for new construction. The removed nonconformity shall not be rebuilt or reestablished at that location on the site or elsewhere on the site."*

Simply put: while this building 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. Additionally, if any floor area is removed as a result of any of the alterations, or the building is reduced in height, those elements cannot be re-built in the same location or elsewhere on the site and the building will be required to be brought into compliance with the underlying zoning.

The applicant has provided a comprehensive demolition plan (refer to Attachment xx, Sheets A2.0 and A2.2) illustrating the extend of the demolition work, thus maintaining the non-conforming floor area.

Special Condition of Approval #41 has been included stating, "All exterior demolition shall be in substantial compliance with the approved demolition plan as shown on Sheet A2.0 and A2.2 of the Design Study Plans Approved by the Planning Commission on September 12, 2023. Changes to the demolition plan shall be approved in writing by the Community Planning and Building Department prior to commencement of any additional demolition work. If during construction the exterior demolition exceeds what has been approved, a cease work order may be issued any time at the discretion of the Director of Community Planning and Building and with revised plans submitted to the Department of Community Planning and Building that correct the non-nonconformities in respect to the buildings floor area."

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include, alterations to existing private structures involving negligible or no expansion of the existing or former use such as additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the existing floor area or 2,500 square feet, whichever is less. The project consists of interior and exterior alterations to an existing single-family residence. There is no proposed increase in floor area. The project does not change the existing or former use of the property as a single-family residence and the project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exists pursuant to Section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 - Data Table
Attachment 3 - Project Plans

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

PLANNING COMMISSION RESOLUTION NO. 2023-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA CONCEPT AND FINAL DESIGN STUDY (DS 22-184, ALTHOFF), VARIANCE (VA 23-281), AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR SUBSTANTIAL ALTERATIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE LOCATED AT THE NORTHEAST CORNER OF SCENIC ROAD AND 12TH AVENUE LOCATED IN THE SINGLE FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, BEACH AND RIPERIAN (BR) OVERLAY, AND PARK (P) OVERLAY. APN: 010-291-007

WHEREAS, June 2, 2022, Craig Holdren ("Applicant") submitted an application on behalf of ALTHOFF JUDSON BEZIK & LAURA JANE TRS ("Owner") requesting approval of Track 2 Design Study application (DS 22-184, Althoff) and Variance (VA 23-281) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 3,489-square-foot lot located at northeast corner of Scenic Road and 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riparian (BR) Overlay, and Park (P) Overlay; and

WHEREAS, the Applicant is requesting a substantial alteration to an existing two story single family residence; and

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

WHEREAS, the project requires a Coastal Development Permit in accordance with CMC 17.52.100.D (Limits on Exemptions for Single-Family Residences and other Improvements) as the project is for located within the Beach and Riparian Overlay District; and

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

WHEREAS, based on the scope of this project, it was scheduled by the Director for a Combined Concept and Final details review at a public hearing taking place on September 12, 2023 pursuant to CMC Section 17.58.040.B.2; and

WHEREAS, on September 1, 2023, notice of the September 13, 2023 public hearing was published in compliance with State law (California Government Code 65091), and hand-delivered by the Applicant to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on September 13, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Final Design Study, including without limitation, information provided to the Planning Commission by City staff and through public testimony on the final design of the project; and

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

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

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

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

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

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

<u>FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE</u>		
For each of the required design study findings listed below, staff has indicated whether the project as proposed or conditioned, supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.		
CMC Section 17.64.080.A – Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	

7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	
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BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel -By-The- Sea does hereby make the following findings and determinations regarding the **Final Details Review**:

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

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

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL		
For each of the required findings listed below, staff has indicated whether the application supports adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate the Planning Commission decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.C, Additional Findings for Design Study Approval	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits, variances or exceptions consistent with the Zoning Ordinance.	✓	
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.		
4. 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.	✓	
5. 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.	✓	
6. 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.	✓	

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

FINDINGS REQUIRED FOR A VARIANCE (CMC 17.64.210):	YES	NO
1. That due to special physical circumstances applicable to the property, the strict application of the Zoning Ordinance will deprive the property of privileges enjoyed by other properties in the vicinity which were developed under the same limitations of the Zoning Ordinance.	✓	
2. That the variance will not constitute a grant of special privilege inconsistent with limitations on other property in the vicinity and within the same zone.	✓	
3. That the variance will not be detrimental to adjacent property or injurious to public health, safety, or welfare.	✓	
4. That the condition or situation of the property for which the variance is sought is not so general or recurrent in nature as to make reasonable or practical the formulation of a general regulation to address such condition or situation.	✓	
5. That the situation or condition for which the variance is sought was not the result of actions of the existing or any prior owner of the property.	✓	
6. That granting the variance will not be in conflict with the General Plan, or the general zoning objectives of the district within which the affected property lies.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE a combined Concept and Final Design Study (DS 22-184, Althoff), Variance (VA 23-281), and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at the northeast corner of Scenic Road and 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riperian (BR) Overlay, and Park (P) Overlay, APN: 010-291-007, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study (DS 22-184, Althoff), Variance (VA 23-281), and associated Coastal Development Permit for substantial alterations to an existing single-family residence located at the northeast corner of Scenic Road and 12th Avenue located in the Single Family Residential (R-1) Zoning District, Beach and Riperian (BR) Overlay, and Park (P) Overlay as depicted in the plans prepared by Holdren + Lietzke Architecture approved by the Planning Commission on September 13, 2023, unless modified by the conditions of approval contained herein. Variance Authorization. This approval of Variance (VA 23-281) authorizes 396 square feet of site coverage for the site, or up to 556 square feet of site coverage if at least 50% of the site coverage improvements are permeable or semi-permeable. This Variance authorization does not waive or lessen the Conditions of Approval listed below and all conditions of approval listed herein are applicable to the project.
2.	Codes and Ordinances. Except for as described in the “Variance Authorization” section, above (Condition #1), the project shall be constructed in conformance with all requirements of the R-1 zoning district and all applicable overlay districts. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	Setback and Height Certifications. If requested by the Community Planning and Building Department, a State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than \$200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).

7.	Utility Meter Locations. The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall require written approval of the Community Planning and Building Department prior to the change of the location.
8.	Fire Sprinklers - Residential. Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	Modifications. The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10	Exterior Revisions to Planning Approval Form. All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the “Revisions to Planning Approval” form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11	Conflicts Between Planning Approvals and Construction Plans. It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City’s attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12	Exterior Lighting. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer’s specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining

	properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14	Stone Facades (including chimneys). Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
15	Asphalt Shingle Roofing. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved asphalt shingle roofing. The material shall convey color and texture similar to that of wood shingles.
16	Indemnification. The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
17	Driveway. Prior to the issuance of a building permit, the Applicant shall clearly identify on the construction drawings the driveway material and asphalt connection to the paved street edge. The driveway material shall be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
18	Hazardous Materials Waste Survey. Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
19	Cultural Resources. Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
20	Truck Haul Route. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.
21	USA North 811. Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)

22	Conditions of Approval. Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
Landscape Conditions	
23	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.
24	Tree Planting Requirements. Prior to issuance of a building permit, the Applicant shall identify on the landscape plan the location, size, and species of required tree plantings. All new trees shall be installed prior to the final inspection. Trees shall be recorded and monitored for at least five years to ensure their establishment and growth to maturity. Trees that do not survive or are removed shall be replaced with new trees that are equivalent in size to the measured or projected growth of the original trees and shall be planted in the same location unless otherwise directed by the City Forester or Forest & Beach Commission.
25	Tree Removal Prohibited. Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
26	Tree Protection Measures. Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved. • Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever

	roots. • If roots greater than 2 inches in diameter 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.
27	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	
28	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance, SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
29	BMP Tracking Form. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a completed BMP Tracking form.
30	Semi-Permeable Surfaces. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments cross-section details for all semi-permeable surfaces.
31	Erosion and Sediment Control Plan. Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
Special Conditions	
32	Conditions of Approval Acknowledgement. Prior to the issuance of a building permit, a completed Conditions of Approval Acknowledgment form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
33	Copper Gutters & Downspouts Not Permitted. Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
34	Construction Management Plan. Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director and Director of Public Works.
35	Floor Area Addition. Prior to building permit issuance, the applicant shall revise the project plans to eliminate the addition to the top floor of the residence. No increase to existing floor area shall be permitted.
36	Concrete Site Coverage. Concrete shall be omitted from the site coverage for the site. Prior to issuance of a building permit, the patio areas, walkways, and stairway material shall be revised on the building

	plans to be consistent with the preferred materials outlined in the Residential Design Guidelines for paved areas.
37	Right of Way Encroachments. Prior to final inspection, the applicant shall remove all unpermitted right-of-way encroachments from the right-of-way from all street frontages. Prior to building permit issuance, a note shall be included on the site plan and landscape plan that all unpermitted encroachments shall be removed. The contractor/applicant/owner shall contact the Community Planning and Building Department if unaware which encroachment are permitted and which encroachments are required to be removed.
38	Landscape Lighting. Prior to building permit issuance, the landscape lighting plan shall be revised on the building plans to comply with Condition of Approval #12, including but not limited to: lighting shall be spaced no closer than 10-feet apart, and no lighting shall be located more than 18" above the ground (lighting shall be removed from the trellis).
39	Landscape Wall. Prior to building permit issuance, the new stone wall located on San Antonio Avenue at the property line shall be revised on the building plans to not exceed 3' tall.
40	12th Avenue Walkway Fence Reconstruction. The fence along 12 th Avenue shall be re-constructed in-kind to match the existing appearance including height, material, and design, as viewed from the 12 th Avenue walkway. Prior to building permit issuance, the applicant shall revise the building plans to show the reconstruction of the fence consistent with the provisions outlined in CMC 17..10.030.E.2.
41	Demolition and Nonconformities. All exterior demolition shall be in substantial compliance with the approved demolition plan as shown on Sheet A2.0 and A2.2 of the Design Study Plans Approved by the Planning Commission on September 13, 2023. Changes to the demolition plan shall be approved in writing by the Community Planning and Building Department prior to commencement of any additional demolition work. If during construction the exterior demolition exceeds what has been approved, a cease work order may be issued any time at the discretion of the Director of Community Planning and Building and with revised plans submitted to the Department of Community Planning and Building that correct the non-nonconformities in respect to the buildings floor area and building height.

Acknowledgement and acceptance of conditions of approval.

Property Owner Signature

Printed Name

Date

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

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 13th day of September, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Michael LePage
Chair

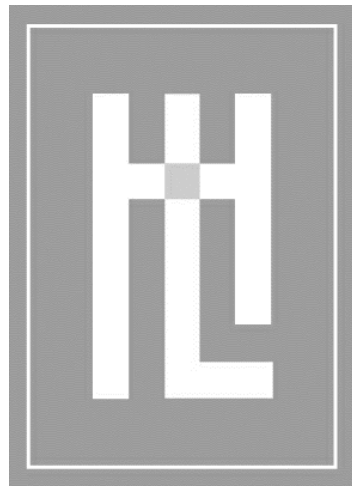
Leah Young
Planning Commission Secretary

PROJECT DATA FOR AN 3,489 SQUARE FOOT SITE Single Family Residence (SFR)			
Site Considerations	Allowed	Existing	Proposed
Floor Area	1,800 SF (45%)	3,209 SF	3,209 SF
Site Coverage	(353 SF/492 SF)* (396 SF/556 SF)**	1,672 sf	TBD
Trees (Upper/Lower)	3/1	0/0	0/4 (minimum required)
Ridge Height (1 st /2 nd)	18'/18' – 18' height limit is BR overlay	24'2"	22'10" (grading results in a lower building height – roof elevation remains the same).
Plate Height (1 st /2 nd)	12'/18'	Unknown due to form of building (mansard roof encapsulates building).	21'7" (existing structural walls to remain – see demo plan)
Setbacks	Minimum Required	Existing	Proposed
Front	15'	18'3" (Scenic) 11'3" (San Antonio)	18'3" (Scenic) 11'3" (San Antonio)
Composite Side Yard	10' (25%)	8'6"	9'10"
Side Yard	3'	2'6"	3' (building wall not moving, setback increase due to removal/change of wall cladding).
Street Side Yard	5'	N/A	N/A
Rear	N/A – Double Frontage Lot	N/A	N/A

* Allowable for base zoning.

** Allowable upon granting of a variance in accordance with VA 23-281.

ALTHOFF Residence



HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: 08.22.2023

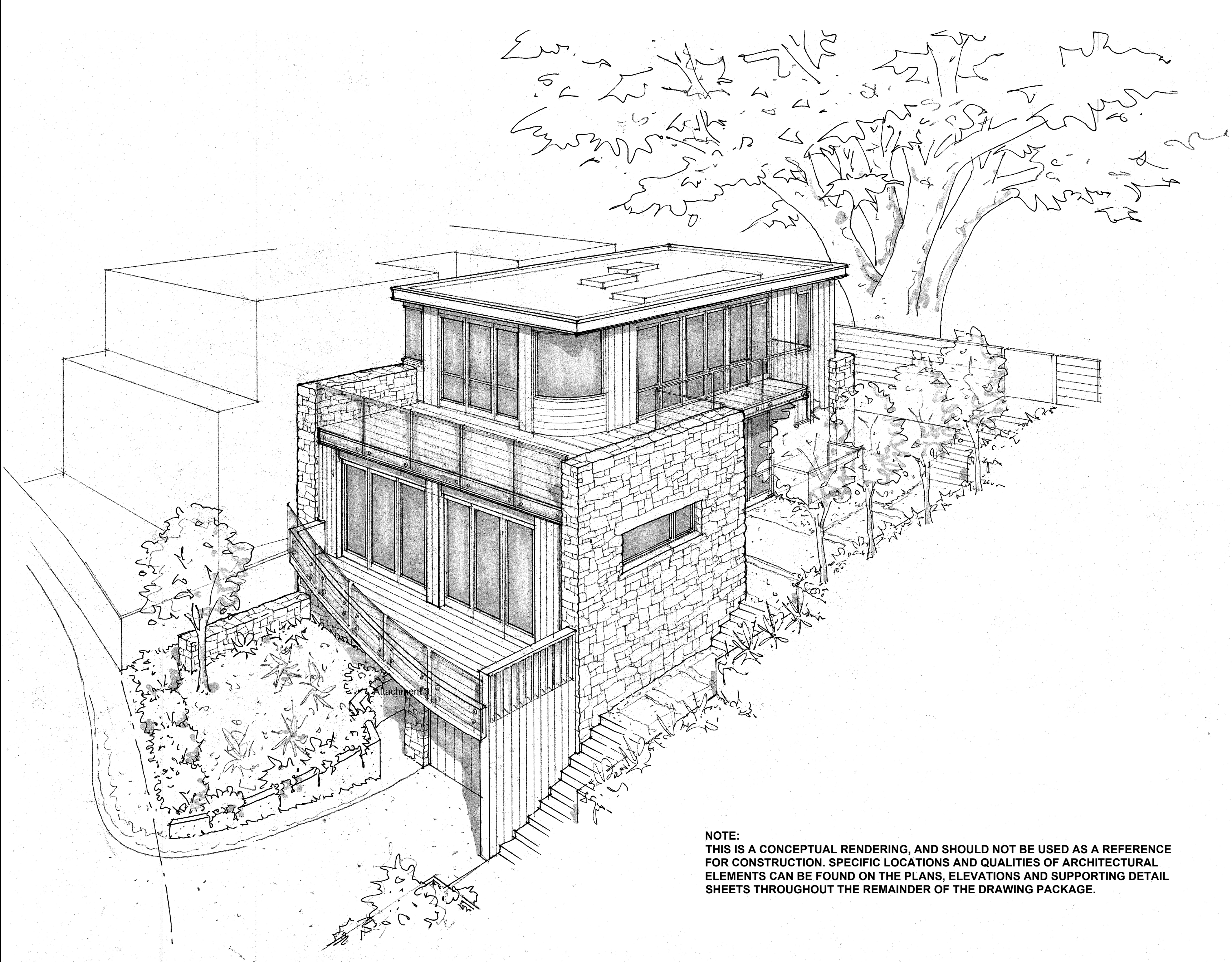
SCALE: N.T.S.

DRAWN: DWD

JOB NUMBER: 21.25

REVISION

CONCEPTUAL RENDERING



NOTE:
THIS IS A CONCEPTUAL RENDERING, AND SHOULD NOT BE USED AS A REFERENCE
FOR CONSTRUCTION. SPECIFIC LOCATIONS AND QUALITIES OF ARCHITECTURAL
ELEMENTS CAN BE FOUND ON THE PLANS, ELEVATIONS AND SUPPORTING DETAIL
SHEETS THROUGHOUT THE REMAINDER OF THE DRAWING PACKAGE.

SITE ANALYSIS

FLOOR AREAS:	EXISTING SQ. FT.	PROPOSED SQ. FT. (ALL REMODEL)
FIRST FLOOR	1182	1141 (NET - 41)
UPPER FLOOR	754	712 (NET - 42)
LOWER FLOOR	997	985 (NET -12)
GARAGE (LOWER)	276	270 (NET -6)
TOTAL FLOOR AREA	3209	3108 (NET -101)

SITE COVERAGE:		EXISTING SQ. FT.	PROP. SQ. FT.	NET GAIN/LOSS
SEMI PERMEABLE	WEST (FRONT) DECK (1)	170	143	-27
	S.S. PAVER DRIVEWAY (2)	0	148	+148
	WINDOW WELL (3)	0	26	+26
	SAND SET PAVERS (4)	0	80	+80
	TOTAL	170	397	+227

IMPERMEABLE	HOT TUB	86	0	-86
	SOUTH STAIR (5)	142	49	-93
	ASPHALT DRIVEWAY	269	0	-269
	NORTH PATH	128	0	-128
	REAR (EAST) STAIRS (6)	77	60	-17
	MAIN PATIO / LANDINGS (7)	462	160	-302
	STORAGE SHED	52	0	-52
	REAR (EAST) PATH	166	0	-166
	LANDSCAPE MONUMENT	25	0	-25
	ARCHITECTURAL PROJECTIONS	95	0	-95
	TOTAL	1502	269	-1233

TOTAL SITE COVERAGE:	EXISTING SQ. FT.	PROP. SQ. FT.	NET GAIN/LOSS
	1672	666	-1006

NOTE: SEE SITE DIAGRAM FOR NUMBERED LOCATIONS

SHEET INDEX

ARCHITECTURAL SHEETS:		LANDSCAPE SHEETS:	
CVR	COVER SHEET	L0.00	COVER SHEET
A0.0	STREET VIEW RENDERINGS	L1.00	LANDSCAPE SITE PLAN
MAT	MATERIAL REFERENCE	L1.20	ELEVATIONS
		L3.10	PLANTING PLAN
1 OF 1	SURVEY	L4.00	IRRIGATION ZONE PLAN
		L5.00	LIGHTING PLAN
		L5.10	LIGHTING CUTSHEETS
A1.0	SITE DIAGRAM		
A1.1	SITE DRAINAGE DIAGRAM		
A2.0	EXISTING FLOOR PLANS		
A2.1	NEW FLOOR PLANS		
A2.2	EXISTING AND NEW ROOF PLANS		
A3.0	EXISTING EXTERIOR ELEVATIONS		
A3.1	NEW EXTERIOR ELEVATIONS		

PROJECT DATA

SCOPE OF WORK:
REMODEL OF EXISTING SINGLE FAMILY RESIDENCE.
REPLACE EXISTING EXTERIOR PROJECTING WOOD SIDING AND FULL STONE VENEER WITH NEW CEDAR WOOD SIDING AND THIN STONE VENEER.
REPLACE EXISTING WOOD DECK WITH NEW WOOD DECK. REPLACE WOOD GUARDRAIL WALLS WITH NEW GLASS & WOOD GUARDRAILS.
REMOVE EXISTING COSMETIC ROOF PROJECTIONS AND FLAT ROOF BUILDUP. REPAIR/REPLACE AS NEEDED. ADD NEW SKYLIGHTS AND PHOTOVOLTAIC SYSTEM.
REPAIR/REBUILD EXISTING LANDSCAPE ENTRY STAIRS, LOWER SITE STAIRS AND PERIMETER WOOD FENCES.
REPLACE EXISTING ASPHALT DRIVEWAY WITH NEW PAVER DRIVEWAY WITH GROUNDCOVER.

PROJECT ADDRESS :	NE CORNER OF SCENIC AND 12TH CARMEL, CA
A.P.N. :	010-291-007
ZONING :	R-1
LOT SIZE :	3489 S.F (0.08 AC)
OCCUPANCY GROUP :	R-3/U
SPRINKLERS:	YES
FLOOD ZONE :	MINIMAL
TREES TO BE REMOVED :	0
CUT / FILL :	+/- 2 CU. FT. CUT +/- 2 CU. FT. FILL
A.N.G:	46.15'
HEIGHT :	EXISTING ROOF ELEV: 70.8' PROPOSED ROOF HT.: 70.65'
WATER SUPPLIER :	CAL-AM
SEWER SYSTEM :	CAWD

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT (WEST)	15'-0"	8'-3" VARIES	15'-0"
SIDES (EAST & WEST)	COMP. 10'-0" MIN. 3'-0"	COMP. 10'-0" MIN. 2'-9"	COMP. 10'-0" MIN. 3'-0"
REAR (EAST)	15'-0"	VARIES MIN. 9'-1"	VARIES MIN. 9'-1"

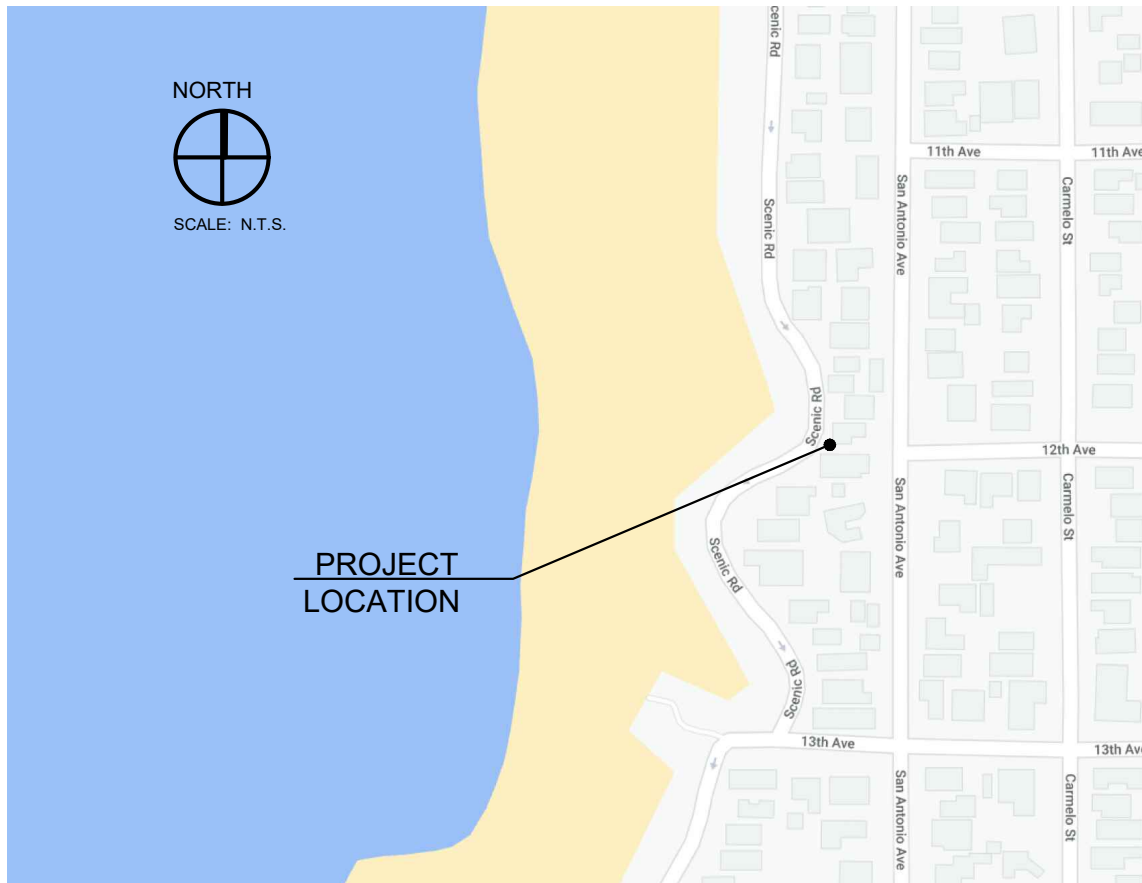
PROJECT TEAM

OWNER: LAURA AND JUDSON ALTHOFF 7442 N MERCER WAY MERCER ISLAND, WA 98040 P. 650.714.4094	
ARCHITECT: HOLDREN + LIETZKE ARCHITECTURE 225 CANNERY ROW - A MONTEREY, CA 93940 P. 831.649.6001 CONTACT: CRAIG HOLDREN	GEOTECHNICAL ENGINEER: LANDSET ENGINEERS, INC. 5208 CRAZY HORSE CANYON ROAD SALINAS, CA 93907 P.831.443.6970 CONTACT: BRIAN PAPURELLO
LANDSCAPE ARCHITECT: ARTERRA LANDSCAPE ARCHITECTS 88 MISSOURI ST. SAN FRANCISCO, CA P. 1415.861.3100 CONTACT: NATASHA LIBINA	SURVEYOR: CENTRAL COAST SURVEYORS 5 HARRIS CT. MONTEREY, CA 93940 P. 831.394.4930 CONTACT: DAVID EDSON

PHOTOGRAPH OF EXISTING FROM SCENIC RD.



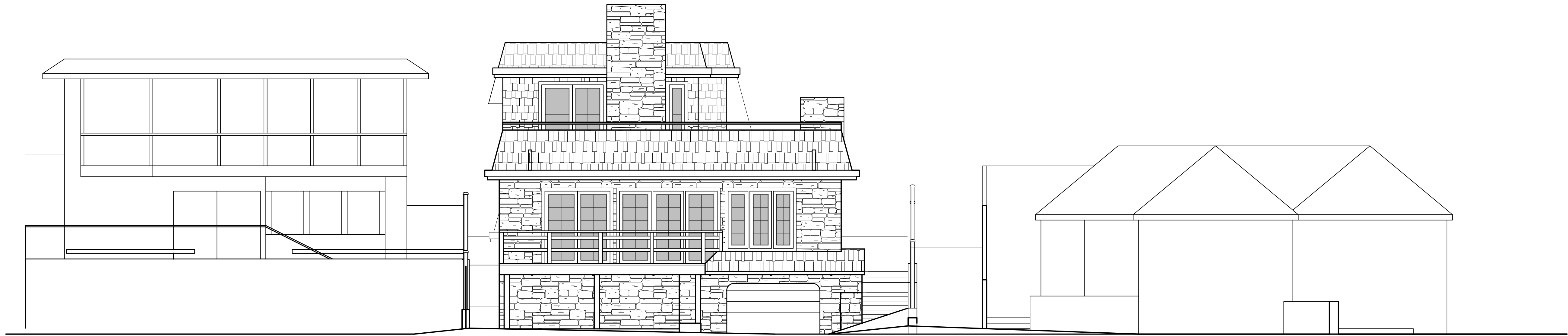
VICINITY MAP



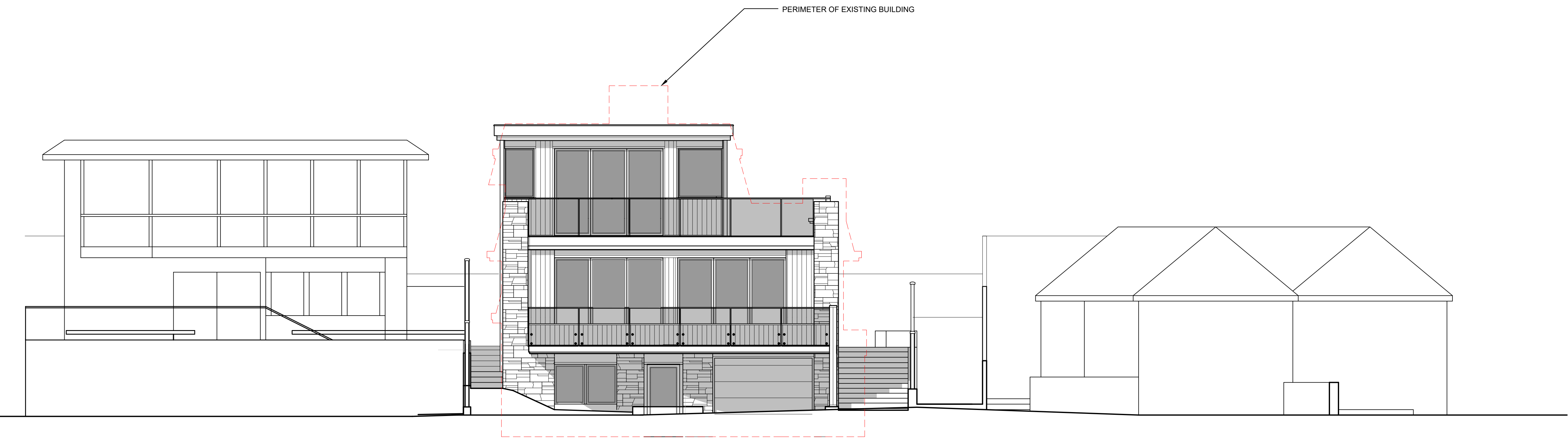
COVER SHEET

ALTHOFF RESIDENCE
NE corner of 12th and SCENIC RD.
CARMEL, CA
A.P.N. 010-291-007

CVR

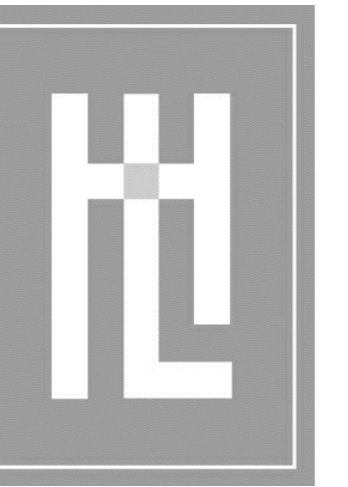


EXISTING SCENIC ROAD ELEVATION



PROPOSED SCENIC ROAD ELEVATION

Attachment 3



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225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: 08.22.2023
SCALE: N.T.S.
DRAWN: DWD
JOB NUMBER: 21.25

REVISION

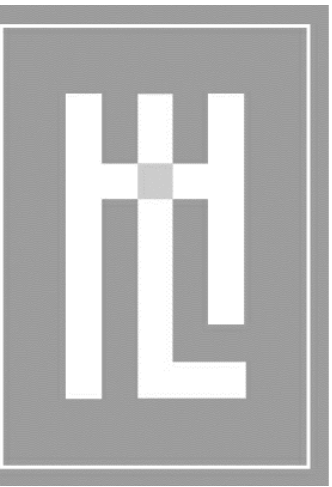
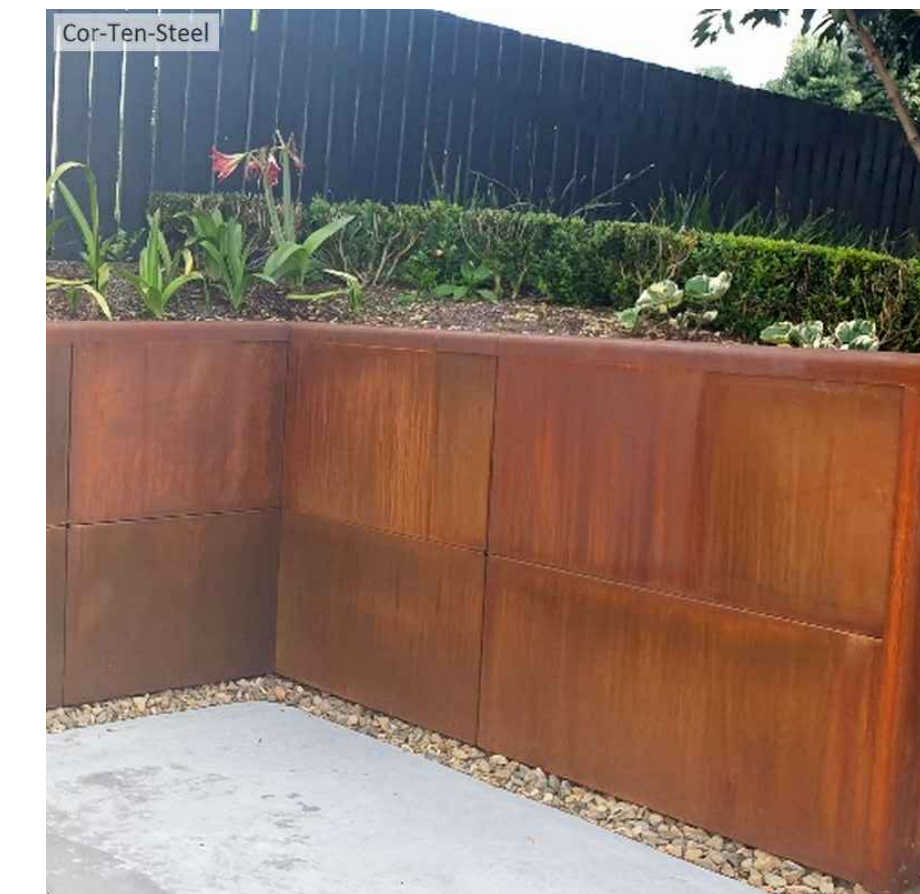
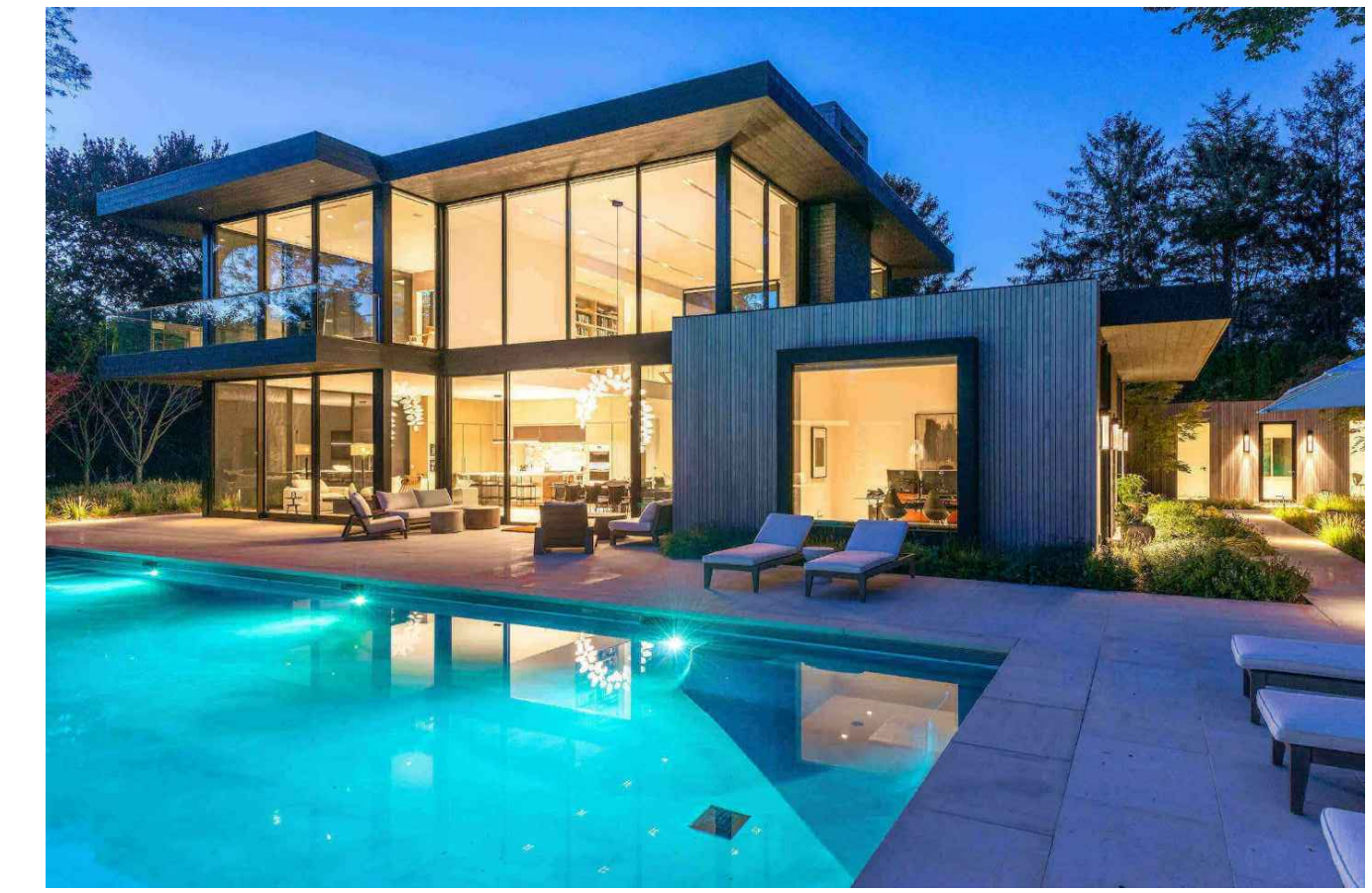
STREET VIEW RENDERINGS

ALTHOFF RESIDENCE

NE corner of 12th and SCENIC RD.
CARMEL, CA
A.P.N. 010-291-007

A0.0



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ARCHITECTURE

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Ph: 831.649.6001

Fax: 831.649.6003

www.hl-arc.com

DATE: 08.22.2023

SCALE:	N.T.S.
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RAWN:	DWD
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DB NUMBER: 21.25

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Attachment 3

MATERIAL REFERENCE

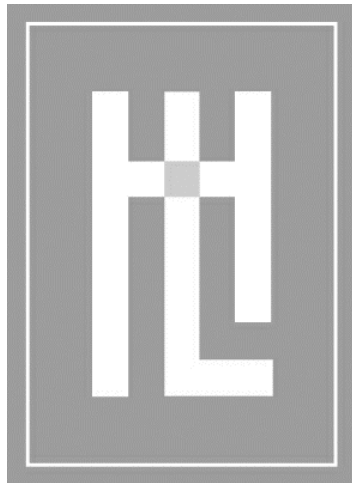
ALTHOFF RESIDENCE

NE corner of 12th and SCENIC RD.
CARMEL, CA

A.P.N. _____

A.P.N. 010-291-007

MAT



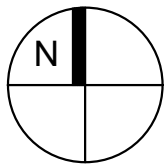
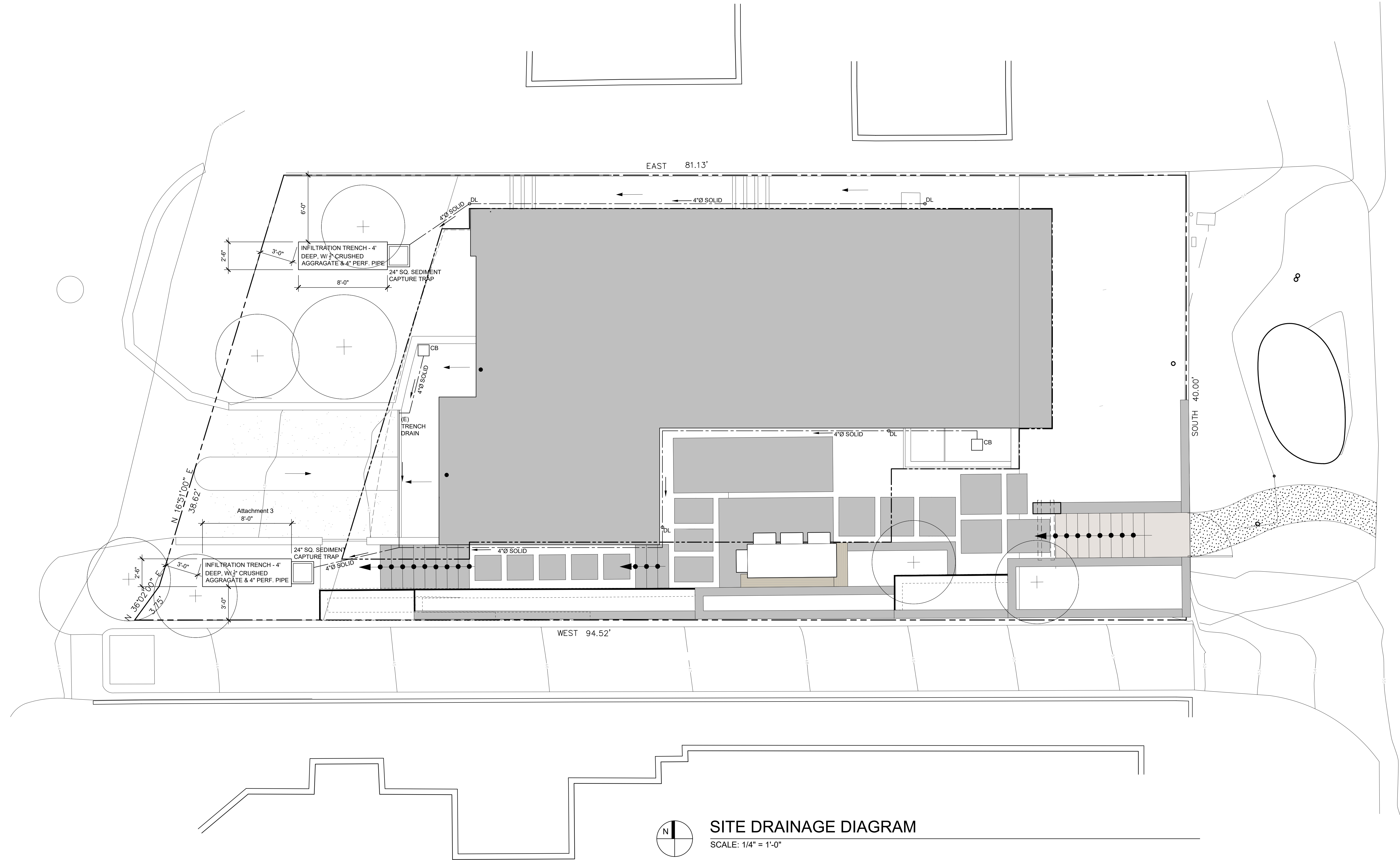
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ARCHITECTURE

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Fax: 831.649.6003
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DATE:	08.22.2023
SCALE:	1/4"=1'-0"
DRAWN:	DWD
JOB NUMBER:	20.25
REVISION	

SITE DRAINAGE DIAGRAM	ALTHOFF RESIDENCE NE corner of 12th and SCENIC RD. CARMEL, CA A.P.N. 010-291-007
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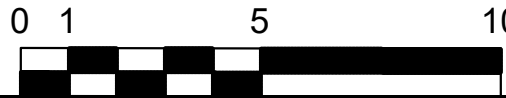
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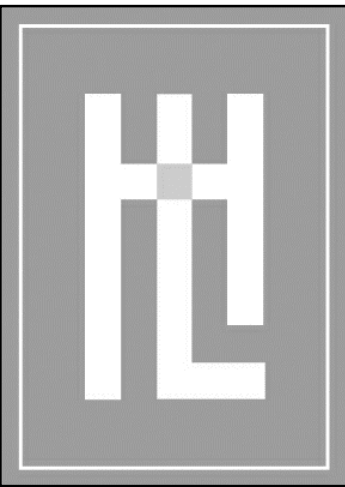


SITE DRAINAGE DIAGRAM

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

SITE NOTES:
1. 6.5% FALL FROM EAST TO WEST
(6' VERTICAL FALL OVER 94' HORIZONTAL RUN)





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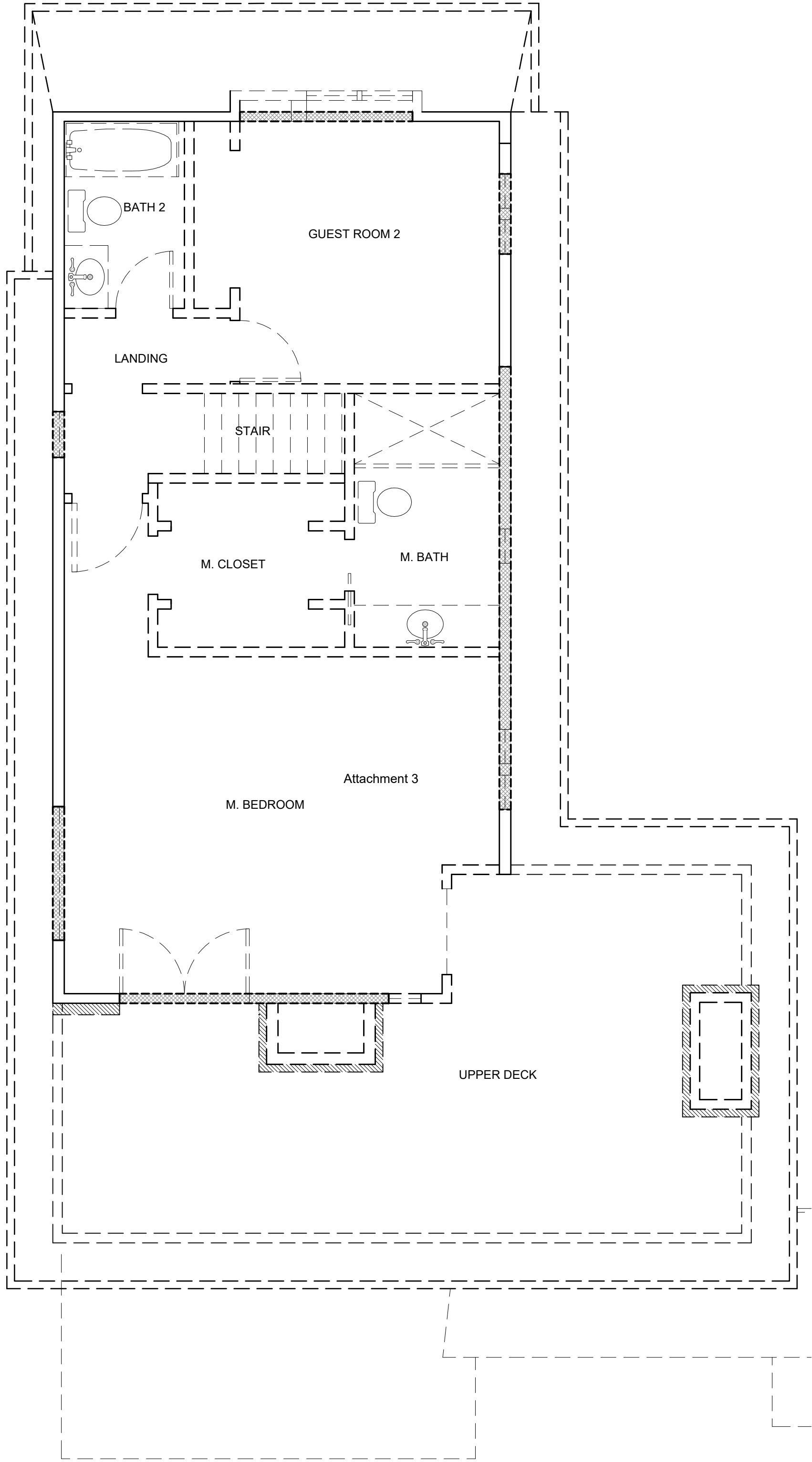
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JOB NUMBER:	21.25
REVISION	
1	PLANNING REVS. 10.20.2022

EXISTING FLOOR PLANS
ALTHOFF RESIDENCE
NE corner of 12th and SCENIC RD.
CARMEL, CA
A.P.N. 010-291-007

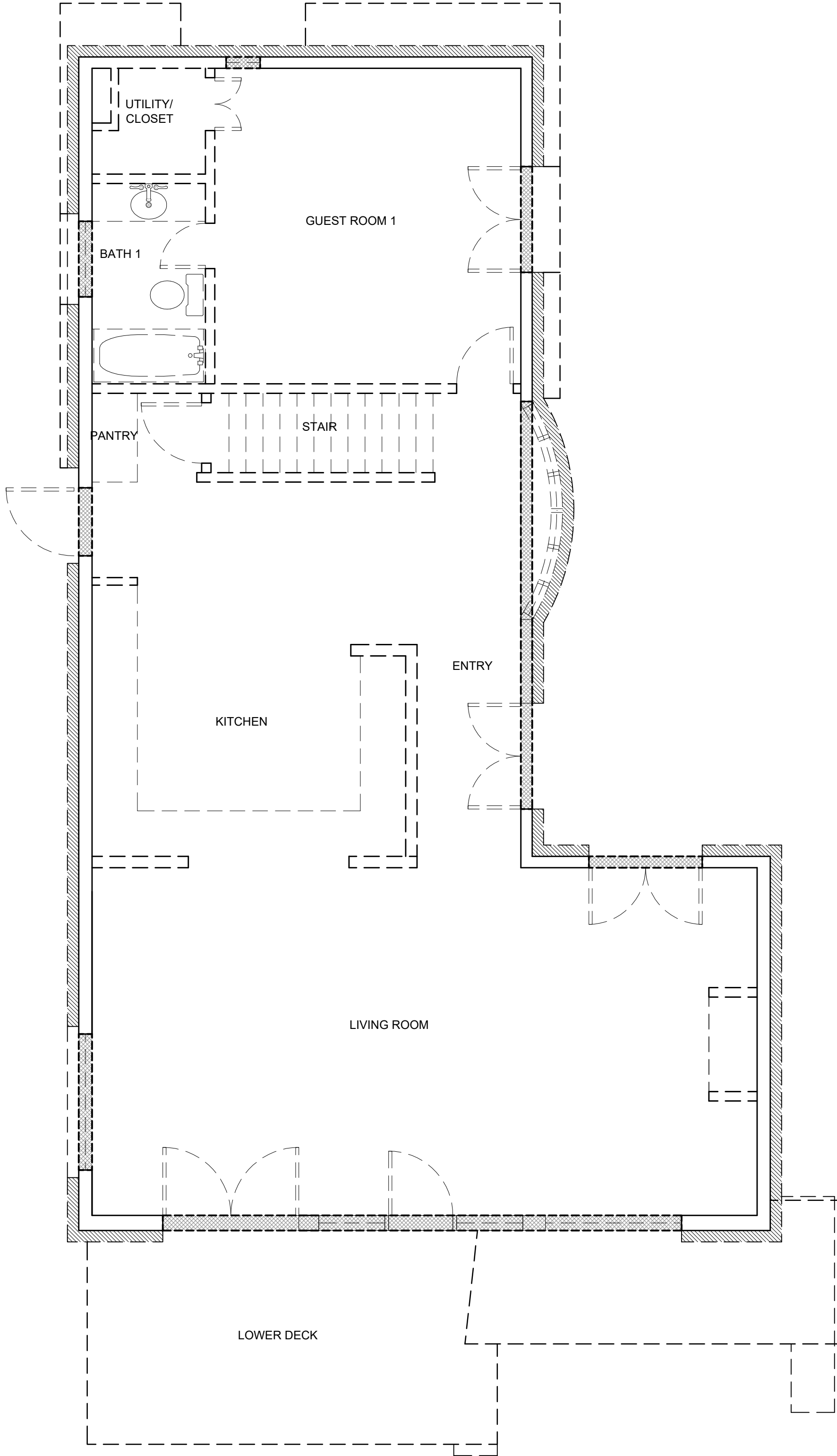
A2.0

DEMOLITION / REPLACEMENT PERCENTAGES	
EXTERIOR WALLS:	
% DEMOLISHED	4%
% REPLACED	22%
% DEMOLISHED+REPLACED	26%
INTERIOR WALLS:	
% DEMOLISHED	100%
% REPLACED	0%
% DEMOLISHED+ REPLACED	100%

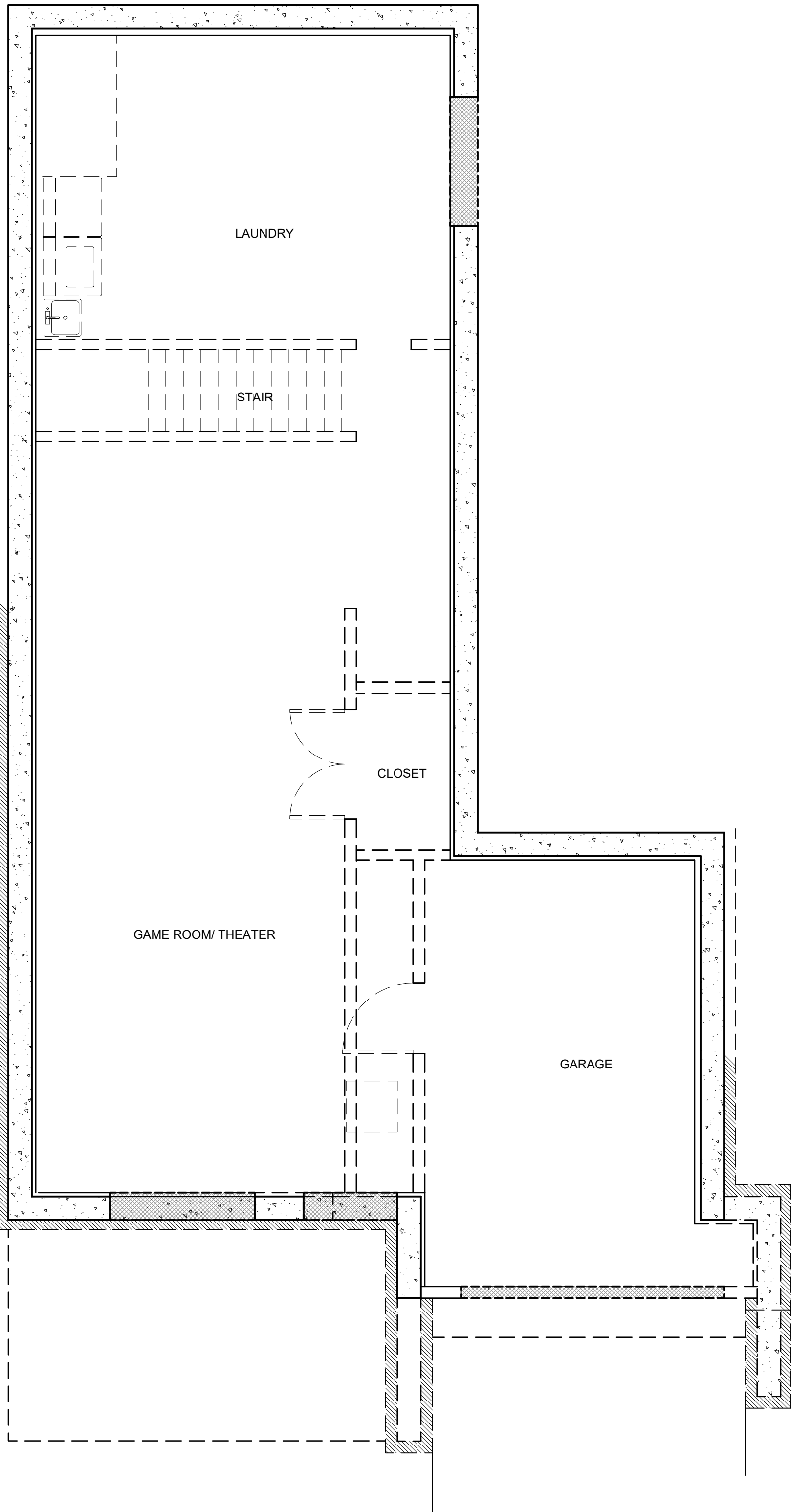
WALL LEGEND:	
EXISTING STRUCTURAL FRAMING TO REMAIN:	
EXISTING STRUCTURAL CONCRETE WALL TO REMAIN:	
EXISTING INTERIOR FRAMING TO REMAIN:	
EXISTING FRAMING/STRUCTURAL DEMOLITION:	
EXISTING STRUCTURAL FRAMING TO BE REPLACED:	
STONE VENEER (REMOVED):	
ROOF/DECK ABOVE (REMOVED):	
NEW WALL FRAMING:	



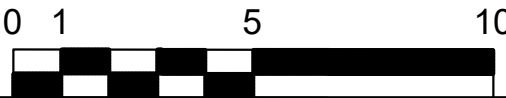
(E) UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

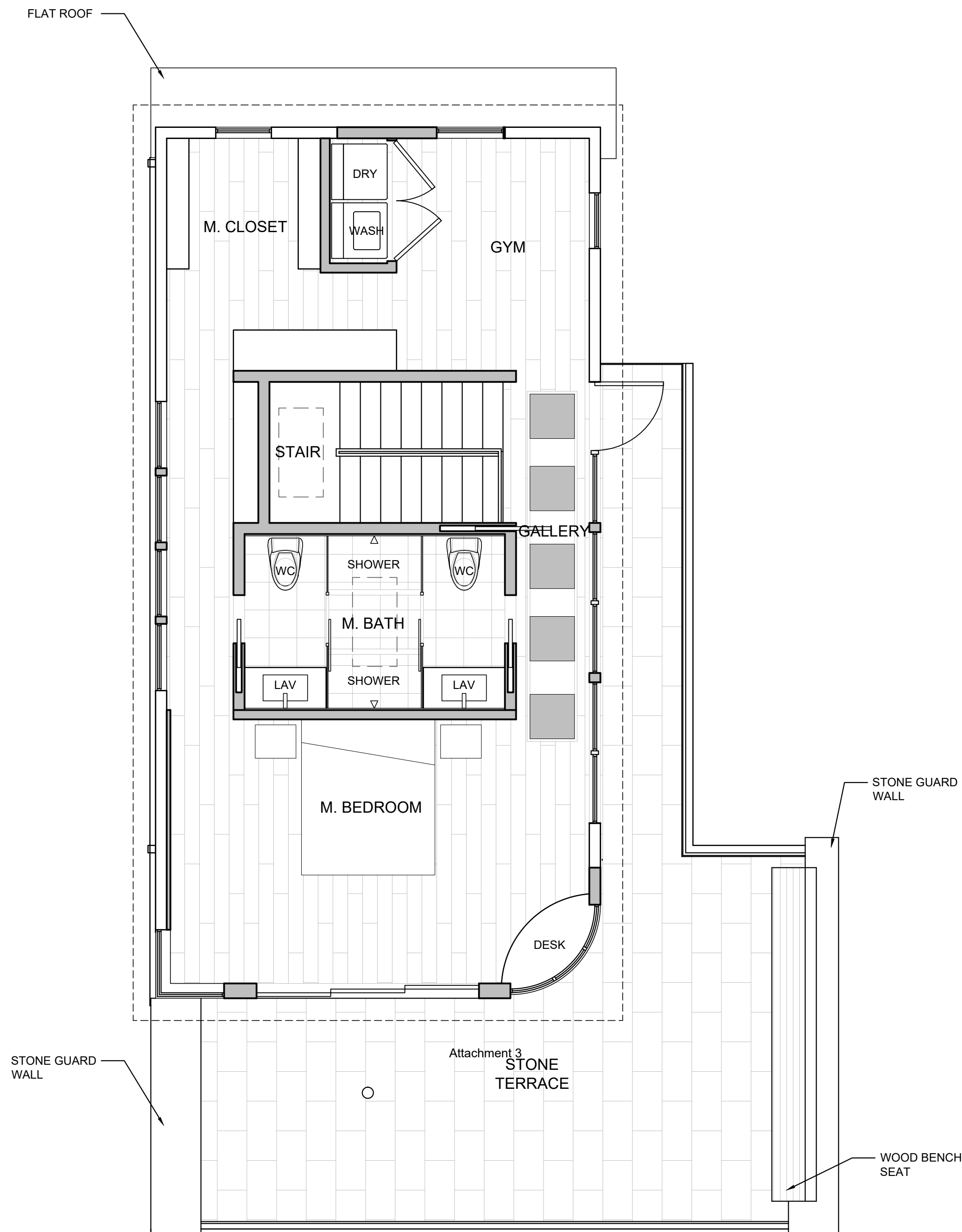


(E) MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



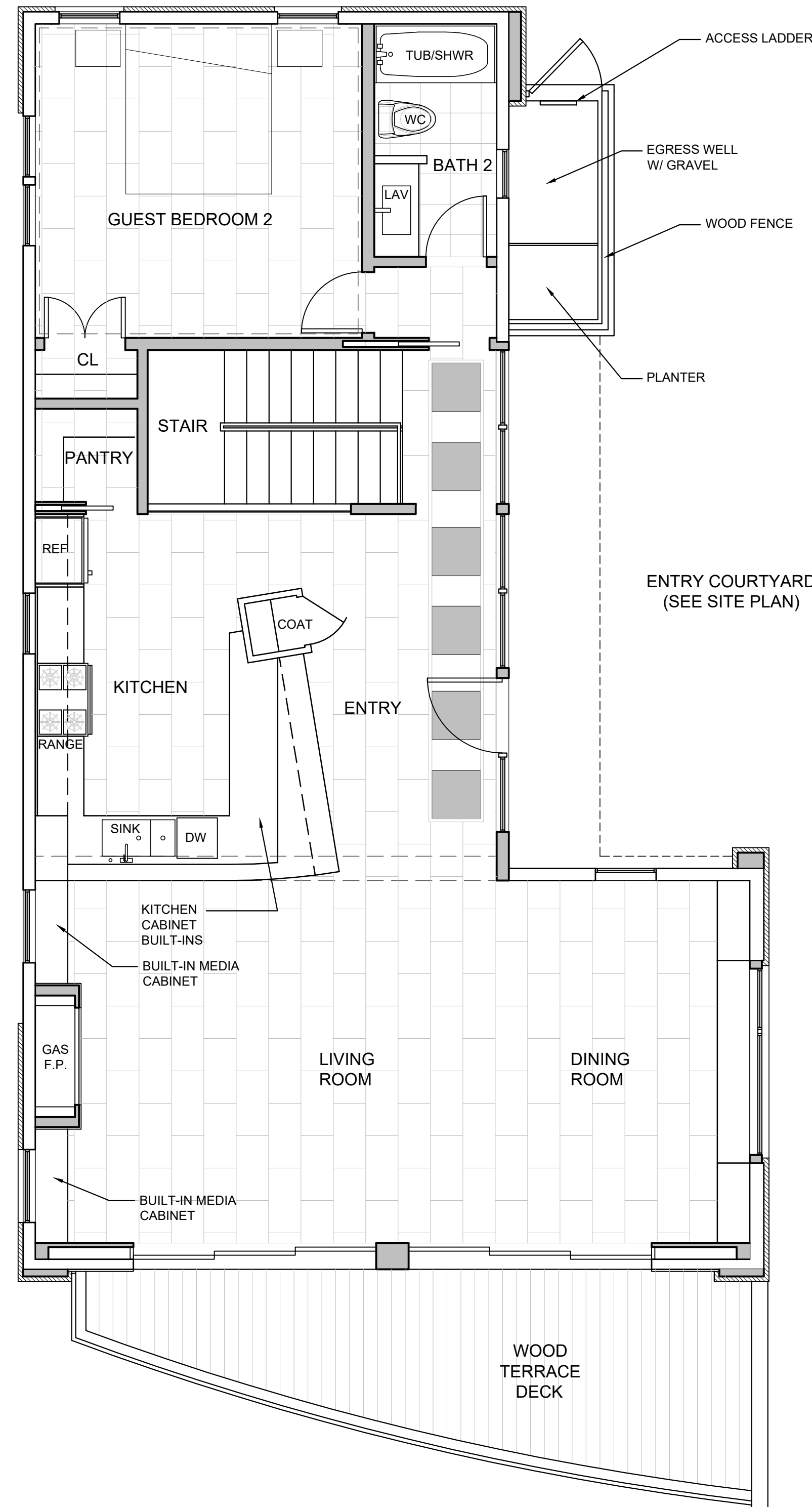
(E) BASEMENT LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"





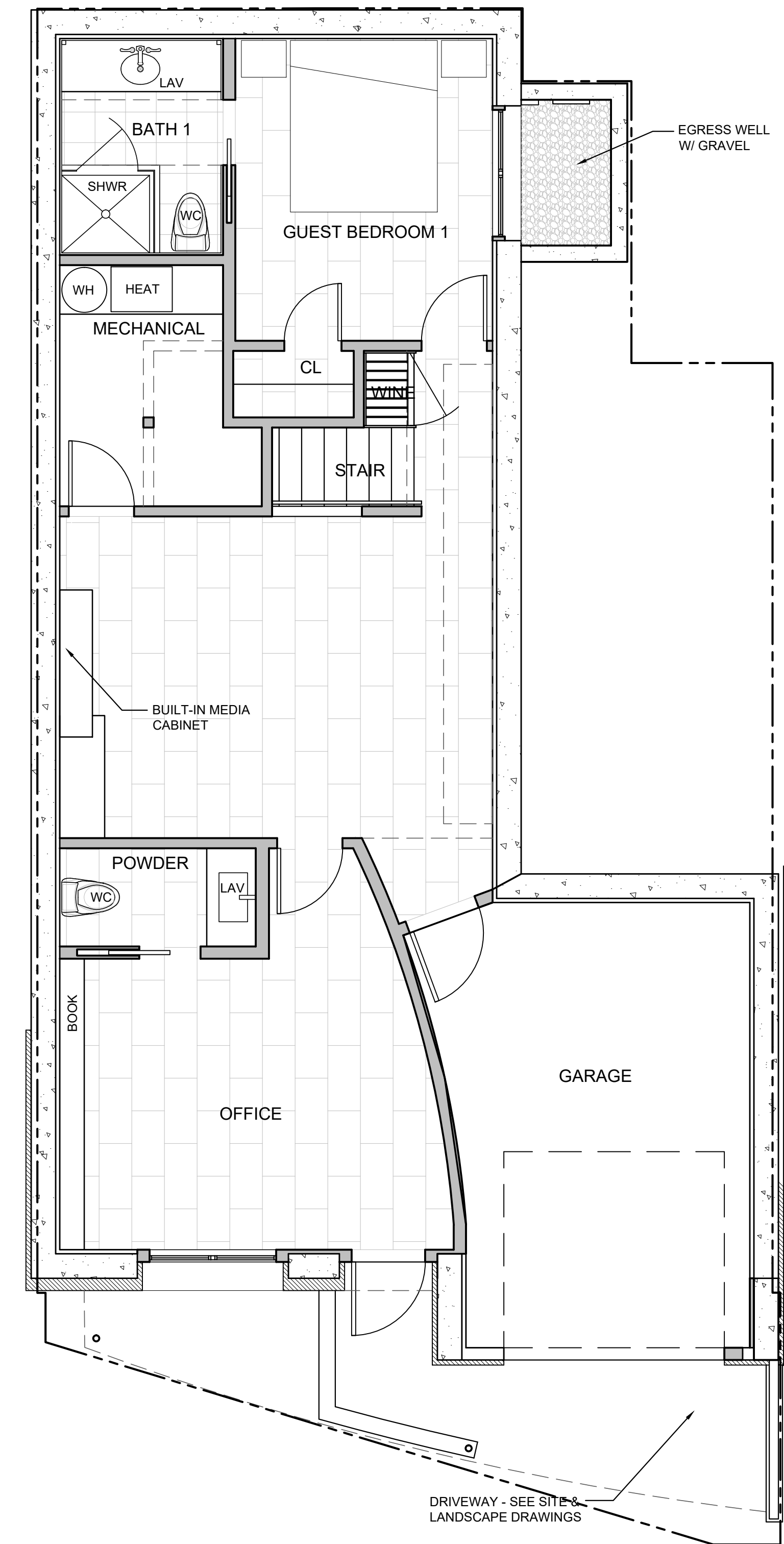
UPPER LEVEL FLOOR PLAN

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



MAIN LEVEL FLOOR PLAN

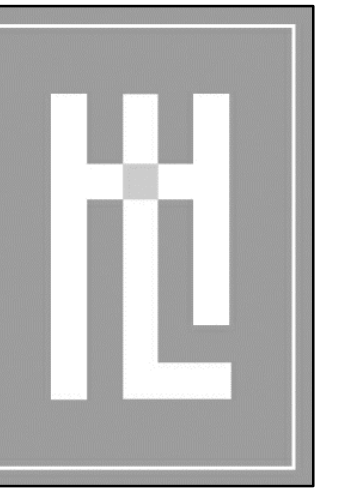
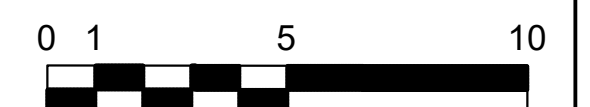
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WALL LEGEND:	
EXISTING FRAMING TO REMAIN:	
EXISTING STRUCTURAL CONCRETE WALL TO REMAIN:	
STONE VENEER (NEW):	
ROOF/DECK ABOVE:	
NEW WALL FRAMING:	

BASEMENT LEVEL FLOOR PLAN

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



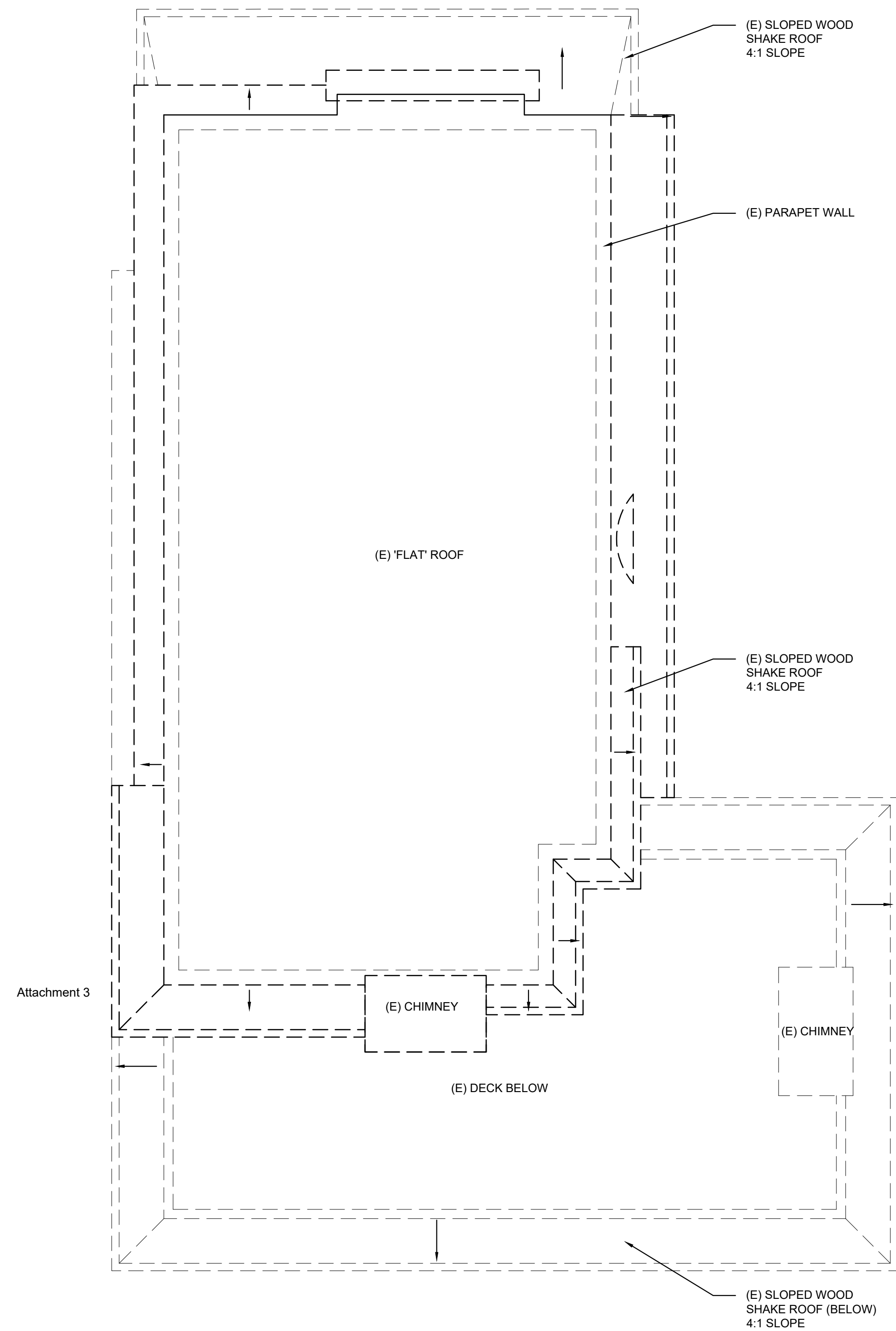
HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
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Fax: 831.649.6003
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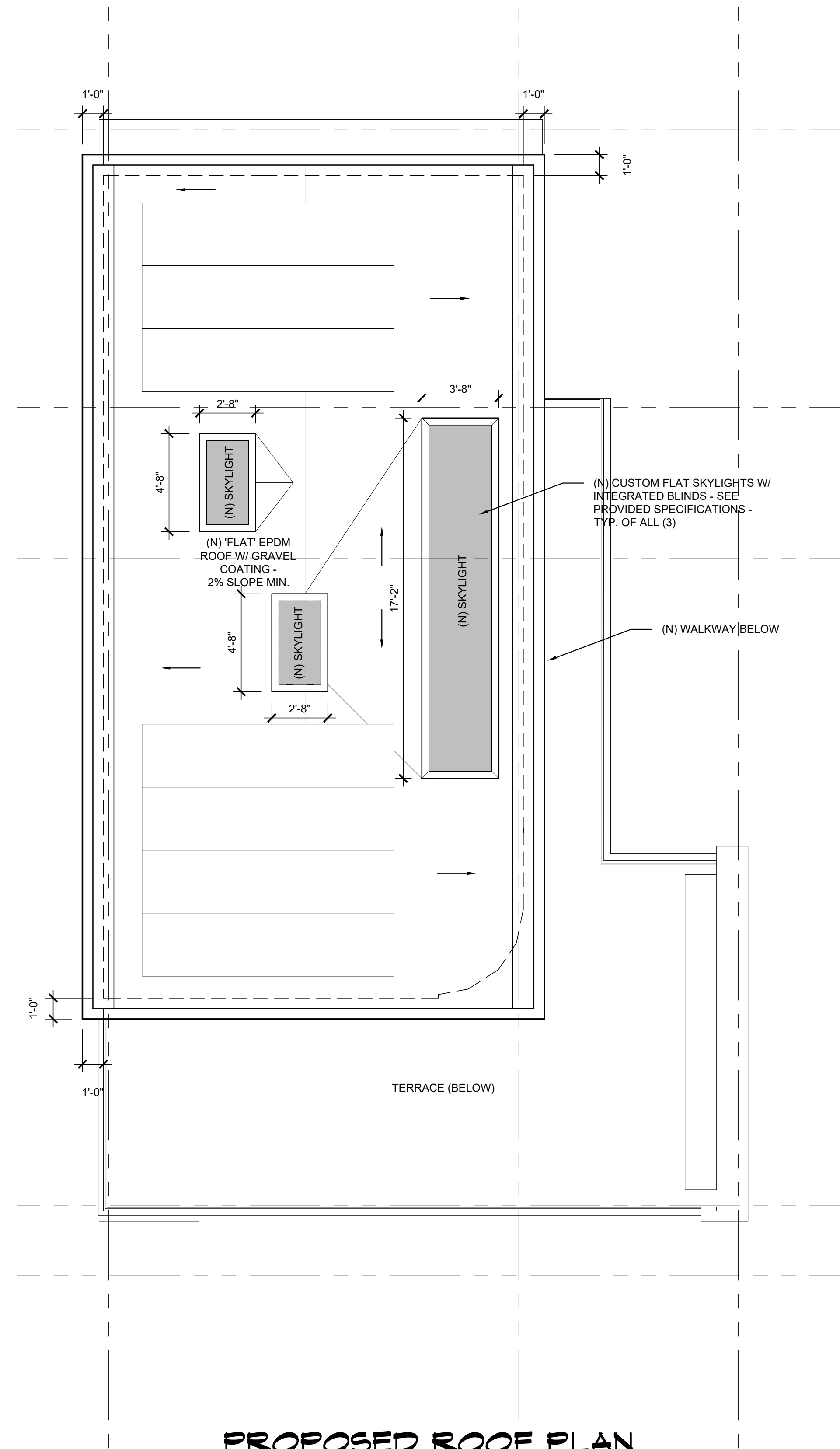
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JOB NUMBER:	21.25
REVISION	
1	PLANNING REVS. 10.20.2022
2	PLANNING REVS. 03.01.2023

PROPOSED FLOOR PLANS
ALTHOFF RESIDENCE
NE corner of 12th and SCENIC RD.
CARMEL, CA
A.P.N. 010-291-007

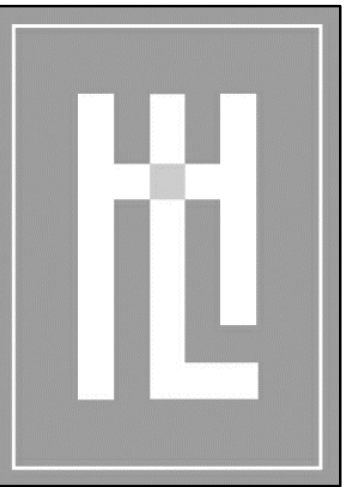
A2.1



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



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



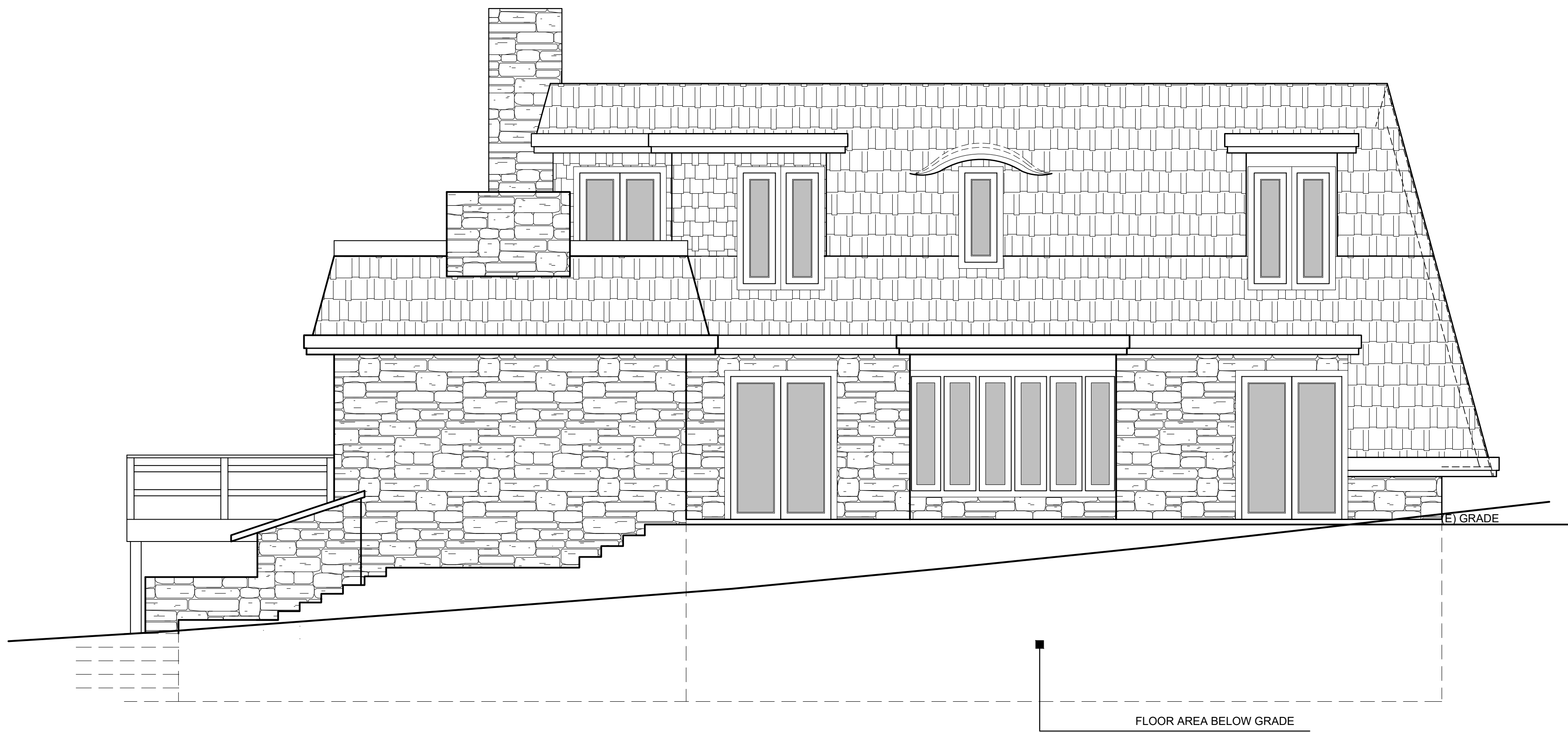
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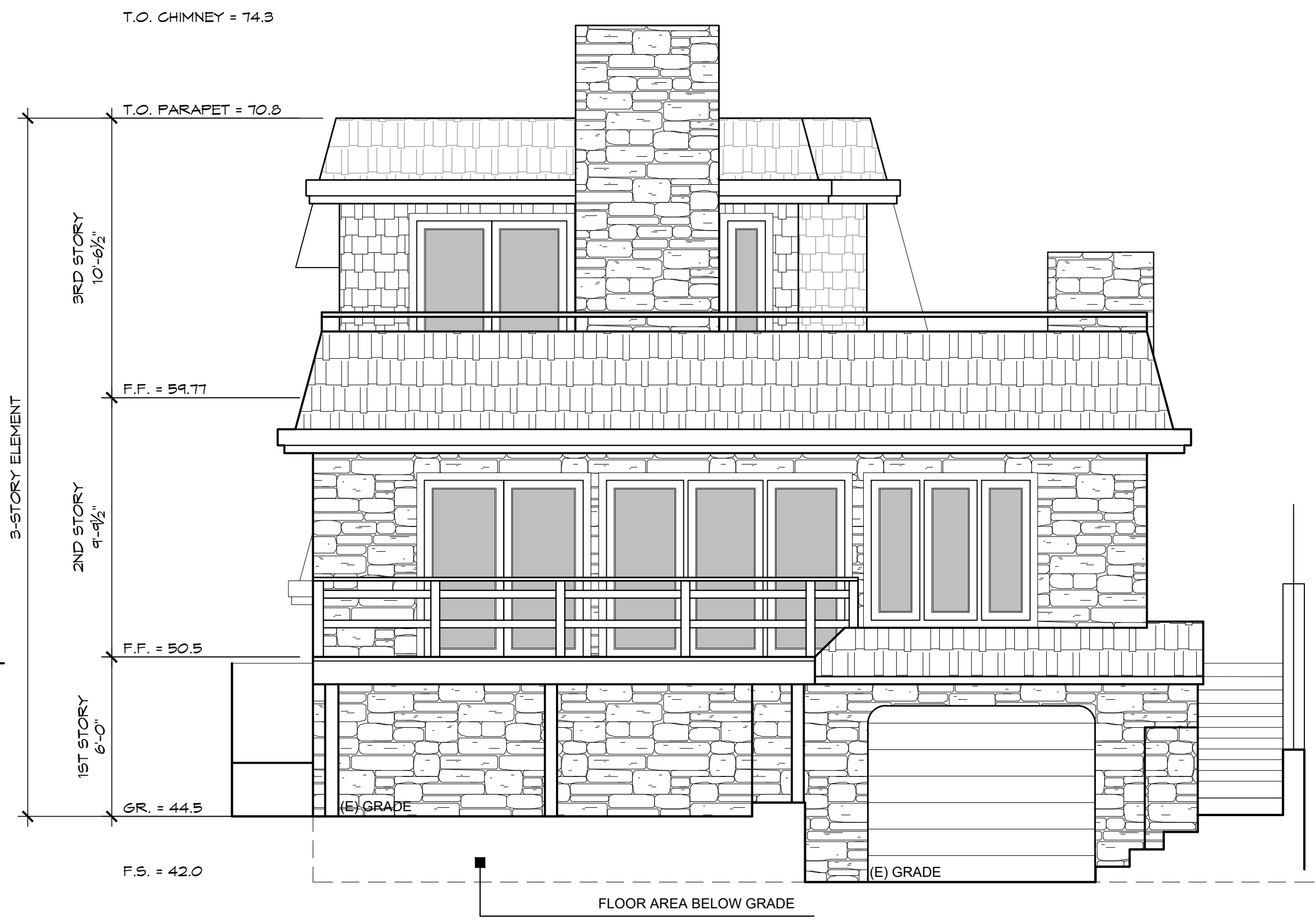
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JOB NUMBER:	21.25
REVISION	

ROOF PLANS
ALTHOFF RESIDENCE
NE corner of 12th and SCENIC RD.
CARMEL, CA
A.P.N. 010-291-007

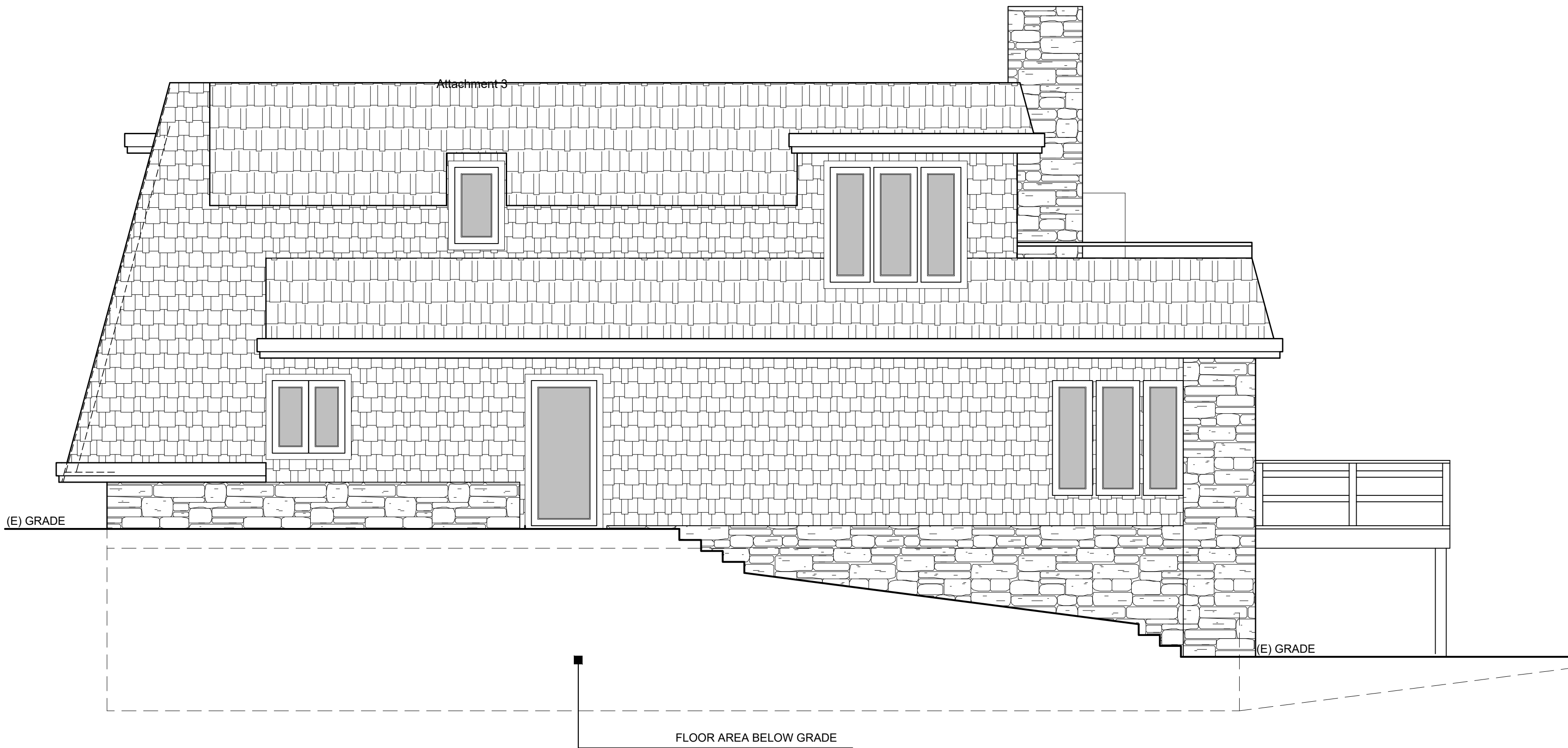
A2.2



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



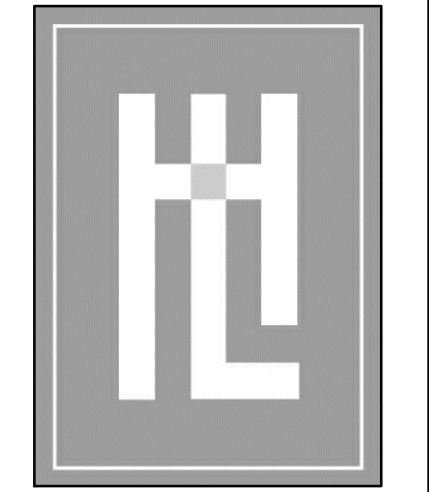
WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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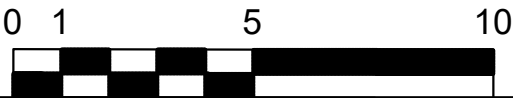
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REVISION

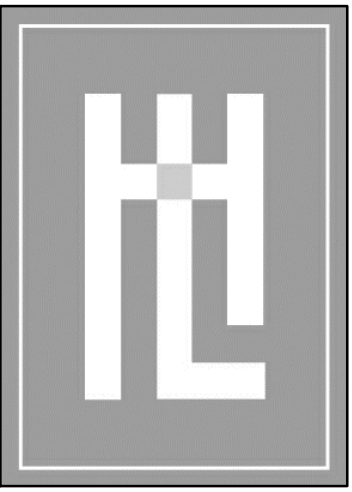
EXISTING EXTERIOR ELEVATIONS

ALTHOFF RESIDENCE

NE corner of 12th and SCENIC RD.
CARMEL, CA
A.P.N. 010-291-007

A3.0





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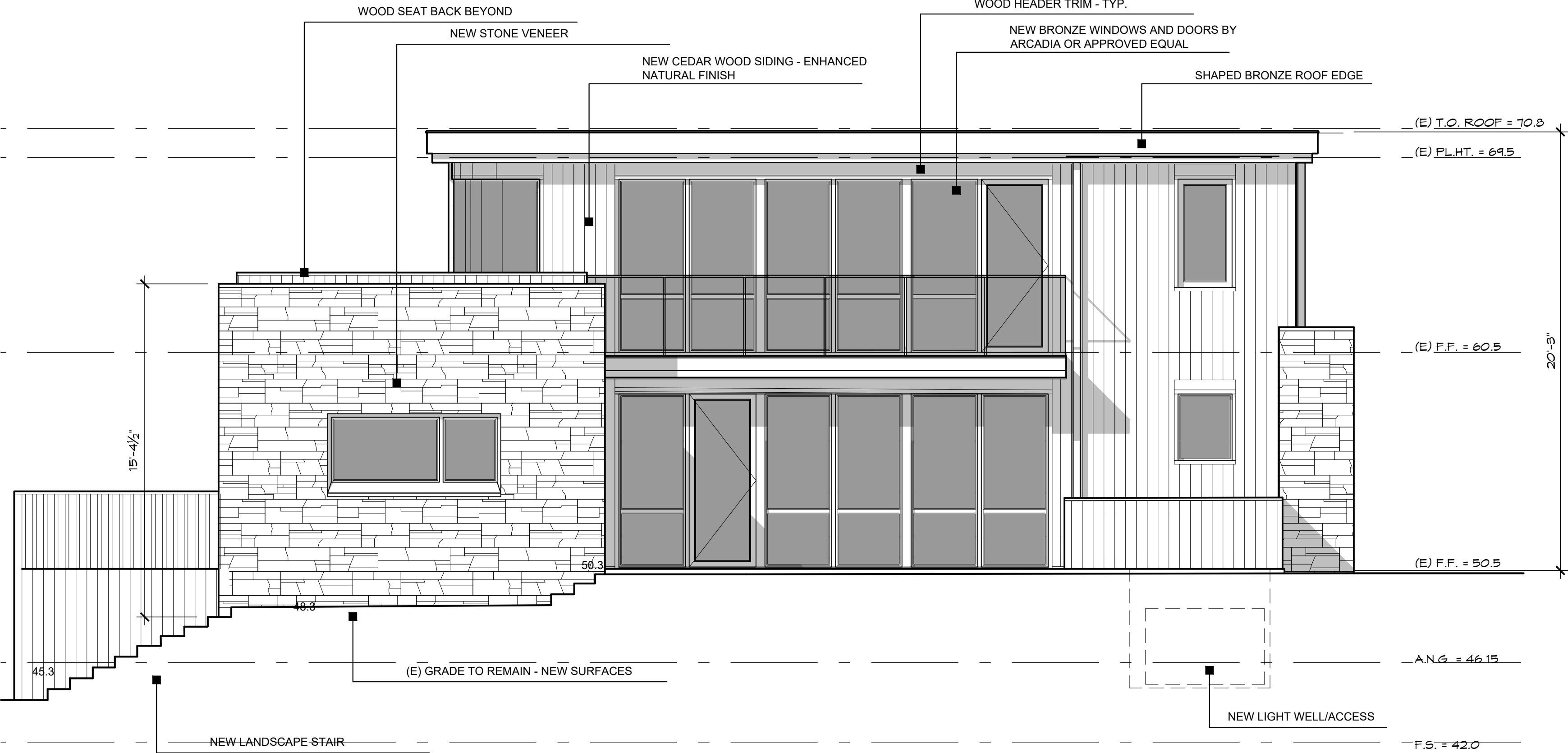
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JOB NUMBER: 21.25
REVISION

PROPOSED EXTERIOR ELEVATIONS

ALTHOFF RESIDENCE

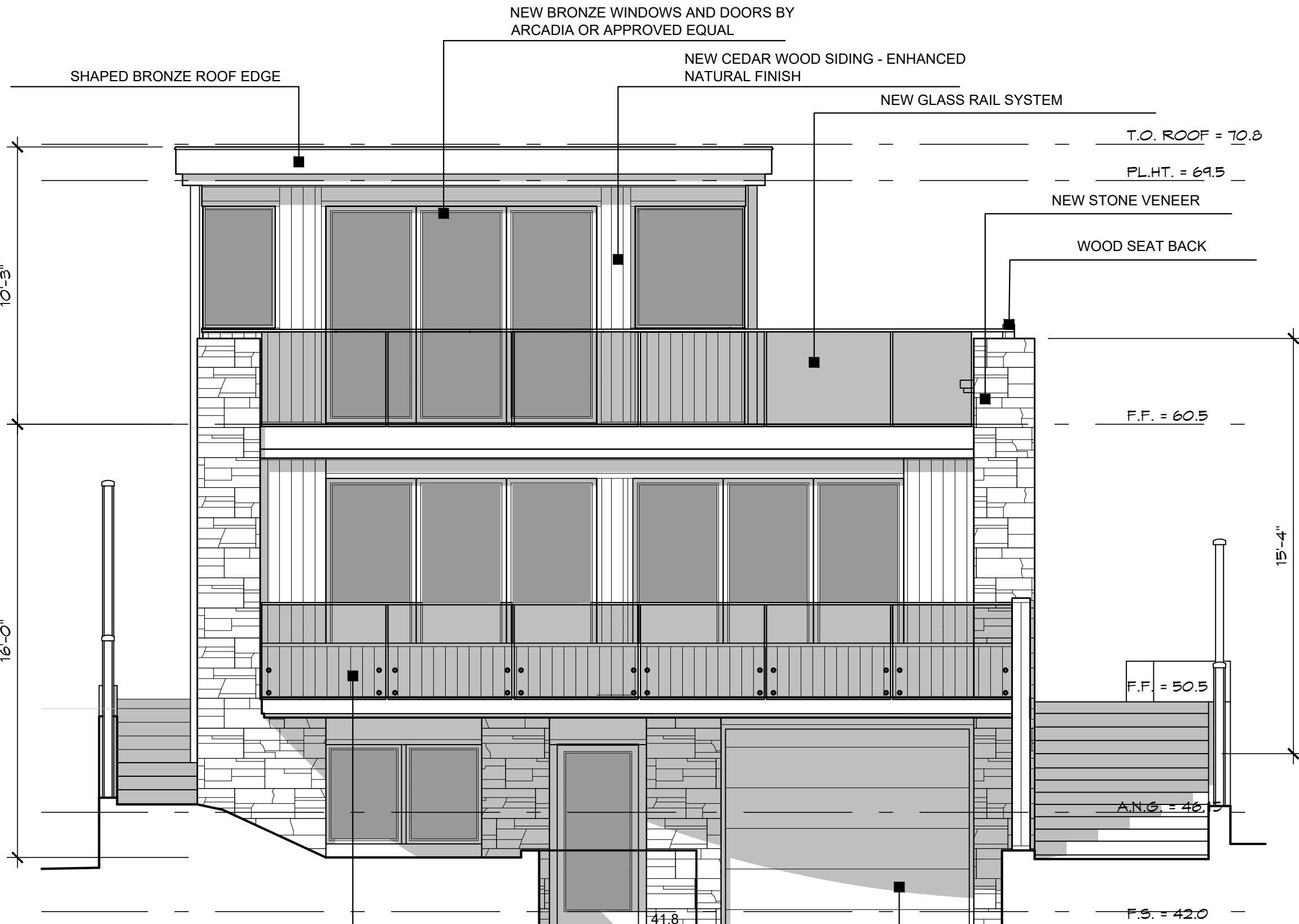
NE corner of 12th and SCENIC RD.
CARMEL, CA
A.P.N. 010-291-007

A3.1



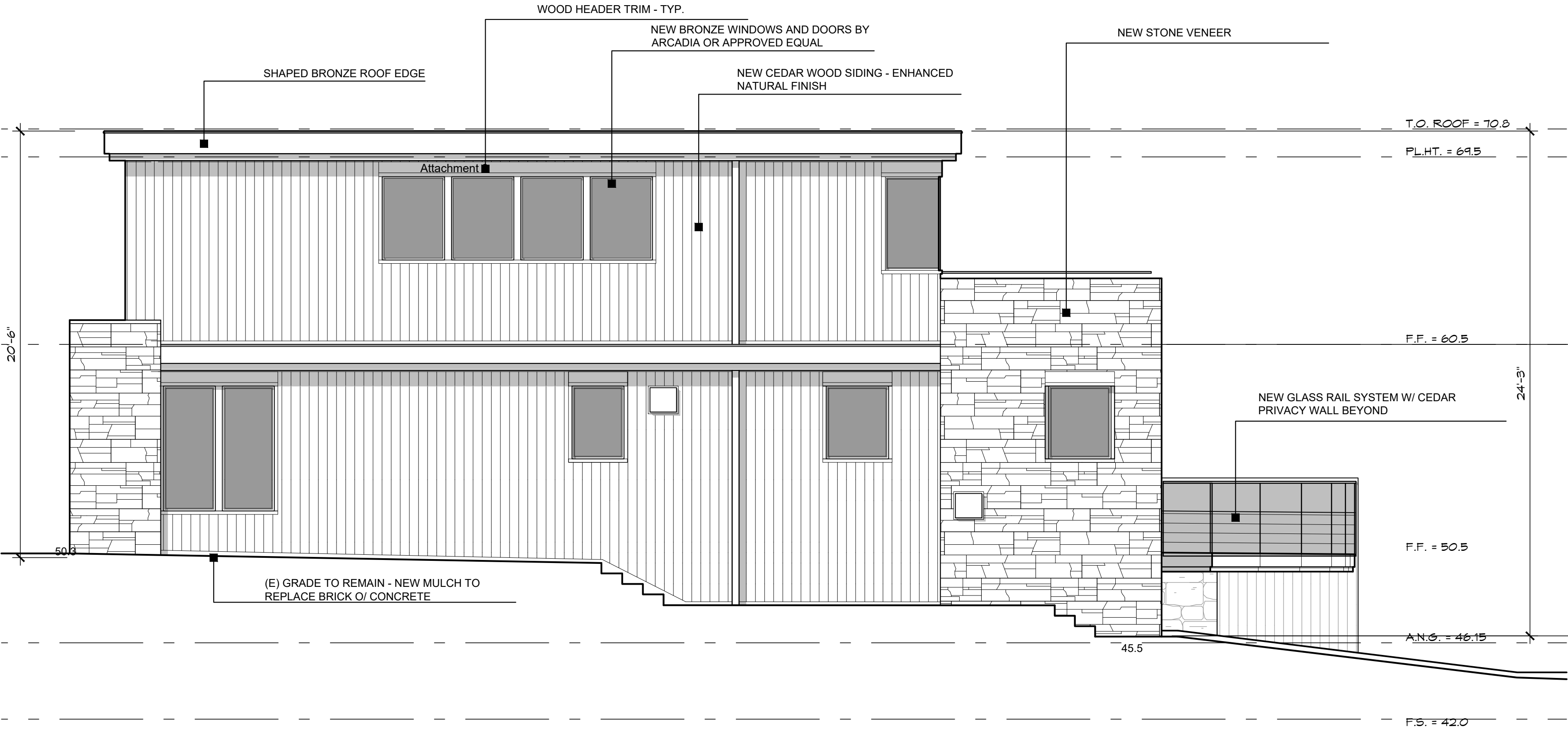
SOUTH ELEVATION

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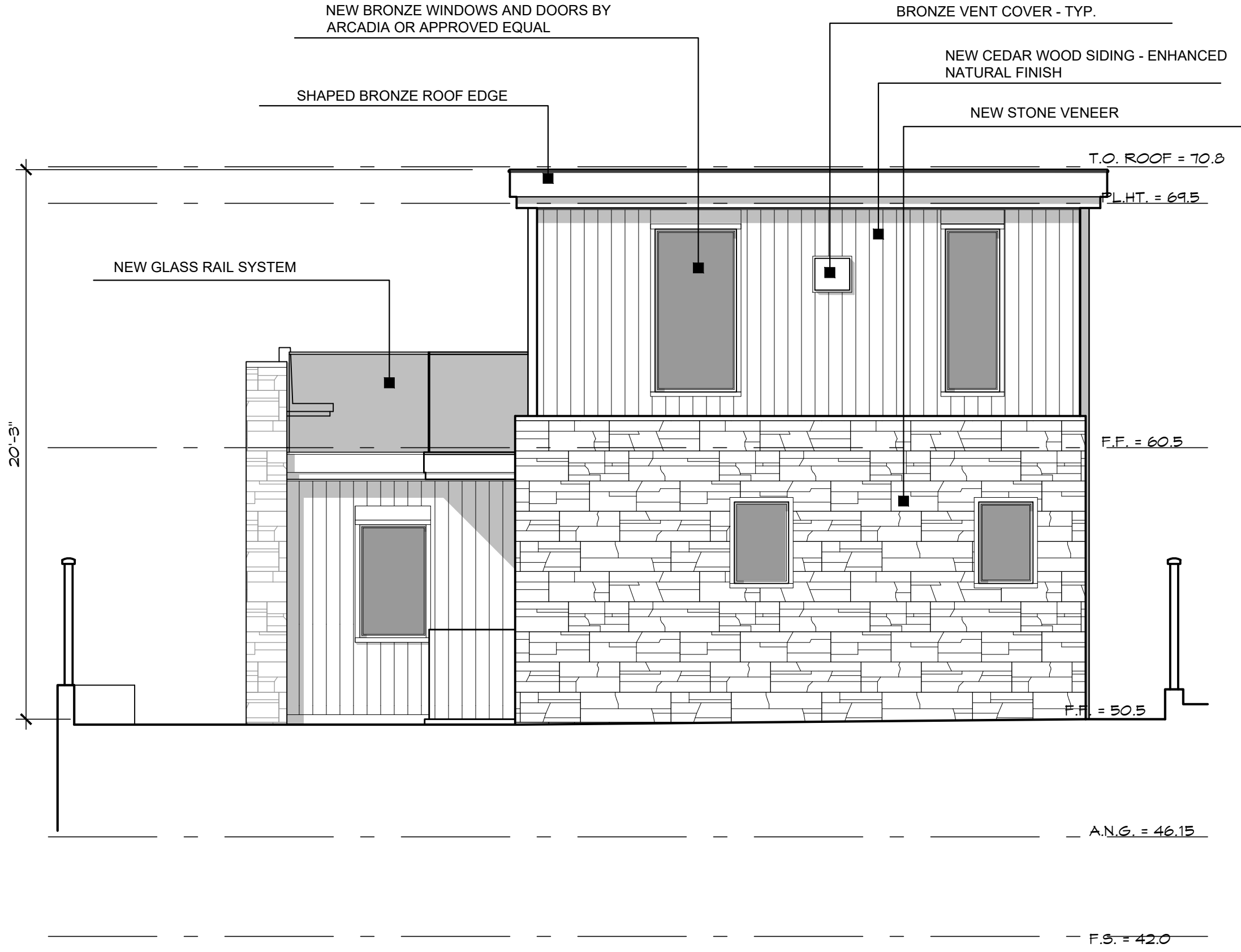
WEST ELEVATION

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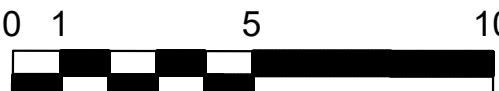
NORTH ELEVATION

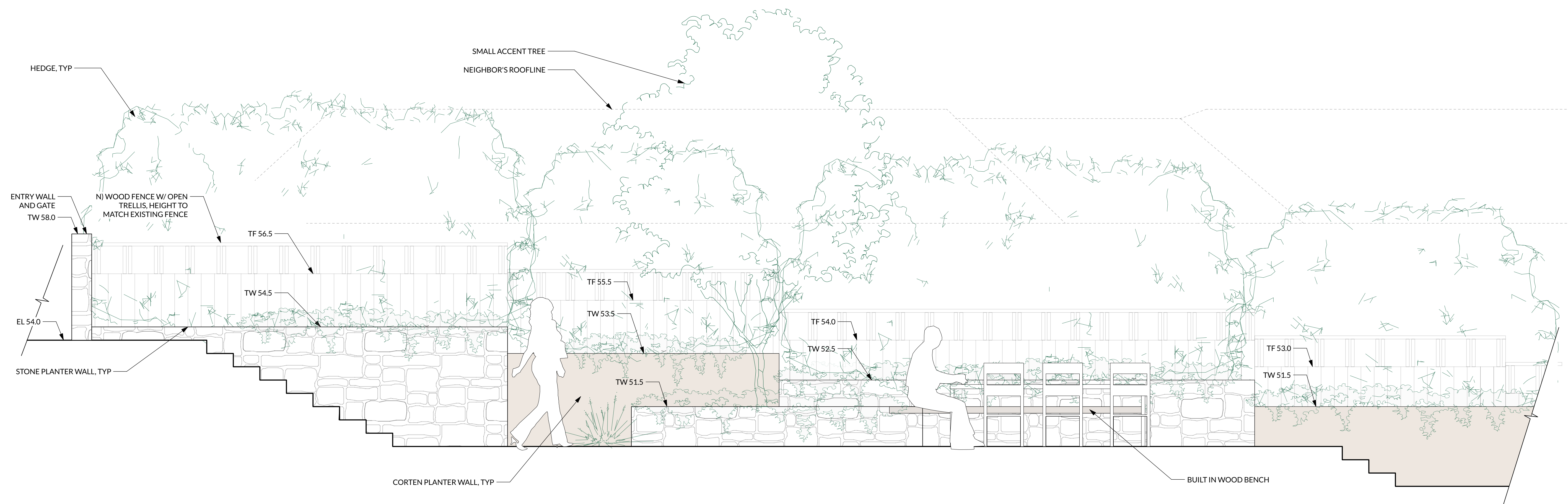
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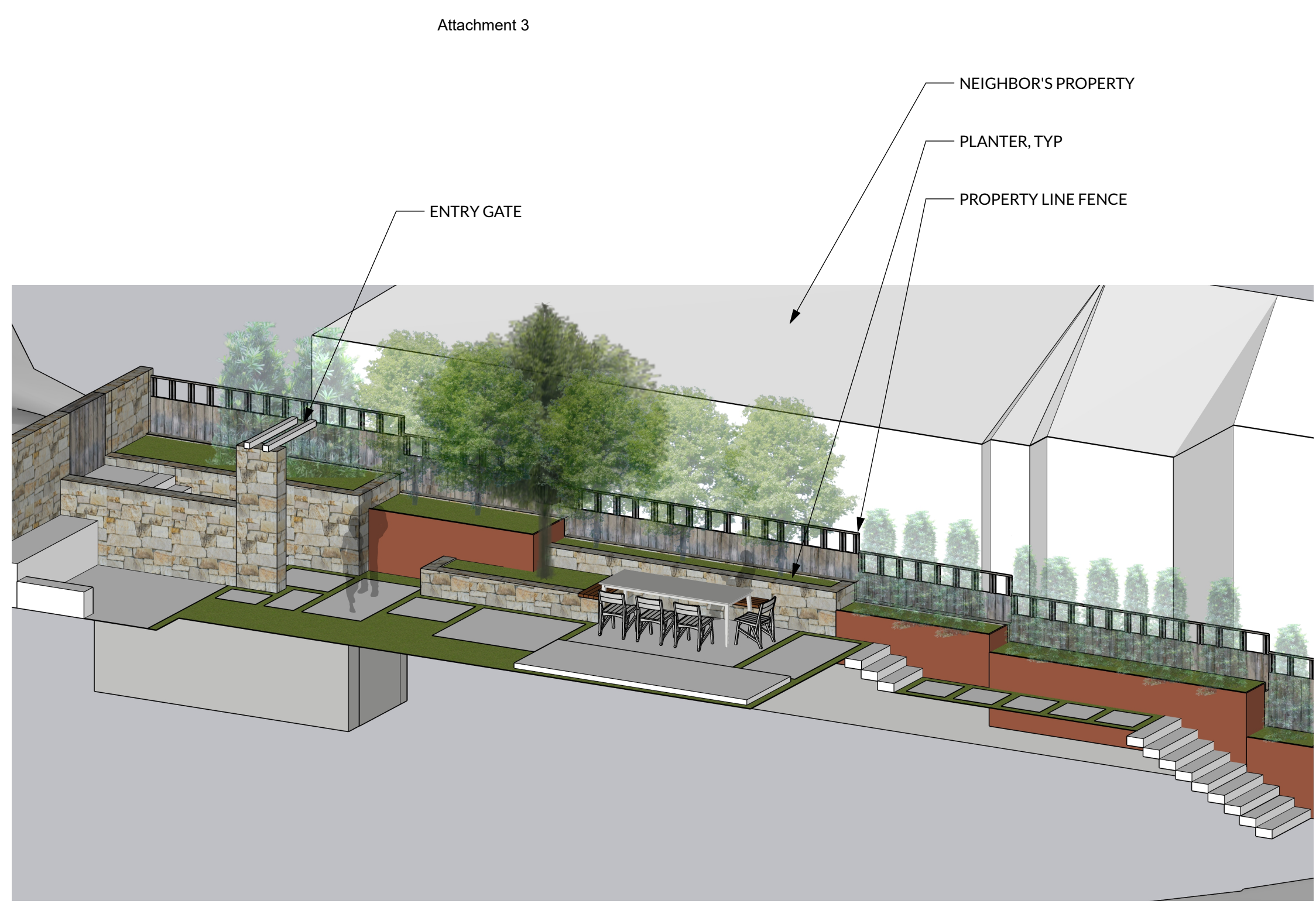
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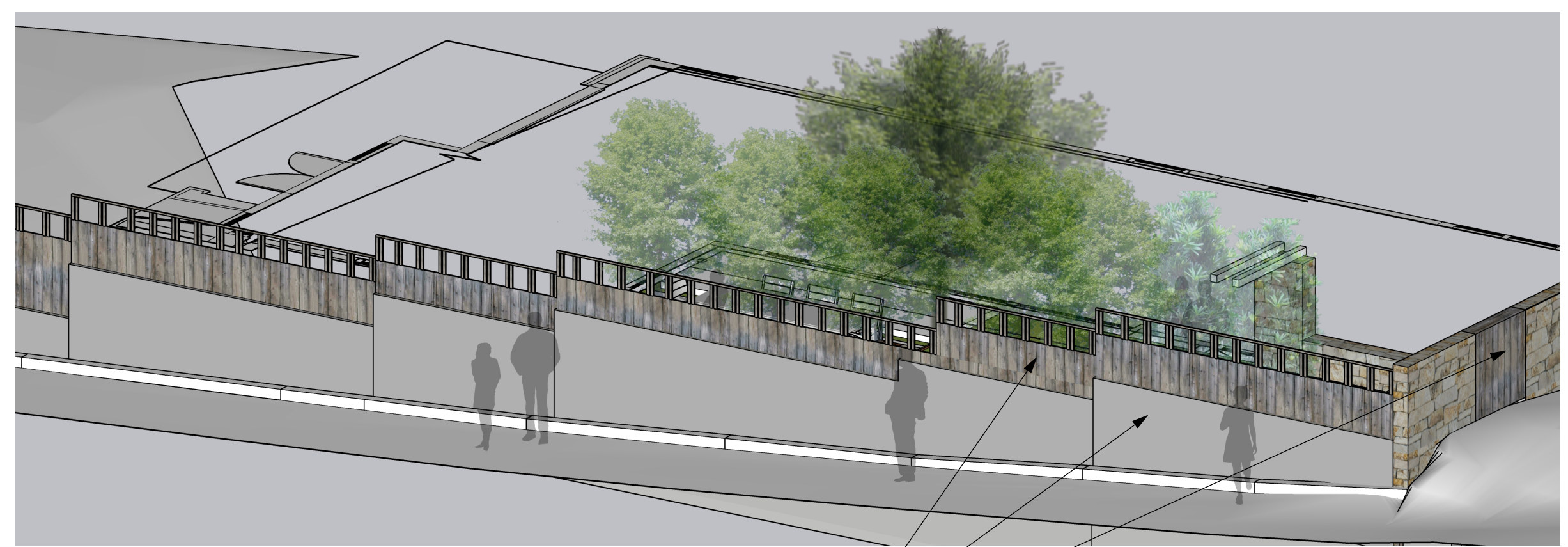




3 ELEVATION-SIDE YARD ENTRY PATIO AND SCREENING
Scale: 1/2" = 1'-0"



2 VIEW FROM PROPERTY PERSPECTIVE
Scale: NTS



1 PEDESTRIAN WALKWAY PERSPECTIVE
Scale: NTS

NOT FOR CONSTRUCTION, COORDINATION ONLY 2023.08.25

ARTERRA
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88 MISSOURI SAN FRANCISCO 94107
415.861.3100
arterrasf.com



ALTHOFF RESIDENCE
NE CORNER OF 12TH AND SCENIC DR
CARMEL, CALIFORNIA
APN: 010-291-007

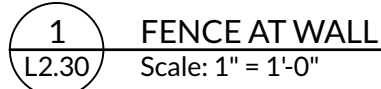
DATE:	ISSUE:
11.10.2022	DESIGN REVIEW SUBMITTAL
08.25.2023	DESIGN REVIEW SUBMITTAL

SCALE: AS NOTED

SECTIONS AND
ELEVATIONS

L1.20

Attachment 3



NOTE: ALL EXPOSED WOOD TO BE WESTERN RED CEDAR

—2"X2" WOOD SLAT

—1-1/2" TUBULAR STEEL FRAME

—2"X2" WOOD SLAT

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ALTHOFF RESIDENCE
ONE CORNER OF 12TH AND SCENIC DR
CARMEL, CALIFORNIA
APN: APN: 010-291-007

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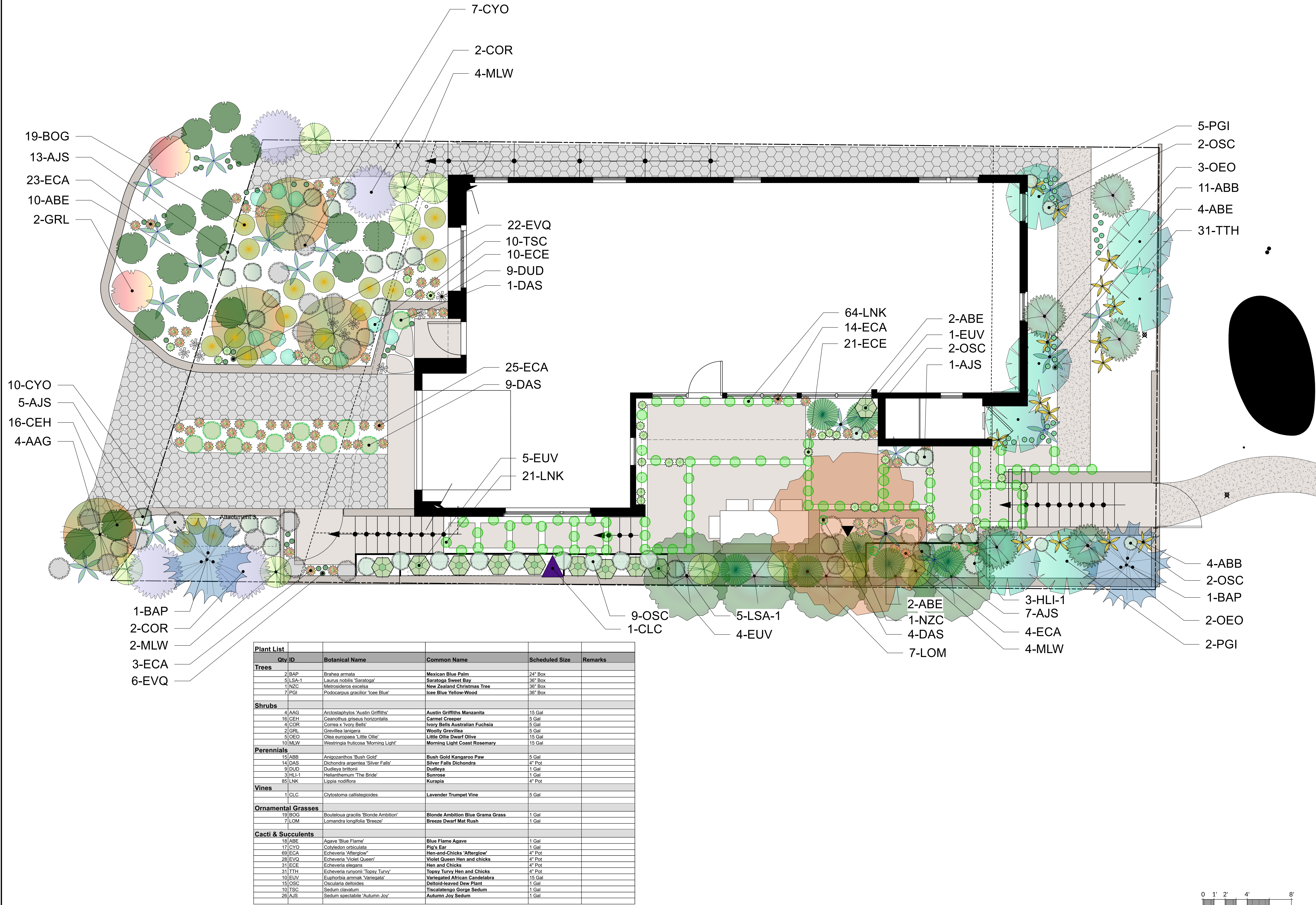
SCALE: AS NOTED

DETAILS

L2.3C



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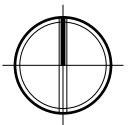
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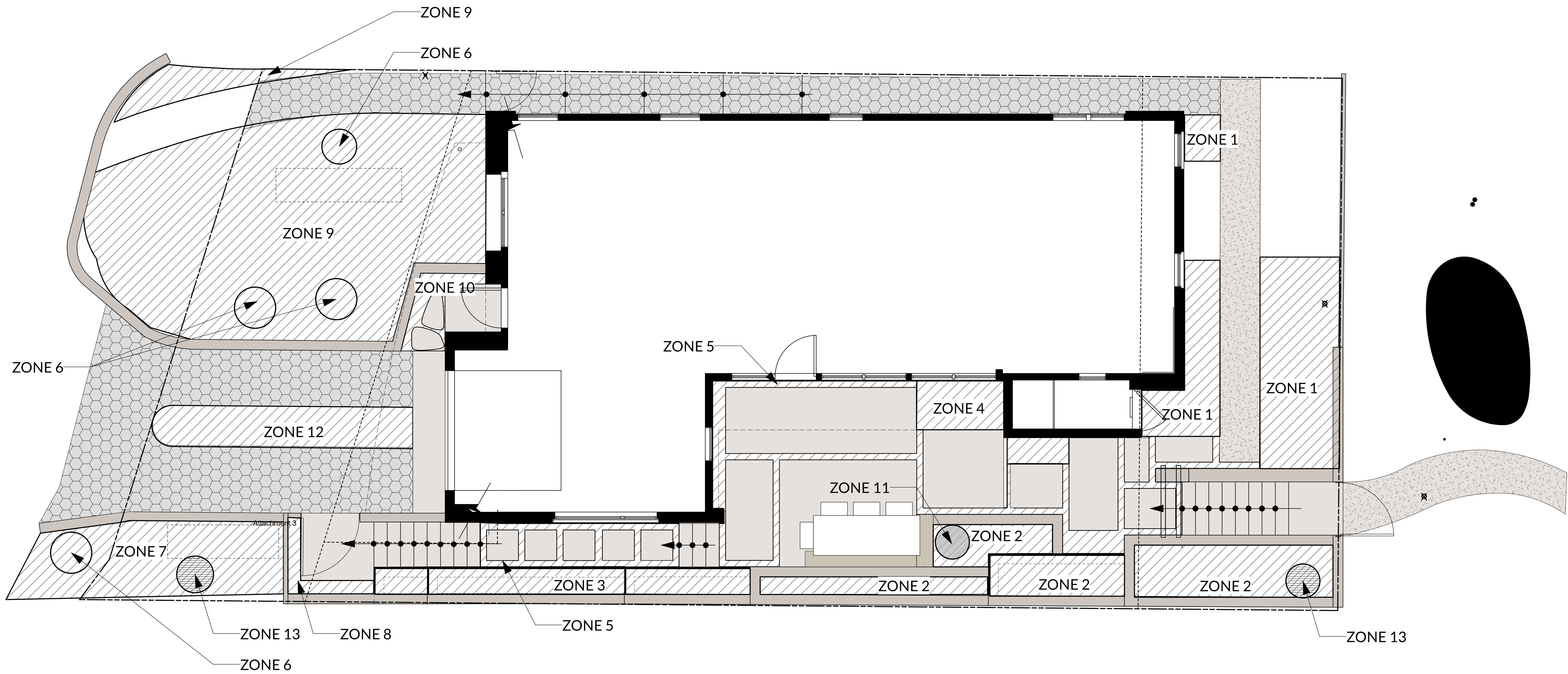
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NE CORNER OF 12TH AND SCENIC DR
CARMEL, CALIFORNIA
APN: 010-291-007

DATE:	ISSUE:
11.10.2022	DESIGN REVIEW SUBMITTAL
08.25.2023	DESIGN REVIEW SUBMITTAL

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



PLANTING PLAN



HYDROZONE WATER USE LEGEND	
	LOW
	MODERATE
	HIGH
	SLA



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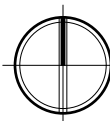
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08.25.2023	DESIGN REVIEW SUBMITTAL

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



IRRIGATION ZONE
PLAN/WELO
CALCULATIONS

L4.00

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 GROUND COVER 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 CHRUSTY 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 THAN 12 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 ½" INCH TUBING IS USED, INSTALL E.O.V.C. BUG CAPS AND TUBING STAKES AT THE DISCHARGE ENDS BY "SALCO". ½" 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.)

SECTION 9: IRRIGATION ZONES

WATER EFFICIENT LANDSCAPE WORKSHEET						
City:	Carmel-By-The-Sea	Reference ETo:	36			
ETWU Equation: $ETo \times 0.62 \times (((PF \times HA)/IE) + SLA)$						
MAWA Equation: $(ETo) \times (0.62) \times (0.55 \times LA) + (1.0 - 0.55) \times SLA$						
	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	0.20	150	0.81	37
Zone 2	Drip	Low	0.20	126	0.81	31
Zone 3	Drip	Low	0.20	55	0.81	14
Zone 4	Drip	Low	0.20	36	0.81	9
Zone 5	Drip	Low	0.20	94	0.81	23
Zone 6	Drip	Low	0.20	29	0.81	7
Zone 7	Drip	Low	0.30	93	0.81	34
Zone 8	Drip	Low	0.30	11	0.81	4
Zone 9	Drip	Low	0.20	428	0.81	106
Zone 10	Drip	Low	0.20	11	0.81	3
Zone 11	Drip	Low	0.20	5	0.81	1
Zone 12	Drip	Low	0.20	60	0.81	15
Zone 13	Drip	Medium	0.50	11	0.81	7
			Total:	1109		291
			Sum	1,109		
Results						
MAWA =	13,614	ETWU=	6,489	Gallons		
			868	Cubic Feet		
			9	HCf		
			0.02	Acres-feet		
			0.01	Millions of Gallons		
ETWU complies with MAWA						
ETAF Calculations						
Regular Landscape Areas						
	Total ETAF x Area	291				
	Average ETAF	0.26				
ETAF is below .55						
All Landscape Areas						
	Total ETAF x Area	290.74				
	Total Area	1109				
	Sitewide ETAF	0.26				

NOT FOR CONSTRUCTION, COORDINATION ONLY 2023.08.25



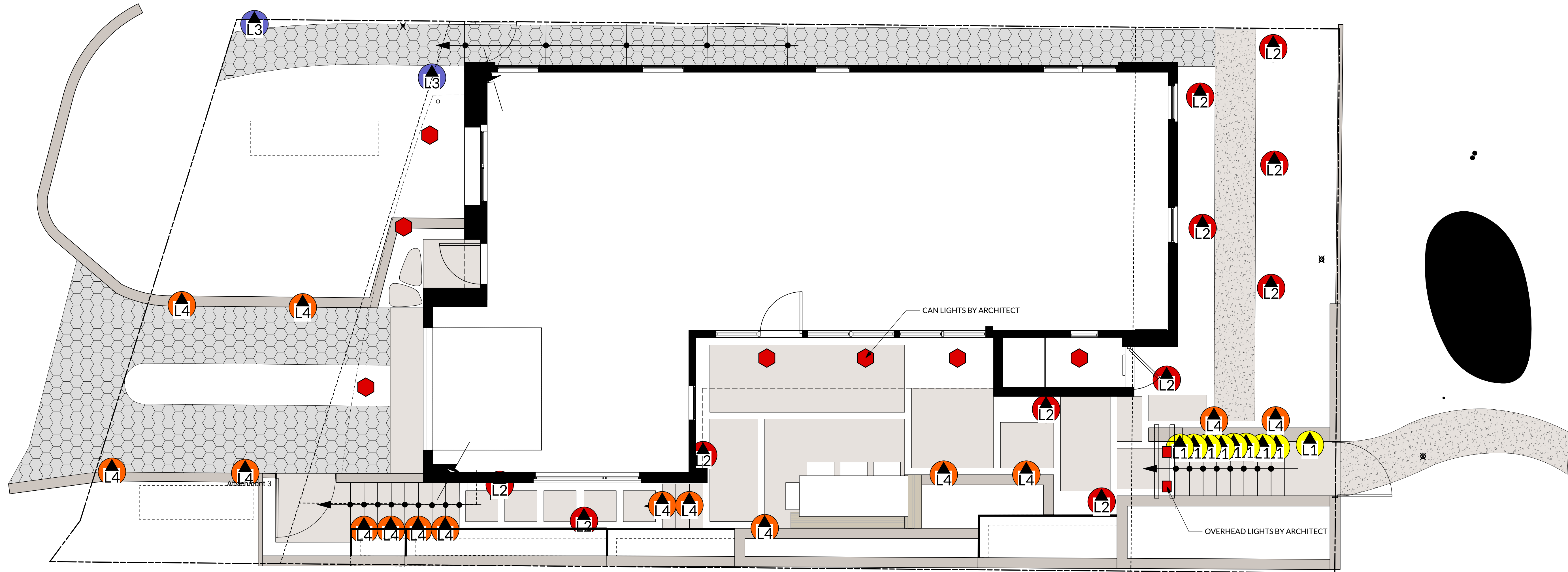
ALTHOFF RESIDENCE
ONE CORNER OF 12TH AND SCENIC DR
CARMEL, CALIFORNIA
APN: 010-291-007

[illegible]

SCALE: AS NOTED

IRRIGATION NOTES

L4.01



LANDSCAPE LIGHTING LEGEND					
SYMBOL	DESCRIPTION	MANUFACTUER	MODEL SPEC	FINISH	NOTES
	STAIR LIGHT	MP LIGHTING	L337-2700K-C-BZ	BRONZE POWDER COATED	
	PATH/DRIVE LIGHT	SPJ	SPJ13-300-8-15V-150 LUMENS-2700K-MBR	MATTE BRONZE	
	PATH LIGHT	SPJ	SPJ18-811-150LUMENS-2700K-MBR	MATTE BRONZE	
	STEP LIGHT	SPJ	SPJ-MSL2-125LUMENS-2700K-MBR	MATTE BRONZE	
	OVERHEAD LIGHT	BY ARCHITECT	BY ARCHITECT	BY ARCHITECT	
	CAN LIGHT	BY ARCHITECT	BY ARCHITECT	BY ARCHITECT	
T	TRANSFORMER	SPJ	SPJ MAGNETIC DIMMABLE TRANSFORMER - 150 or 300		



NOT FOR CONSTRUCTION, COORDINATION ONLY 2023.08.25

DATE: 11.10.2022
08.25.2023

ISSUE: DESIGN REVIEW SUBMITTAL
DESIGN REVIEW SUBMITTAL

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

LIGHTING PLAN

L5.00

ALTHOFF RESIDENCE
NE CORNER OF 12TH AND SCENIC DR
CARMEL, CALIFORNIA
APN: 010-291-007



ARTERRA
LANDSCAPE ARCHITECTS
88 MISSOURI SAN FRANCISCO 94107
415.861.3100
arterrasf.com

Attachment 3

4 STEP LIGHT
Scale: NTS



Model: **SPJ-MSL2**
Finish: PVD Graphite

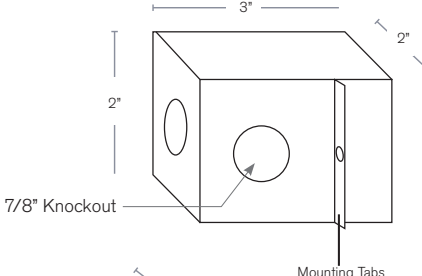
Forever Bright

SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated ensuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical: Available in 9-15V or 120V

Labels: ETL Standard Wet Label
C-ETL



Recessed Fixture

DESCRIPTION

Model#: SPJ-MSL2
Engine: FB-2WREC-TA-2-B-2700K
Wattage: 2W
Lumens: 125
Color Temp: 2700K
Electrical: 9-15V, 120V
LED: Nichia

7/8" Knockout
8/32" Phillip Screw
1 1/2"
2 1/2"
2 1/2"
Mounting Tabs

Alternate View
FB-2WREC-TA-2-B-2700K
Mounting Tabs

Wet Listed

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ-MSL2	MBR	2W	125	2700K	9-15V

Y = Verde
M = Moss
AG = Agate Brass
MBR = Matte Bronze
SB = Satin Brass
GM = Gun Metal

B = Black
R = Rust
PDP = PVD Polished
PDS = PVD Satin
PDS = PVD Graphite

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3 PATH LIGHT
Scale: NTS



Model: **SPJ18-811**
Finish: PVD Satin

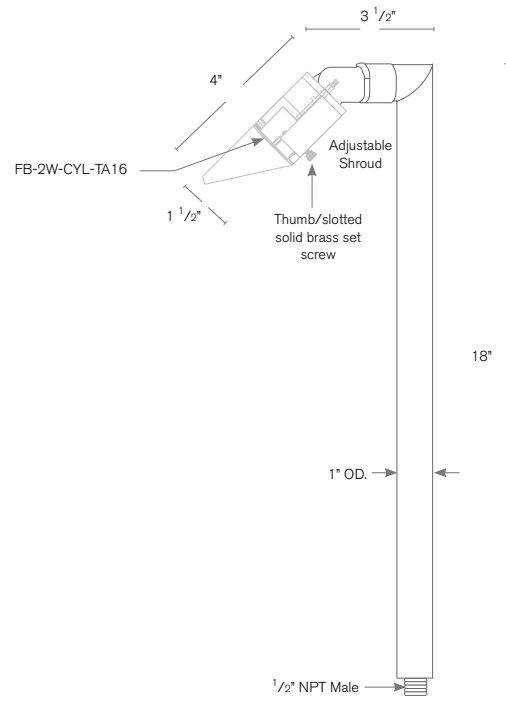
Forever Bright

SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated ensuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical: Available in 8-15V

Labels: ETL Standard Wet Label
C-ETL



Contemporary Path Light

DESCRIPTION

Model#: SPJ18-811 18" RISER
Model#: SPJ24-811 24" RISER
Material: Solid Brass
Engine: FB-2W-CYL-TA16
Lumens: 150
Color Temp: 2700K
Optic: Wide Angle Flood
Mounting: 1/2" NPT, Dual Pin Spike Incl.
LED: Nichia

FB-2W-CYL-TA16
Adjustable Shroud
1 1/2"
3 1/2"
18"
1" O.D.
1/2" NPT Male

Wet Listed

ORDERING INFORMATION

Model#	Finishes	Wattage	Optics	Lumens	Color Temp.	Electrical
SPJ18-811	MBR	2W	WIDE ANGLE FLOOD	150	2700K	8-15V

Y = Verde
M = Moss
AG = Agate Brass
MBR = Matte Bronze
SB = Satin Brass
GM = Gun Metal

B = Black
R = Rust
PDP = PVD Polished
PDS = PVD Satin

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2 PATH LIGHT/DRIVE LIGHT
Scale: NTS



Model: **SPJ13-300**
Finish: Matte Bronze

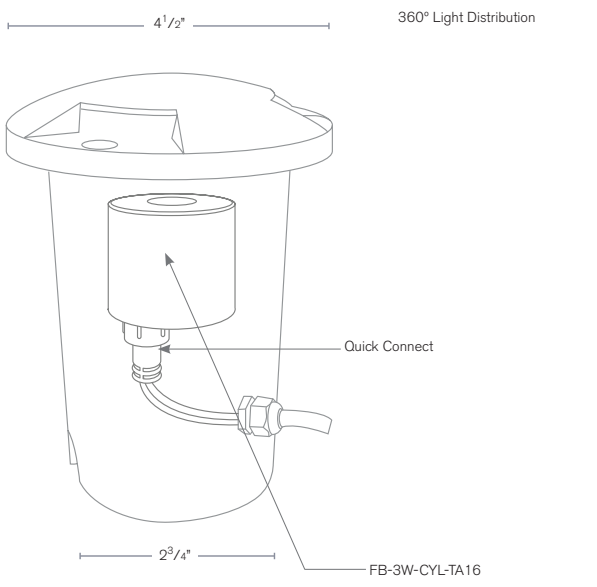
Forever Bright

SPECIFICATION FEATURES

Finish: Our naturally etched finishes will withstand the test of time. All finishes are individually treated ensuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".

Electrical: Available in 8-15V

Labels: ETL Standard Wet Label
C-ETL



Marker Light

DESCRIPTION

Model: SPJ13-300
Material: Cast Brass
Electrical: 8-15V
Engine: FB-3W-CYL-TA16
Lumens: 150
Color Temp: 2700K
Mounting: In-Ground
Key Spec: Clear tempered refractor lens w/ gasket
LED: Nichia

4 1/2"
300° Light Distribution
Quick Connect
FB-3W-CYL-TA16
2 1/2"
8"
2 7/8"
Brass Pour Spout

Wet Listed

ORDERING INFORMATION

Model#	Finishes	Wattage	Lumens	Color Temp.	Electrical
SPJ13-300	MBR	3W	150	2700K	8-15V

Y = Verde
M = Moss
AG = Agate Brass
MBR = Matte Bronze
SB = Satin Brass
GM = Gun Metal

B = Black
R = Rust
PDP = PVD Polished
PDS = PVD Satin

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IMPLIGHTING

L300

EXTERIOR | INTERIOR

In-grade | For ground, ceilings, walls, and stairs

Two L300 includes a wall mount to illuminate overhead space when mounting light on a specific target. Typical applications include: (1) in vertical surfaces above stair treads, (2) in horizontal surfaces (floors, in floor) or in lights in service hallways or along walkways etc.

Wet, Damp, and Dry location

RoHS CE

Ordering Information

Date: _____ Quantity: _____

Project: _____ Note: _____

Type: _____

Specifications

Luminaire | Example Code: L300-2-W30H-SHN-C | 0-MKG-9-S6

Product	Version	CCT & CR ¹	LED Housing ²	Beam Angle ³	Lens	Accessories ⁴ (Optional)	Internal Angle Bracket ⁵	Mounting KIT (Optional)	Flange & Back Box ⁶	Trim Finish ⁷
L300	1 W 2 CW	W225 2700K-9v W230 3000K-9v W240 3500K-9v W250 4000K-9v W260 4500K-9v	S4 standard housing S5 30° beam angle S6 30° beam angle S7 30° beam angle S8 30° beam angle S9 30° beam angle S10 30° beam angle S11 30° beam angle S12 30° beam angle S13 30° beam angle S14 30° beam angle S15 30° beam angle S16 30° beam angle S17 30° beam angle S18 30° beam angle S19 30° beam angle S20 30° beam angle S21 30° beam angle S22 30° beam angle S23 30° beam angle S24 30° beam angle S25 30° beam angle S26 30° beam angle S27 30° beam angle S28 30° beam angle S29 30° beam angle S30 30° beam angle S31 30° beam angle S32 30° beam angle S33 30° beam angle S34 30° beam angle S35 30° beam angle S36 30° beam angle S37 30° beam angle S38 30° beam angle S39 30° beam angle S40 30° beam angle S41 30° beam angle S42 30° beam angle S43 30° beam angle S44 30° beam angle S45 30° beam angle S46 30° beam angle S47 30° beam angle S48 30° beam angle S49 30° beam angle S50 30° beam angle S51 30° beam angle S52 30° 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System Components (Ordered Separately)

Remote Driver: _____ * Consult MP Lighting Website or Factory

Important Notes

Specification

1. Refer to page 2 for Light Quality and Color Consistency
2. Flange (shown flange) is required for L300 (long housing)
3. See L300 Distribution section for distribution of different combinations of beam angles and angle bracket. V1 (wide, 120°) only available with S4 (standard housing). S1 (super spot, 8°) and S6 (deep spot, 7°) only available with S4 (wide, not available with L300 (long housing) or L300 (short housing).
4. Covers will be shown the lens. Only available when there is no internal angle bracket.
5. Internal angle bracket is factory set and cannot be field adjusted. If necessary, the maximum of 20° without accessories.
6. Mounting kit is ordered separately. Please consult factory
7. For components related, refer to Luminaire Construction section. For custom box and flange options, consult MP factory.
8. Factory set length of 11-13/16" (295mm) (V1, S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16, S17, S18, S19, S20, S21, S22, S23, S24, S25, S26, S27, S28, S29, S30, S31, S32, S33, S34, S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S49, S50, S51, S52, S53, S54, S55, S56, S57, S58, S59, S60, S61, S62, S63, S64, S65, S66, S67, S68, S69, S70, S71, S72, S73, S74, S75, S76, S77, S78, S79, S80, S81, S82, S83, S84, S85, S86, S87, S88, S89, S90, S91, S92, S93, S94, S95, S96, S97, S98, S99, S100).
9. Flange (shown flange) is required for L300 (long housing) and is also recommended for a better overall look.
10. Different finish options are only applicable to L300 long and not for L300 (short housing). Refer to Appendix or MP Lighting website for complete list of luminaire with different trim finish options.

Warranty Notes & Disclaimer

Manufacturer and design is provided for informational purposes only and is not covered under warranty. Consult MP Lighting for recommended drivers. If the fixture has an option to be installed with a dimming control system, consult a dimming system manufacturer with minimum load before installing. MP Lighting reserves the right, at its sole discretion, at any time and without notice, to make design changes to any of our products. Consult MP Lighting website for most updated documentation.

MP Lighting © | www.mplighting.com | info@mplighting.com | 604.708.1184

L300 Specification Sheet | 2022-09-29 | pg.1

1 STAIR LIGHT
Scale: NTS

NOT FOR CONSTRUCTION, COORDINATION ONLY 2023.08.25

ALTHOFF RESIDENCE

NE CORNER OF 12TH AND SCENIC DR
CARMEL, CALIFORNIA
APN: 010-291-007

DATE:	ISSUE:
11.10.2022	DESIGN REVIEW SUBMITTAL
08.25.2023	DESIGN REVIEW SUBMITTAL

SCALE: AS NOTED

LIGHTING CUT SHEETS

L5.10

ARTERRA
LANDSCAPE ARCHITECTS
88 MISSOURI SAN FRANCISCO 94107
415.861.3100
arterrasf.com





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

September 13, 2023
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Associated with Public Hearings and/or Other Items on the Agenda

Application:
Block:
Location:
Applicant:

APN:
Lot:
Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:



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

September 13, 2023
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Director of Community Planning & Building
SUBJECT:	PUBLIC CORRESPONDENCE: Additional Items not Associated with Public Hearings or Other Agenda Items

Application:

APN:

Block:

Lot:

Location:

Applicant:

Property Owner:

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: DR 20-350 (Ulrika Plaza) - Email & Attachment dated 08-09-2023 from K. Reimers
Attachment 2: DR 20-350 (Ulrika Plaza) - Email & Letter dated 08-09-2023 from J. Motta
Attachment 3: DR 20-350 (Ulrika Plaza) - Email dated 08-09-2023 from R. Pepe

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

From: **Kristi Reimers** <REDACTED>

Date: Wed, Aug 9, 2023 at 5:18 PM

Subject: international building code.mezzanines - Google Search

To: Evan Kort <ekort@ci.carmel.ca.us>, Brandon Swanson
<bswanson@ci.carmel.ca.us>

30% ... please pass on to the commissioners.

Sent from my iPhone

What is the code for a mezzanine floor?

The total area of a mezzanine within a room cannot be greater than 1/3 of the room where it's located. Work platforms and mezzanines need to have a minimum height which is 14.7 feet between the ground floor and the ceiling. In other words, the clear height above and below a mezzanine cannot be less than 7 feet.

 <https://mezzaninedistributors.com> › ...

[Mezzanine Floor Code Requirements: OSHA, IBC,](#)

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

From: **Joe Motta** <REDACTED>
Date: Wed, Aug 9, 2023 at 3:53 PM
Subject: RE: Serra Building
To: Evan Kort <ekort@ci.carmel.ca.us>

Hello Evan, are the meetings on Zoom or do I need to be there in person to object? If I can't be heard since I am in the Bay Area, can someone let it be known that we object to the plans that would effectively take our view and give the view to the developers for their top floor units, of three story buildings (if you count the mezzanine) on the west of their buildings. I will include my last letter to the commission regarding our position. Thanks, joe

Joseph A. Motta
Attorney at Law
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(925) 954 8366
(925) 433-2119 fax
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JOSEPH A. MOTTA
ATTORNEY AT LAW

1196 Boulevard Way
Suite 20
Walnut Creek, CA 94595

February 23, 2022

Planning Division
City of Carmel-by-the-Sea
P.O. Box CC
Carmel by the Sea, CA 93921

Re: Proposed roof line on new construction at S.W. Fifth Ave and Delores

Dear Carmel Planning Division,

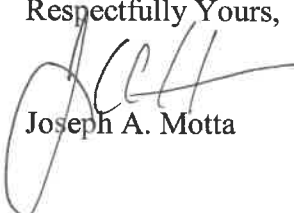
I am the trustee of the Motta Family Trust which owns the Serra Building, located 2 SW San Carlos St. and Fifth Ave. The building was built by my grandparents, who migrated from Italy when they were very young. I can vividly remember as a child when my grandmother and I watched the sunset from the second floor of the Serra building. She was beaming with pride that she and my grandfather built that for their family, and made me promise to never let anyone sell or take it away. Fast forward, my father sold everything except for this remaining asset of the trust which now supports my elderly mother who is in assisted care.

The proposed roofline at S.W. Fifth Ave. and Delores St., as exhibited by the red flag line, wipes out all views from the apartments on the second floor. The proposed roofline would remove views of the ocean, trees, sunsets, and weather. I have always been under the impression that Carmel prides itself in controlling development and the size and breadth of that building certainly does not match the character and quality of the last century. A quick search sent me to District Design Regulations Chapter 17.10 (K), which states:

“Private Views. Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site’s topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided.”

Please pardon my ignorance, but I haven’t seen a scheduled public hearing and am unaware of the process. Could you please let me know if there is a public hearing scheduled? Please also include this letter in the application file. As the trustee of the Serra Building, I have a fiduciary duty to do whatever is in my abilities to prevent the taking of the views which will certainly affect the value of the Trust asset.

Respectfully Yours,


Joseph A. Motta

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

From: **pepe** [pepeinternational.com](mailto:pepe@pepeinternational.com) <pepe@pepeinternational.com>

Date: Wed, Aug 9, 2023 at 5:24 PM

Subject: RE: Ulrika Plaza design AKA “the Pit” comments

To: Clerk City City <cityclerk@ci.carmel.ca.us>

Cc: pepe [pepeinternational.com](mailto:pepe@pepeinternational.com) <pepe@pepeinternational.com>

August 9, 2023

To the City Clerk

City of Carmel-by-the-Sea

Carmel-by-the-Sea, 93921

Dear City Clerk & Planning Commission Members,

RE: Ulrika Plaza design AKA “the Pit”

First of all, I never liked the nickname of “the Pit”. In my view it was undignified. And now, you have a chance to cure this very important project.

I have followed the progression, and have reviewed this latest plan, and watched the video. I am writing to offer my full support. I think that this design is appropriate for Carmel and the additional housing units are much needed.

The scale and layout of the buildings will blend perfectly with the surrounding architecture and may even serve as a model for future building remodels.

In talking with many locals, I am hearing a roar of support for this new design. It is flawless to say the least.

Please vote yes for approval, and let's fill that hole up ASAP.

Thank you,

Rich Pepe

Rich Pèpe

Pepe International, Inc.

<REDACTED>

PO Box 901

Carmel-by-the-Sea, CA 93921

<http://chefpepe.com>