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, August 14, 2024

TOUR 3:00 PM

MEETING 4:00 PM

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

To attend in person, visit the City Council Chambers at City Hall located on Monte Verde Street between Ocean and Seventh Avenues. To view or listen to the meeting remotely, you may access the YouTube Live Stream at: https://www.youtube.com/@CityofCarmelbytheSea/streams, or use the link below to view or listen to the meeting via Zoom teleconference:

https://ci-carmel-ca-us.zoom.us/j/87694638519?pwd=K4w04362BLvw9Vvsc-DfRfzBtBNpdQ.9AkTceOuBjdOtshp. To attend Zoom webinar via telephone, dial +1 (669) 444-9171. Webinar ID: 876 9463 8519. Passcode: 900382.

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

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

The Planning Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the Commission on its tour. The tour is intended only to give the Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour of Inspection. Following completion of the tour, the

Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

A. **DS 23-211 (Hendley Family L.P.):** Mission Street 2 southeast of 13th Avenue

B. **DS 24193 (Cruz):** Monte Verde Street 3 northwest of 11th Avenue

C. **DS 23-216 (Workman):** Casanova Street 4 northeast of 8th Avenue

D. **DS 22-057 (Lim):** Casanova Street 2 southeast of Palou Avenue

CALL TO ORDER AND ROLL CALL - CHAMBERS

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

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

ANNOUNCEMENTS

CONSENT AGENDA

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

1. **UP 24195 (Cultura):** Consideration of a Use Permit Amendment application, UP 24195 (Cultura), to amend UP 01-01 (Jack London's) reducing the allowed maximum indoor seating capacity from 112 to 96 seats for an existing full-line restaurant (Cultura) located on Lincoln Street 3 northeast of 6th Avenue in the Service Commercial (SC) District. APN: 010-138-010-000.

2. **DS 23-216 (Workman):** Consideration of a Final Design Study, DS 23-216 (Workman), for the remodel of an existing 944-square foot, one-story single-family residence, the addition of 96 square feet of floor space to the first floor, and the construction of a new 390-square-foot second-story addition. The residence is located at Casanova Street 4 northeast of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-195-011-000.

3. **DS 24193 (Cruz):** Consideration of a Track One Design Study Referral, DS 24193 (Cruz), for an amendment to the existing Design Study Approval, DS 23-298 (Cruz), with an active building permit, BP 240028 (Cruz – Garage), to replace the previously approved carport with a 200-square-foot detached garage in the front yard setback located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-185-007-000.

PUBLIC HEARINGS

4. **DS 23-108 (Chadwick):** Consideration of a Track 1 Design Study referral and associated Coastal Development Permit for the installation of a driveway gate located on Scenic Road 2 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-312-026-000.

5. **DS 24017 (Newman):** Consideration of a Final Design Study, DS 24017 (Newman), and associated Coastal Development Permit for the demolition of two existing cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-252-020-000.

6. **DS 23211 (Hendley Family L.P.):** Consideration of a Concept Design Study, DS 23211 (Hendley Family L.P.), for the demolition of more than 50 percent of the exterior walls of a 680-square-foot, one-story single-family residence, the full demolition of a 226-square-foot detached garage, and the construction of a 1,574-square-foot, two-story single-family residence and 200-square-foot detached garage located on Mission Street 2 southeast of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-161-011-000.

7. **DS 22-057 (Lim):** Consideration of a Concept Design Study for the demolition of an existing 1,053-square-foot, one-story single-family residence, inclusive of a 205-square-foot detached garage, and the construction of a 1,794-square-foot, two-story single-family residence, inclusive of a 286-square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000.

DIRECTOR'S REPORT

FUTURE AGENDA ITEMS

8. Next Regular Meeting: September 11, 2024

ADJOURNMENT

CORRESPONDENCE

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

10. PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

SPECIAL NOTICES TO PUBLIC

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

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

August 14, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Katherine Wallace, Associate Planner
APPROVED BY:	Marnie Waffle, AICP, Principal Planner
SUBJECT:	**UP 24195 (Cultura):** Consideration of a Use Permit Amendment application, UP 24195 (Cultura), to amend UP 01-01 (Jack London's) reducing the allowed maximum indoor seating capacity from 112 to 96 seats for an existing full-line restaurant (Cultura) located on Lincoln Street 3 northeast of 6th Avenue in the Service Commercial (SC) District. APN: 010-138-010-000.

Application: UP 24195 (Cultura)
APN: 010-138-010-000
Block:55
Lot:16
Location: Lincoln Street 3 northeast of 6th Avenue
Applicant: Shari Polovneff
Property Owner: Shari Polovneff for Su Vecino Court LP

Executive Summary:

N/A

Recommendation:

Adopt a resolution (Attachment 1) approving a Use Permit Amendment reducing the maximum indoor seating capacity from 112 to 96 seats for an existing restaurant (Cultura) located on Lincoln Street 3 northeast of 6th Avenue in the Service Commercial (SC) District.

Background and Project Description:

The applicant is requesting approval of a Use Permit Amendment (UP 24195, Cultura) to amend UP 01-01 (Jack London's) reducing the allowed maximum indoor seating capacity from 112 to 96 seats for an existing restaurant (Cultura) located on Lincoln Street 3 northeast of 6th Avenue in the Service Commercial (SC) District. UP 01-01 was originally issued in 2001 for a full-line restaurant (Jack London's) and presently regulates the operation of the current restaurant tenant: Cultura. The use permit amendment under

consideration is limited to modifying the interior seat count; the amendment does not otherwise propose any changes to the terms of conditions of the use permit language.

The proposed amendment of UP 01-01 follows the recent approval of UP 24077 (VIN Kitchen), approved with conditions by the Planning Commission on June 12, 2024, via Resolution 2024-050-PC. UP 24077 authorized a new full-line restaurant use within a former art gallery space adjacent to Cultura, located at Dolores Street 2 northwest of 6th Avenue, within Su Vecino Court. The new restaurant use is permitted 26 indoor seats.

The interior seat count for the new restaurant approved under UP 24077 is 26 seats, and is based on a water credit sharing plan between two properties under single ownership. Cultura restaurant (APN 010-138-010) is located immediately adjacent to, and west of, VIN Kitchen (APN 010-138-020). Both properties are part of the Su Vecino Court complex, owned by Su Vecino Court LP. Water credits may be transferred across property lines under shared ownership.

One of the conditions of approval for UP 24077 is condition #32, Water Permit, which states: *The applicant shall obtain a water permit for the associated use and permitted seating capacity prior to issuance of building permit*. Monterey Peninsula Water Management District (MPWMD) may issue the water permit for the new restaurant if sufficient credits are allocated to the new use. This requires the transfer of 0.32 acre feet of water (equivalent to 16 indoor seats) from UP 01-01 (Jack London's, currently Cultura) to UP 24077 (VIN Kitchen), resulting in a reduction of Cultura's maximum indoor seating capacity from 112 to 96 seats.

In conversations between City staff and MPWMD staff, it was determined the following water allocations are available to VIN Kitchen. The allocations – pending completion of all required actions – result in a total seat count of 26 interior seats for VIN Kitchen. See #5 in the list below, bolded, to understand the necessity of a water credit transfer from Cultura to VIN Kitchen.

1. Remaining onsite credit from the previous conversion of former beauty salon to residential unit.
    - 0.0244 acre feet of water = 1.2 seats available.

2. Convert 1,596 square feet of retail space, formerly Bennett Sculpture Gallery, into VIN Kitchen restaurant.
    - 0.11172 acre feet of water = 5.5 seats available.

3. Future retrofit the residential unit to all High Efficiency appliances and Ultra High Efficiency Toilets.
    - 0.025 acre feet of water = 1.25 seats available *if* retrofit completed.

4. 2 un-used seats from Bell's/Bud's Pub 114 baseline seat count.
    - 0.04 af of water = 2 seats available.

5. **Property owner transfer of water credits, equal to 16 seats, from UP 01-01 to UP 24077**.
    - 0.32 af of water = 16 seats available, if UP 01-01 is amended to specify a maximum indoor seating capacity of 96 seats, reduced from 112 seats. Cultura operates under UP 01-01, originally issued for a prior tenant, Jack London's. Cultura's business license (Attachment 3, BL 16-314, Cultura) requires compliance with UP 01-01.

Total: 26 indoor seats (0.521 af of water / .02 seat factor = 26 seats).

Because the MPWMD allows half of all interior seats to be located outside, VIN's 26 indoor seats allow 13 outdoor seats. Likewise, based on Cultura's (amended) 96 indoor seat count, the MPWMD would allow

Cultura to have up to 48 outdoor seats. Note that the MPWMD maximum allowed seating may not be approved by the City via the Design Review process; it simply establishes a maximum seat count based on available water. In 1994, the City approved 16 outdoor seats for Jack London's, and on May 1, 2013 the City approved Design Review 13-10, detailing a new outdoor seating arrangement for Cultura: two fire pit tables with six (6) seats each, and two (2) tables located between the fire pit tables with two (2) seats each). If desired by the property owner, Cultura's outdoor seat count and seat/table locations may be revised via a new Design Review application.

Staff Analysis:

N/A

Other Project Components:

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

Attachment 1 - Draft Resolution
Attachment 2 - UP 01-01 (Jack London's)
Attachment 3 - BL 16-314 (Cultura)

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A USE PERMIT AMENDMENT, UP 24195 (CULTURA) TO AMEND UP O1-O1 (JACK LONDON'S) REDUCING THE ALLOWED MAXIMUM INDOOR SEATING CAPACITY FROM 112 TO 96 SEATS FOR AN EXISTING FULL-LINE RESTAURANT LOCATED ON LINCOLN STREET 3 NORTHEAST OF 6TH AVENUE IN THE SERVICE COMMERCIAL (SC) DISTRICT
APN: 010-138-010

WHEREAS, property owner Shari Polovneff of Su Vecino Court LP ("Applicant") submitted an application requesting approval of a Use Permit Amendment application "UP 24195, Cultura" described herein ("Application"); and

WHEREAS, the project is located on Lincoln Street 3 Northeast of 6th Avenue (Block: 55, Lot: 16) in the Service Commercial (SC) Zoning District; and

WHEREAS, CMC 17.14.030 (Land Use Regulations) of the Carmel Municipal Code requires a use permit for full-line restaurants; and

WHEREAS, in 2001, use permit 01-01 was issued for Jack London's, a full-line restaurant, and;

WHEREAS, because use permits run with the land, rather than the business, the current full-line restaurant, Cultura, operates under UP 01-01; and

WHEREAS, the Applicant is requesting to reduce the maximum indoor seating allowed under UP 01-01 from 112 to 96 seats, in order to facilitate the transfer of water credits from APN 010-138-010 to APN 010-138-020; and

WHEREAS, consideration of the Use Permit Amendment application has been referred to the Planning Commission consistent with CMC 17.52.060.I, Duties and Powers of the Planning Commission; and

WHEREAS, a Coastal Development Permit is not required because the project does not constitute "development" under the California Coastal Act; and

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

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

WHEREAS, on August 2, 2024, a notice of the public hearing scheduled for August 14, 2024, was published in the *Carmel Pine Cone* in compliance with State law (California Government Code 65091), and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 4, 2024, a notice of the public hearing was posted at the project site by the Applicant, 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 or before August 16, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on August 14, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including without limitation, the information provided to the Planning Commission by City staff and public testimony on the Use Permit Amendment application; and

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Carmel-by-the-Sea does hereby approve a Use Permit Amendment application (UP 24195, Cultura) reducing the allowed maximum indoor seating capacity from 112 to 96 seats for an existing full-line restaurant located on Lincoln Street 3 northeast of 6th Avenue in the Service Commercial (SC) District, APN: 010-138-010, subject to the Conditions of Approval below:

DRAFT

Attachment 1

CONDITIONS OF APPROVAL	
1.	**Authorization.** This approval of Use Permit Amendment (UP 24195, Cultura) reduces the allowed maximum indoor seating capacity from 112 to 96 seats for an existing full-line restaurant located on Lincoln Street 3 northeast of 6th Avenue in the Service Commercial (SC) District, APN: 010-138-010. The business shall otherwise operate consistent with the terms and conditions of the original use permit, UP 01-01 (Jack London's) approved by the Planning Commission on May 30, 2001, which remains in full force and effect, unless modified by the conditions herein. Outdoor seating is governed by Design Review approval DR 13-10 approved on May 1, 2013.
2.	**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.
3.	**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 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.
4.	**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.

Acknowledgement and acceptance of conditions of approval.

Applicant Signature **Printed Name** **Date**

Property Owner Signature **Printed Name** **Date**

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of August 2024 by the following vote:

AYES:

DRAFT

NOES:

ABSENT:

ABSTAIN:

APPROVED:

_____
Michael LePage
Chair

ATTEST:

_____
Leah Young
Planning Commission Secretary

DRAFT

$300.

Attachment 2

Mary

CITY OF CARMEL-BY-THE-SEA
DEPARTMENT OF COMMUNITY PLANNING AND BUILDING
COMMERCIAL LAND USE APPLICATION

PERMIT # UP 01-1
DATE RECEIVED 12-27-00
RECEIPT # 27865

ACTION Approved
DATE 5-30-01

JACK LONDON'S

ALL CORRESPONDENCE, REPORTS, AND AGENDAS TO BE SENT TO:

Name of Contact Person: STEVE WHITFILL, JACK HILL

Mailing Address: PO 7498

City, State, Zip: CARMEL, CA 93921 Phone: 831-626-0909

Property Owner's Name: NANCY MARESCO

Property Owner's Mailing Address: 20200 ANZA DR, SALINAS, CA 93908

Street Location: DOLORES BTWN 5TH & 6TH

Block: 55 Lot(s): 5/6 Zone: SC APN 10-138-10

COMMERCIAL BUSINESS

X Establish a new use permit

___ Amend an existing use permit

PROPERTY DEVELOPMENT

___ Density of 23-33 units/acre

___ Density of 34-44 units/acre

___ Master use permit

___ Subdivision

PARKING

___ On-site surface parking

___ Off-site parking

___ Underground parking

___ In-lieu parking

MISCELLANEOUS

___ Exterior display of merchandise

___ Merchandise Mart

___ Retail area < 200 square feet

___ Alteration to a Non-Conforming Structure or a Non-Conforming Use

___ Other (please describe)
Rezone

STEVE WHITFILL

SIGNATURE OF APPLICANT/CONTACT

DATE: 12/26/2000

SIGNATURE OF PROPERTY OWNER

DATE:

FOR OFFICE USE ONLY

Attachment 2

****
****

Application Received By: _____ Received Date: _____

Application Fee: _____ Receipt No: _____

Use Permit File No: _____ Publish Date _____

Posting Date: _____

Date Posting Requirements Mailed to Applicant: _____

Date Declaration Returned by Applicant: _____

Public Hearing Date: _____

Final Action Taken: _____ Date of Action: _____

Resolution No: _____

Notice of Action Mailed to Applicant: _____

Date Compliance Statement Returned: _____

Action Appealed? Yes _____ No _____

City Council Action on Appeal: _____ Date: _____

Attachment 2

CITY OF CARMEL-BY-THE-SEA
DEPARTMENT OF COMMUNITY PLANNING AND BUILDING
COMMERCIAL LAND USE APPLICATION

PERMIT # _____

DATE RECEIVED _____

ALL CORRESPONDENCE, REPORTS, AND AGENDAS TO BE SENT TO:

Name STEVE WHITFILL

Address PO Box 7073, Phone _____

City, State, Zip CARMEL, CA 93921

Applicant's Name JACK LONDONS Property Owner's Name MRS. MARESCO

Location of Property DOLORES Btwn 5th & 6th AP # 10-138-10

Block 55 Lots 5/6 Zone SC

Proposed Use (What are you applying for?) Include a description of the specific products and/or services you intend to offer:
RESTAURANT + BAR

Proposed Business Name JACK LONDONS

Name of Court or Building (if applicable) SU VECINO COURT

Space No. — Square Footage 3000 Number of Exits 4

Open days per week 7 Hours of Operation 11:00 AM - 2:00 AM

Number of Employees (including Management) Full Time ____ Part Time ____

Anticipated Frequency of Deliveries week DAYS

Please describe how deliveries will be made (size of vehicle, unloading area and delivery times) TRUCK

Anticipated Annual Water use: SAME

Number and Type of all Water Fixtures within the Premises (including Faucets, Toilets, Sinks, Washing Equipment, Etc.) 2 RESTROOMS, BAR SINK, Kitchen Sinks (2)

Previous Use at this Location SAME BRITANNIA ARMS

I, THE UNDERSIGNED, UNDER PENALTY OF PERJURY, DEPOSE AND SAY THAT I AM THE APPLICANT FOR THIS REQUEST, THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT, AND THE PROPERTY OWNER APPROVED THIS APPLICATION.

Signature of Applicant

12/26/2000
Date

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

MEETING DATE: 30 May 2001 BLOCK: 55 LOTS: 16

FIRST HEARING X CONTINUED FROM:

ITEM NO: UP 01-01 OWNER: NANCY MORESCO (Jack London's)
STREAMLINING DEADLINE: 6/5/01

SUBJECT:

Consideration of a use permit for a new Full-Line Restaurant in the Service Commercial District.

ENVIRONMENTAL REVIEW:

Exempt (15323 and 15332)

LOCATION: ZONING:

W/s Dolores between 5th and 6th SC

ISSUES:

Does the application comply with Municipal Code Section 17.06.036 related to new Full-Line Restaurants?

OPTIONS:

1. Approve the application as submitted with conditions.
2. Approve the application with revisions and conditions.
3. Continue the application with a request for resubmittal.
4. Deny the application.

RECOMMENDATION:

Option #4 (Deny the application)

ATTACHMENTS:

1. Staff Report dated 30 May 2001
2. Findings for Decision
3. Application Materials
4. Previous zoning compliance statement and commercial design review

STAFF CONTACT: Elizabeth Caraker, Contract Planner

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

STAFF REPORT

TO: CHAIRMAN WASKO AND PLANNING COMMISSIONERS

FROM: ELIZABETH CARAKER, CONTRACT PLANNER

DATE: 30 MAY 2001

SUBJECT: UP 01-01/STEVE WHITFILL AND JACK HILL (JACK LONDON'S)
W/S DOLORES BETWEEN FIFTH AND SIXTH
BLOCK 55, LOT 16

I. SUMMARY RECOMMENDATION

Staff recommends denial of the Use Permit with the attached Findings for Decision.

II. INTRODUCTION

Jack London's has applied for a new use permit to occupy the space previously occupied by the Britannia Arms in Su Vecino Court on the west side of Dolores Street between Fifth and Sixth Avenues. In 1993, the City issued a zoning compliance statement for the Red Lion tavern at this location for 114 seats and operating during the hours of 8:00 a.m. to 8:00 p.m. At that time, the City did not require use permits for full-line restaurants. A copy of the Red Lion's zoning compliance statement is enclosed for the Commission's review. In 1994, the Red Lion received design review approval to allow the use of 12 outdoor seats from the hours of 8:00 a.m. to 8:00 p.m. In 1996, the City amended the zoning code to require a use permit for any new restaurant or a change in ownership of full line restaurants. At the time of adoption of this amendment, the Red Lion became nonconforming with new standards restricting the number of seats at a bar to no more than 20 percent of the total seats.

In 1999, the ownership of the Red Lion changed and the owner of the new establishment, the Britannia Arms, applied for and was denied a use permit by the Planning Commission. This use permit application (attached) defined the seating arrangements of the bar and restaurant, established hours of operation, and fully documented the proposed use and nonconformities. After receiving the use permit denial, the Britannia Arms continued to operate the established restaurant as a legal nonconforming use. The restaurant has changed ownership again, triggering another use permit review. The current applicant is requesting a new use permit to continue to operate the existing restaurant under its current conditions.

III. STAFF REVIEW

The existing restaurant is a legal, nonconforming use due to (1) the number of bar seats, which exceed the maximum allowed 20 percent of total seating capacity and (2) the hours of operation which exceed those limits required for such a commercial use within 300 feet of the R-1 district. Municipal Code Section 17.06.036 establishes that all new restaurants (or restaurants undergoing ownership changes) are required to apply for a use permit. The purpose of applying for a use permit is to either approve a permit for the use if it complies with the standards for a full-line restaurant, or to deny the permit and establish the nature of the use, and the number of seats and identify any nonconformities. A new restaurant that does not meet current standards may continue to operate in exactly the same manner as the prior legal, nonconforming use.

As proposed, Jack London's will comply with some of the standards contained in Section 17.10.020 of the Municipal Code related to new full-line restaurants, (such as selling prepared food and drinks, using non-disposable dishes, providing table service, etc.). However, there are also two nonconformities that will prevent approval of a use permit:

1. Hours of operation - Approval of commercial uses in the RC Land Use District or located within 300 feet of the R-1 Land Use District that generate more than 40 vehicle trips per day per 1,000 square feet of floor space shall be prohibited from operating before 8:00 a.m. or after 8:00 p.m. This standard avoids late night activity and limits total use to twelve (12) hours per day.

Response: The existing and proposed hours of operation for the restaurant are from 11:00 a.m. to 2:00 a.m., which is not in conformance with the municipal code requirement described above. The applicant has not agreed to comply with the City's standards and the proposed use will remain nonconforming.

2. Full-line restaurants are prohibited from having more than 20 percent of the total number of seats at a bar or in a separate bar room.

Response: The total number of existing and proposed seats is 112: 16 outdoor, 63 in the restaurant, and 33 in the bar. The aforementioned standard allows a maximum of 22 seats in the bar (20 percent of 112). Since the existing use is nonconforming, the proposed use will remain nonconforming.

IV. STAFF RECOMMENDATION

Staff recommends denial of the use permit with the attached Findings for Decision.

CITY OF CARMEL-BY-THE-SEA

DEPARTMENT OF COMMUNITY PLANNING AND BUILDING

FINDINGS FOR DECISION

UP 01-01
Mr. Steve Whitfill and Jack Hill
W/s of Dolores between Fifth and Sixth
Block 55 Lot 16

CONSIDERATION: Applicant requests a new use permit for a full-line restaurant in the Service Commercial (SC) District.

FINDINGS OF FACT:

1. That the applicant submitted a request for a Use Permit on 27 December 2000 to operate a full-line restaurant in the Service Commercial (SC) Land Use District.

2. That the use is located on the west side of Dolores Street between Fifth and Sixth Avenues.

3. That the space has been occupied by a full-line restaurant establishment for approximately 24 years.

4. That the applicant intends to comply with the existing seating capacity of 112 seats. This includes an indoor seating capacity of 96 seats, and outdoor seating capacity of 16 seats. The indoor seats include 33 seats in the bar and 63 seats in the restaurant. Food is served outdoors, in the bar, and in the restaurant.

5. That a Commercial Design Review application was approved on 13 July 1994 for 16 outdoor seats, limited to use from 8:00 a.m. to 8:00 p.m.

6. That the applicant proposes to provide lunch and dinner items. Customers will be provided with menus while seated at the tables.

7. That the existing restaurant is open from 11:00 a.m. to 2:00 a.m., seven (7) days per week.

FINDINGS FOR DECISION:

1. That the commercial space has been occupied by a use that is nonconforming due to the hours and the number of seats in the bar.

2. That the proposal to replace the existing use with a new full-line restaurant would not generate offensive odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the district. Alcoholic beverages are subordinate to the primary classification of a full-line restaurant.

3. That the proposed outdoor use may generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses because the restaurant is located within 300 feet of the R-1 Land Use District. Therefore, the outdoor seating area hours of operation are limited to 8:00 a.m. to 8:00 p.m.

4. That adequate facilities are provided on the site for the enclosed storage of trash and garbage. 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 rights-of-way.

5. That there are no increases in vehicle-generating activities associated with the restaurant compared to the previous use on the site, and the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.

6. That the proposed use would not make excessive demands on the provision of public services, including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection; and that restrooms are provided for both sexes located within the restaurant.

7. That there will be three entries at the restaurant and two emergency exists that provide access to the kitchen.

8. That the proposed use replaces an existing restaurant that has operated in the community for several years and that allowing the proposed use would not conflict with the City's goal of achieving and maintaining a balanced mix of uses that serve the needs of both local and non-local populations.

9. That due to the limited nighttime hours, the proposed use would be compatible with other surrounding land uses and would not conflict with the purpose established for the district within which it would be located.

10. That the proposed use would not be injurious to public health, safety or welfare. Seating shall be required to meet all local and state building and fire codes.

11. That granting the use permit without limiting hours past 8:00 p.m. would set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City, and would be in conflict with the General Plan. This use replaces another full-line restaurant that has existed on this site for several years.

12. That since the floor area is not being expanded, the applicant is not required to provide additional off street parking as required in Municipal Code Section 17.34.020.

13. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

14. That the use is not a formula food establishment required by contractual or other arrangements to offer standardized menus, ingredients, food preparation, employee uniforms, interior decor, signage or exterior design. The use does not have the appearance or food presentation format that causes it to be substantially identical to another restaurant regardless of ownership or location.

15. The use is not a fast food establishment where food is pre-made and wrapped before customers place orders or served with disposable tableware. Food will not be ordered from a wall mounted menu at a service counter while customers are standing. Payment will not be made by customers before food is consumed. The restaurant does not contain a service counter.

16. That the business does not prepare food which is ready to eat, prepared snack foods or full meals for immediate consumption off the site while patrons are walking or standing in the public right-of-way or are seated in vehicles.

DECISION: The use permit is denied. The use is not authorized to implement any changes

that would increase nonconformities or conflict with the characteristics of the use as documented in the findings.

UP 01-01 Jack London's Standard Conditions For Full Line Restaurants		
No.	**Condition**	
1.	The business shall sell a full line of prepared food and drinks using nondisposable plates, glasses and utensils for immediate consumption on the site. The business shall provide tables and chairs, table service, and shall be available to persons of all ages.	☑
2.	Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served except for the first hour and the last hour of each business day.	☑
3.	The business shall primarily be a Restaurant - Full Line with no more than 20 percent of the total number of seats at a bar or in a separate bar room. * *Existing nonconformity	☐
4.	Customers shall be provided with individual menus while seated at a table or counter.	☑
5.	Outside seating may be allowed subject to an approved design review application in accordance with the standards contained in Section 17.12.086.	☑
6.	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 vinegars, oils and salad dressings shall be prepackaged and sealed.	☑
7.	The sale of nonfood merchandise that is directly related to the use may be allowed when determined to be incidental to the primary use. The display of nonfood merchandise is prohibited.	☑
8.	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.	☑
9.	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.	☑
10.	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.	☑
11.	The business shall not exhibit the characteristics of a drive-in, formula or fast food establishment as defined in Section 17.06.040.	☑

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

POST OFFICE DRAWER G
CARMEL-BY-THE-SEA, CA 93921
(831) 620-2010 (OFFICE)
(831) 620-2014 (FAX)

May 31, 2001

Mr. Steve Whitfill
Jack London's
Post Office Box 7498
Carmel, CA 93921

Dear Mr. Whitfill:

Re: UP 01-1/SI 01-1
W/s Dolores between 5th and 6th
Block 55 lot 16

At its May 30, 2001 meeting, the Planning Commission approved your use permit to establish a new full-line restaurant and your application for two business signs.

Enclosed is an Acknowledgement of Compliance which you should sign, date and return to our office.

If you have any questions or require additional information, please call the office at 620-2010.

Sincerely,

Anne Morris
Planning Services Coordinator

Enclosure

BUSINESS LICENSE APPROVAL

BUSINESS NAME: Cultura

BUSINESS OWNERS: Sarah Kabat, John Cox, Thomas Minnich, Giuseppe Merenda, Eric Helser
PROPERTY OWNER: Nancy Moresco, Su Vecino Court LP
BLOCK: 55 LOT: 13, 15, & 16
LOCATION: Dolores Street, 2 NW of 6th Avenue (Su Vecino Ct.)
DATE OF ACTION: September 15, 2016

APPROVAL AND CONDITIONS:

1. This business license authorizes the use of a 1st-floor space by a commercial business located in the Service Commercial (SC) zoning district, offering the following goods and services:

   a. Primary Use: This use is classified as a Full-Line Restaurant (NAICS 722110): Approval of this permit authorizes the establishment of a full-line restaurant selling a full line of prepared food and drinks for on-site consumption using non-disposable plates, glasses and utensils. This use is permitted as a continuation of Use Permit UP 01-1 (Jack London's previous Use Permit).

   b. Ancillary Use: The sale of alcoholic beverages is permitted, but shall be subordinate to the primary use. A maximum of 33 seats are permitted at the bar.

2. Other goods or services not directly related to the authorizations listed in condition #1 are prohibited.

3. All retail and display activities shall occur within the retail space. No member of the public shall have access to any basement, attic or other space. No merchandise shall be displayed outdoors.

4. The following Use Permit (UP 01-1) conditions shall apply to the operation of the business:

   a. The business is permitted a total of 112 seats: 16 outdoor seats and 96 seats in the interior of the restaurant, including 33 seats at the bar. These limits are maximums and may be reduced by the Building Official as needed to meet safety standards depending on the floor plan and seat layout. The proposed use's bar seating will be a continuance of the previous restaurant's approved nonconforming bar seating.

b. The restaurant's public hours shall be limited to 11:00 a.m. to 2:00 a.m. seven days per week (all clean-up/closing operations shall be finished by 2:00 a.m. as permitted by Use Permit (UP 01-1). Cultura proposes to close at 12:00 a.m., 2 hours earlier than Jack London's, the previous restaurant in this location, whose approved hours were legal, nonconforming and were from 11:00 a.m. to 2:00 a.m., 7 days per week.

c. The 16 outdoor seats shall be limited to use from 8:00 a.m. to 8:00 p.m. This restriction is imposed by Use Permit (UP 01-1) because the proposed outdoor seating may generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses because the restaurant is located within 300 feet of the R-1 Land Use District.

d. Substantially all foods from the standard menu shall be available for purchase during the hours that alcoholic beverages are being served except for the first hour and the last hour of each business day.

e. At no time shall the use exhibit any of the characteristics of a fast-food establishment where food is pre-made and wrapped before customers place orders and/or served with disposable tableware. Food shall not be ordered from a wall-mounted menu at a service counter while customers are standing. Customers shall not be required to make payment before food is consumed on site. The business interior shall not be illuminated more brightly that 8 candlefoot power as measured in a horizontal plane 3 feet above the floor.

f. At no time shall the use exhibit the characteristics of a formula food establishment required by contractual or other arrangements to offer standardized menus, ingredients, food preparation, employee uniforms, interior décor, signage or exterior design. The use shall not adopt a name, appearance, or food presentation format that causes it to be substantially identical to another restaurant regardless of ownership or location.

g. At no time shall the use be operated as a take-out food establishment serving ready-to-eat, prepared snack foods and /or full meals for immediate consumption off the site while patrons are walking or standing in the public right of way or are seated in vehicles. All food sold for off-site consumption shall be placed in covered containers.

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

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

j. 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.

5. All conditions of the original use permit (UP 01-1) shall apply to the operation of this business.

6. Complaints of excessive noise, lighting and other nuisances from the restaurant shall be cause for review and amendment of the permit. Live music is not permitted without a permit. Recorded or reproduced music shall not exceed 55 db-A as measured at the property line (CMC 9.16.040).

7. The business is authorized to install one business sign. Any additional signs will require approval by the Design Review Board. The sign shall meet all requirements of the City's Sign Code and shall require design review and written approval by the Department of Community Planning and Building prior to installation. The sign shall include the full name of the business: *Cultura.* Any additional text on the sign shall be subordinate in size and design to the business name.

8. All modifications made to the exterior of the building, including but not limited to paint, window treatments, awnings, paving and landscaping, shall first require written approval by the Department of Community Planning and Building. No notice-attracting features, such as banners, balloons, streamers, lights, additional signs, or flags shall be installed without written approval from the City.

9. Any violation of the conditions of this business license approval, or of any ordinance in the Carmel Municipal Code, shall be cause for the City to revoke the license and/or the Use Permit.

10. This license approval shall become effective after the required five-day appeal period has run. It is the responsibility of the applicant to post the enclosed public notice at the front of the business space where it is visible to the public.

11. The applicant agrees, at its sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns, from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceeding, to attack, set aside, void, or annul any project approval. The City shall promptly notify the applicant of any legal proceeding, and shall cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for the resolution of all such actions by the parties hereto.

_____ _____

Business Owner Signature Date

_____

Business Owner Name

Once signed, please return to the Community Planning and Building Department

Cc: Su Vecino Court LP
20200 Anza Drive
Salinas, CA 93908

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

August 14, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Assistant Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**DS 23-216 (Workman):** Consideration of a Final Design Study, DS 23-216 (Workman), for the remodel of an existing 944-square foot, one-story single-family residence, the addition of 96 square feet of floor space to the first floor, and the construction of a new 390-square-foot second-story addition. The residence is located at Casanova Street 4 northeast of 8th Avenue in the Single-Family Residential (R-1) District. APN: 010-195-011-000.

Application: DS 23-216 (Workman)
APN: 010-195-011-000
Block: B
Lot: 12
Location: Casanova Street 4 NE of 8th Avenue
Applicant: Luyen Vu - Eric Miller Architects, Inc.
Property Owner: Scott & Tami Workman

Executive Summary:

The applicant is requesting approval of a Final Design Study and associated Coastal Development Permit for the remodel of an existing one-story single-family residence, including an addition to the first floor and construction of a new second-story addition.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study and associated Coastal Development Permit for the remodel of an existing 944-square foot one-story single-family residence, the addition of 96 square feet of floor space to the first floor, and the construction of a new 390-square foot second-story addition. The residence is located at Casanova Street 4 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-195-011.

Background and Project Description:

The project site is a 4,000-square foot lot developed with a 944-square foot one-story single-family

residence and a 334-square foot detached garage.

The applicant is proposing to remodel the existing 944-square foot one-story single-family residence, add 96 square feet of floor space to the first floor, and construct a new 390-square foot second-story addition consisting of a master bedroom and bathroom. An existing 334-square foot detached garage would remain in place. The total square footage of the house and garage would be 1,764 square feet, which is below the allowed base floor area for the site (1,800 square feet). The additions are proposed to be finished with wood siding and stone veneer on the ground floor and board and batten siding on the second floor, with a wood shake roof, solid aluminum gutters and downspouts, and wood windows. All materials are proposed to match that of the existing residence.

The project was initially reviewed at the April 10, 2024 hearing and the concept Design Study was approved (Resolution 2024-031-PC) with conditions of Approval to be addressed prior to scheduling for final details review.

The primary purpose of this final review meeting is to review and consider the architectural style and detailing, exterior materials, Design elements, and site coverage related to the project. However, the Commission may provide input on other aspects of the design.

Staff Analysis:

Previous Hearing: The following items were discussed at the April 10, 2024 Planning Commission hearing, but no additional conditions were added as there were no neighbor concerns. The only condition from the April 10, 2024 Planning Commission hearing was the Volume Study requirement.

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 the project has successfully passed. The development is allowed 20,778 cubic feet of volume and as design is proposed to be 16,800.23 cubic feet.

Finish Details: The exterior wall siding of the second story of the residence is proposed to be clapboard to match the existing first story. The façade of the residence will have a stone veneer that wraps around to the North and South sides of the residence, terminating at the interior. The stone veneer will be Idaho Drystack with "Aspen" color (refer to Attachment 3, Sheet A11). The board and batten siding of the garage is going to remain. The windows throughout are proposed to be wood, replacing the existing steel windows. The roof is proposed to be a wood shake to match the existing wood shake. Lastly, the residence is proposed to have dark brown, non-corrosive aluminum gutters and downspouts and the existing grape stake and vertical wood picket fences in the front, rear, and side yard will remain.

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 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 applicant has providing specifications for the proposed light fixtures on sheet A11 (refer to Attachment 3). Two styles of lighting are proposed: a wall sconce and a path

light.

The proposed wall sconce (refer to Attachment 3, Sheet A10a) meets the Residential Design Guidelines and the requirements of Condition of Approval #12 as the as the applicant included a note that the lights shall be limited to 375 lumens.

The pathway/landscape lights are located along the pathway for the property, and also located on the in the front garden. The lights as proposed and conditioned comply with the requirements for landscape lighting, and Condition of Approval #12.

Landscaping/Site Coverage: A landscape plan was submitted as part of the initial plan set. A 4,000 square foot site is permitted 556 square feet of site coverage provided at least 50% of the improvements are permeable or semi-permeable. The applicant is proposing to remove all excess site coverage throughout the site, bringing the site coverage down to 556 square feet. The paver pathway will be replaced with stepping stone as the pedestrian access for the site. The driveway will remain pavers with no change in driveway. The rear patio will be removed to be replaced with stepping stones and a landing are the rear door. The site is proposed to meet the site coverage standards.

Public Correspondence: At the time this report was published, staff has received questions several inquiries from residents in the surround neighborhood. Dave Rossetti located on Lincoln, 3 NW of 8th Ave requested staff visit his property to investigate potential view impacts. After the site visit, Mr. Rossetti's concerns we assuaged because the story poles were not visible from his house. Gaurang Desai reached out with questions regarding the Design Study process. As a new resident, he was calling to learn more about the process in general. Mr. Desai mentioned that he could see the story poles from his residence, but that it did not have any significant impact views.

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. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of this exemption include but are not limited to: One single-family residence or a second dwelling unit in a zone which permits residential uses. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption. The project consists of the addition of a second story to an existing 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
Attachment 4 - Neighbor Correspondence

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE REMODEL OF AN EXISTING 944-SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE, THE ADDITION OF 96 SQUARE FEET OF FLOOR SPACE TO THE FIRST FLOOR, AND THE CONSTRUCTION OF A NEW 390-SQUARE FOOT SECOND-STORY ADDITION. THE RESIDENCE IS LOCATED AT CASANOVA STREET 4 NORTHEAST OF 8TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT, APN 010-195-011.

WHEREAS, on July 11, 2023, Luyen Vu ("Applicant") submitted an application on behalf of Scott and Tami Workman ("Owners") requesting approval of Track 2 Design Study application DS 23-216 (Workman) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located at Casanova Street 4 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District; and

WHEREAS, the Applicant is requesting approval of a Design Study for the remodel of an existing 944-square foot one-story single-family residence, the addition of 96 square feet of floor space to the first floor, and the construction of a new 390-square foot second-story addition; and

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

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

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

WHEREAS, on April 10, 2024, 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 final design of the project; and

WHEREAS, on April 10, 2024, the Planning Commission adopted Resolution 2024-031-PC, accepting the Concept Design Study with recommendations/draft conditions; and

WHEREAS, on August 2, 2024, a notice of public hearing was published in the Carmel Pine Cone for the August 14, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 4, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before August 9 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on August 14, 2024, 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 judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA"), together with State Guidelines (14 California Code Regulations §§ 15000, et seq., the "CEQA Guidelines") and City Environmental Regulations (CMC 17.60) require 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 Final Design Study:

FINDINGS REQUIRED FOR DESIGN STUDY APPROVAL For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.64.080.A, Final Details Phase Approval	**YES**	**NO**

1. The proposed architectural style and detailing are simple and restrained in character, consistent and well-integrated throughout the building, and complementary to the neighborhood without appearing monotonous or repetitive in context with designs on nearby sites.	✓	
2. The proposed exterior materials and their application rely on natural materials, and the overall design will add to the variety and diversity along the streetscape.	✓	
3. Design elements such as stonework, skylights, windows, doors, chimneys, and garages are consistent with the adopted design guidelines and will complement the character of the structure and the neighborhood.	✓	
4. Proposed landscaping, paving treatments, fences, and walls are carefully designed to complement the urbanized forest, the approved site design, adjacent sites, and the public right-of-way. The design will reinforce a sense of visual continuity along the street.	✓	

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

FINDINGS REQUIRED FOR COASTAL DEVELOPMENT PERMIT 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 **ACCEPT** a Final Design Study (DS 23-216, Workman) and associated Coastal Development Permit for the remodel of an existing 944-square foot one-story single-family residence, the addition of 96 square feet of floor space to the first floor, and the construction of a new 390-square foot second-story addition at Casanova Street 4 northeast of 8th Avenue in the Single-Family Residential (R-1) Zoning District, APN 010-195-011, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL

No.	Standard Conditions
1.	**Authorization.** This approval of Design Study (DS 23-216, Workman) authorizes a Final Design Study and associated Coastal Development Permit for the remodel of an existing 944-square story single-family residence, the addition of 96 square feet of floor space to the first floor, and the construction of a new 390-square foot second-story addition located at Casanova Street 4 northeast of 8th Avenue in the Single-Family Residential (R-1) District, APN: 010-195-011-000, as depicted in the plans prepared by Eric Miller Architects, INC as approved by City of Carmel-by-the-Sea Planning Commission on August 14, 2024 unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is affected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	**Service Laterals.** Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	**Utility Meter Locations.** The placement of all utility meters shall consistent with the locations identified in the approved plans. Changes to the location of any utility meter location shall

	require written approval of the Community Planning and Building Department prior to the change of the location.
8.	**Fire Sprinklers - Residential.** Additions, alterations, or repairs to existing structures that involve the addition, removal, or replacement of 50 percent or more of the linear length of the walls (interior and exterior) within a 5-year period shall require the installation of an automatic residential fire sprinkler system in accordance with the California Building and Fire Codes (CMC 15.08.135).
9.	**Modifications.** The Applicant shall submit in writing, with revised plans, to the Community Planning and Building staff any proposed changes to the approved project plans prior to incorporating those changes. If the Applicant changes the project without first obtaining City approval, the Applicant will be required to submit the change in writing, with revised plans, within two weeks of the City being notified. A cease work order may be issued at any time at the discretion of the Director of Community Planning and Building until a) either the Planning Commission or Staff has approved the change, or b) the property owner has eliminated the change and submitted the proposed change in writing, with revised plans, for review. The project will be reviewed for its compliance with the approved plans prior to the final inspection.
10.	**Exterior Revisions to Planning Approval Form.** All proposed modifications that affect the exterior appearance of the building or site elements shall be submitted on the "Revisions to Planning Approval" form on file in the Community Planning and Building Department. Any modification incorporated into the construction drawings not listed on this form shall not be deemed approved upon issuance of a building permit.
11.	**Conflicts Between Planning Approvals and Construction Plans.** It shall be the responsibility of the Owner, Applicant, and Contractor(s) to ensure consistency between the project plans approved by the Planning Staff, the Planning Commission, or the City Council on appeal and the construction plans submitted to the Building Division as part of the Building Permit review. Where inconsistencies between the Planning approval and the construction plans exist, the Planning approval shall govern unless otherwise approved in writing by the Community Planning & Building Director or their designee. When changes or modifications to the project are proposed, the Applicant shall clearly list and highlight each proposed change and bring each change to the City's attention. Changes to the project incorporated into the construction drawings that were not clearly listed or identified as a proposed change shall not be considered an approved change. Should conflicts exist between the originally approved project plans and the issued construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
12.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface.

	Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
13.	Skylights & Skylight Shades. Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights (new and/or replaced) and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
14.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee. Brickwork shall be finished the same manner as stonework described above.
15.	**Wood Frame Windows and Doors.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved wood windows and doors. The window style shall be consistent with authentic wood windows and doors with divided lights that appear to be true divided light, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
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.

Acknowledgment and acceptance of conditions of approval:

_____ _____ _____

Property Owner Signature Printed Name Date

_____	_____	_____
Applicant Signature	Printed Name	Date

PASSED, APPROVED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of August, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Michael LePage	Leah Young
Chair	Planning Commission Secretary

PROJECT DATA FOR A 4,000 SQUARE-FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	1,278 SF	1,764 SF
Site Coverage	556 SF (w/ bonus)	1,202 SF	556 SF
Trees (Upper/Lower)	3/1	0/7	0/7
Ridge Height	18’/24’	12’10”	14’4”/21’11½”
Plate Height	12’/18’	8’7½”	8’7½”/18’
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	15’	15’
Composite Side Yard	10’ (25%)	7’2½ ”	7’2½ ”
Minimum Side Yard	3’	3’	3’
Rear*	15’/3’	3’6”	15’/3’6”

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

WORKMAN RESIDENCE

Attachment 3

Casanova Street 4 NE of 8th
Carmel by the Sea, California 93921

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPT NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2016 C.B.C.)
7. CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE ARCHITECT FROM AND AGAINST ALL CLAIMS/ DAMAGES/LOSSES/AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. EXISTING CONDITION: CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS CONDITION AND EXISTING AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. BUILDING CODES: THIS PROJECT SHALL COMPLY WITH THE TITLE 24 AND 2016 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CRnC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CALIFORNIA TITLE -24 ENERGY CODE.
15. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE BUILDING INSPECTOR, ENVIRONMENTAL COMPLIANCE MANAGER AND FORESTER PRIOR TO BEGINNING ANY SITE CLEARING, GRADING OR EXCAVATION WORK.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED.

2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE ARCHITECT HEREBY STATES THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.

3. THE ARCHITECT DISCLAIMS ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.

4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

TREE REMOVAL

- REMOVE ONE 13" DIAMETER PALM TREE

PROJECT DATA

ADDRESS: CASANOVA STREET 4 NE OF 8TH STREET
CARMEL BY THE SEA, CA 93921

PROJECT DESCRIPTION: REMODEL OF AN EXISTING SINGLE STORY SINGLE FAMILY DWELLING AND ADDITION OF MASTER BEDROOM & MASTER BATHROOM TO SECOND STORY.

ZONING: R1
A.P.N.: 010-195-011-000
OCCUPANCY GROUP: R3 FOR HOUSE U FOR GARAGE
TYPE OF CONSTRUCTION: (V-B)

LOT AREA	4,000 S.F.

EXISTING FLOOR AREA			
	MAIN HOUSE	GARAGE & STORAGE	TOTAL
MAIN FLOOR	944 S.F.	334 S.F.	1,278 S.F.

PROPOSED FLOOR AREA			
	MAIN HOUSE	GARAGE & STORAGE	TOTAL
MAIN FLOOR	1,040 S.F.	334 S.F.	1,374 S.F.
UPPER FLOOR	390 S.F.		390 S.F.
			1,764 S.F.

EXISTING SITE COVERAGE	
ALLOWED	556.0 S.F.
EXISTING IMPERVIOUS COVERAGE	
ENTRY PORCH	28.0 S.F.
EXTERIOR STEPS	27.0 S.F.
LANDING	10.0 S.F.
SITE WALLS / RETAINING WALLS	189.0 S.F.
TOTAL IMPERVIOUS COVERAGE	254.0 S.F.
EXISTING PERVIOUS COVERAGE	
FRONT PATIO	182.0 S.F.
REAR PATIO	152.0 S.F.
DRIVEWAY	228.0 S.F.
WALKWAYS	436.0 S.F.
TOTAL IMPERVIOUS COVERAGE	948.0 S.F.
TOTAL EXISTING SITE COVERAGE	1,202.0 S.F.

PROPOSED SITE COVERAGE	
ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
ENTRY PORCH	28.0 S.F.
EXTERIOR STEPS	33.0 S.F.
LANDING	28.0 S.F.
SITE WALLS / RETAINING WALLS	189.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	228.0 S.F.
STEPPING STONES	50.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.
TOTAL EXISTING SITE COVERAGE	556.0 S.F.

SETBACK		
SETBACK REQUIREMENTS	EXISTING	PROPOSED
FRONT — 15' MAX.	— 15'-0"	— 15'-0"
REAR — 3' LOWER FLR. 15' UPPER FLR.	— LOWER FLR. 3'-6"	— LOWER FLR. 3'-6" UPPER FLR. 15'-0"
SIDE — 25% OF LOT WIDTH - 10' MAX.	— LEFT SIDE 3'-0" RIGHT SIDE 3'-0"	— LEFT SIDE 3'-0" LEFT SIDE 7'-0"

BUILDING HEIGHT		
BUILDING HEIGHT REQUIREMENTS	EXISTING	PROPOSED
ONE STORY PLATE HT. — 12'	— 8'-7 1/2"	— 8'-7 1/2"
2ND STORY PLATE HT. — 18'	— NONE	— 18'-0"
MAX ROOF HT. - 24.0' — 24'	— 12'-10"	— 21'-11 1/2"

PROJECT TEAM

OWNER: SCOTT & TAMI WORKMAN
7098 CALLE PORTONE
RANCHO SANTA FE, CA 92091
PH: 559-285-7782

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940
PH: 831-372-0410
CONTACT: LUYEN VU

CIVIL: LANDSET ENGINEERING
520-B CRAZY HORSE CANYON ROAD
SALINAS, CA 93907
PH: 831-443-6970

SHEET INDEX

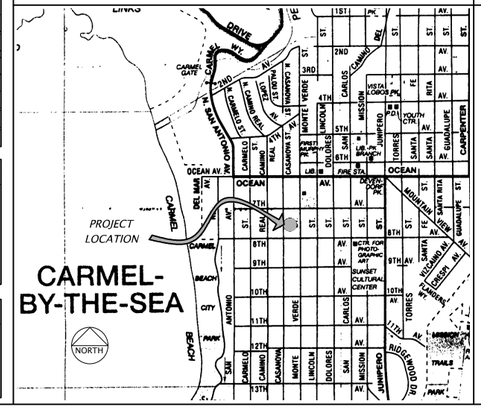
ARCHITECTURAL

A-1	TITLE SHEET WITH PROJECT DATA
A-2	TOPOGRAPHIC SURVEY
A-3	EXISTING AND PROPOSED SITE PLAN
A-4	ANNOTATED TOPOGRAPHIC SURVEY
A-5	DEMOLITION PLAN
A-5a	EXISTING FLOOR PLAN
A-5b	PROPOSED MAIN FLOOR PLAN
A-5c	PROPOSED UPPER FLOOR PLAN
A-5d	MAIN FLOOR & UPPER FLOOR PLAN OVERLAY
A-5e	LINEAR WALL CALCULATIONS
A-5f	FLOOR AREA CALCULATIONS
A-5g	DOOR SCHEDULE
A-5h	WINDOW SCHEDULE
A-6a	EXISTING AND PROPOSED FRONT ELEVATION
A-6b	EXISTING AND PROPOSED REAR ELEVATION
A-6c	EXISTING AND PROPOSED RIGHT SIDE ELEVATION
A-6d	EXISTING AND PROPOSED LEFT SIDE ELEVATION
A-7a	EXISTING AND PROPOSED GARAGE FRONT ELEVATION
A-7b	EXISTING AND PROPOSED GARAGE REAR ELEVATION
A-7c	BUILDING SECTION - 'A'-'A'
A-7d	BUILDING SECTION - 'B'-'B'
A-7e	BUILDING SECTION - 'C'-'C'
A-8	STREET ELEVATIONS
A-9a	EXISTING ROOF PLAN
A-9b	PROPOSED ROOF PLAN
A-9c	REFLECTED CEILING PLAN
A-10a	LIGHTING PLAN & DETAILS
A-10b	LANDSCAPE PLAN
A-10c	FENCE & GATE ELEVATIONS
A-10d	FENCE & GATE ELEVATIONS
A-11	FINISH MATERIALS

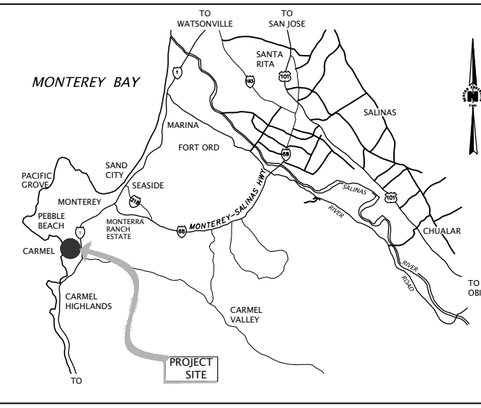
CIVIL

C1	COVER SHEET
C2	EXISTING CONDITIONS / TOPOGRAPHIC MAP - DRAINAGE & UTILITY PLAN
C2	EROSION & SEDIMENT CONTROL PLAN

LOCATION MAP



VICINITY MAP



REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

COVER SHEET

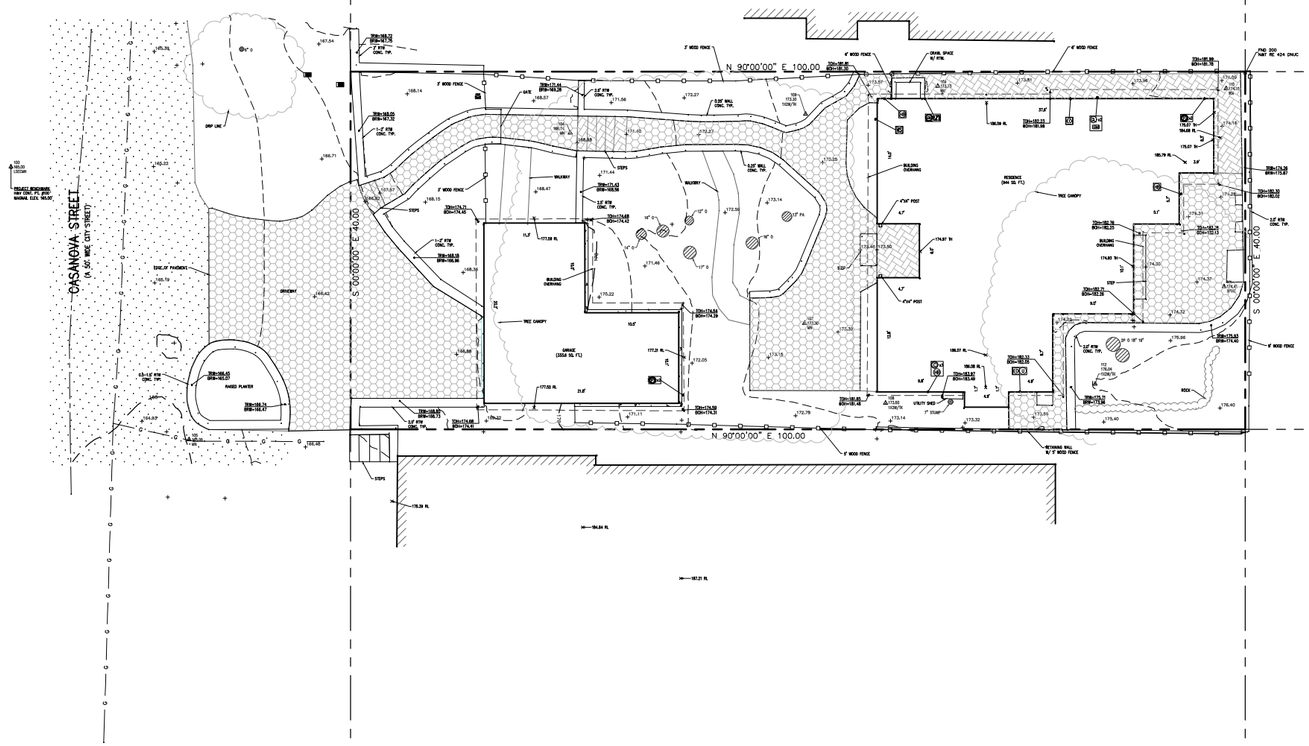
JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE:	7/10//23
SCALE:	N.T.S.
DRAWN:	DM
JOB NUMBER:	22.17

A-1
SHEET 1/12OF

PDF
J:\22 Jobs\2217 Workman_DD\A-1.dwg 9-20-23 01:54:16 PM
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Attachment 3



A.P.N.: 010-195-011

LEGEND:

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- ORIGINAL PROPERTY BOUNDARY
- EASEMENT (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- 165 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE
- G — G — GAS LINE
- ASPHALT CONCRETE
- BRICK
- PORTLAND CEMENT CONCRETE
- NATURAL GROUND SURFACE/ LANDSCAPED AREA

- CONDUIT
- CLEANOUT
- DOWNSPOUT
- ELECTRICAL HUB
- ELECTRIC METER
- ELECTRICAL OUTLET
- ELECTRICAL PANEL
- ELECTRIC MANHOLE
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- GAS LINE
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- GAS VALVE
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- TELEPHONE BOX
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- UTILITY HUB
- UTILITY POLE
- WATER METER
- WATER SERVICE
- WATER VALVE

- FOUND MONUMENT (TYPE NOTED)
- SURVEY H&V CONTROL POINT
- 100.00 SPOT ELEVATION
- ×100.00 RL RIDGELINE
- ×100.00 FF FINISHED FLOOR
- ×100.00 TH THRESHOLD
- TREE (TYPE/SIZE AS MARKED) SYMBOL CENTER IS APPROX CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTI-PRONGED TREE (MP)

ABBREVIATIONS:

AC	=	ASPHALT CONCRETE	FF	=	FINISHED FLOOR	TH	=	THRESHOLD
AD	=	AREA DRAIN	FL	=	FLOWLINE	TOH	=	TOP OVERHANG
BLDG	=	BUILDING	FNC	=	FENCE	TR	=	TREE
BOH	=	BOTTOM OVERHANG	FND	=	FOUND	TYP	=	TYPICAL
BRK	=	BRICK	FTN	=	FOUNTAIN	UTIL	=	UTILITY
BRKR	=	BREAKER	GEN	=	GENERATOR	VGUT	=	V-GUTTER
BSW	=	BACK OF SIDEWALK	GR	=	GRATE	W	=	WILLOW
CB	=	CATCH BASIN	GRND	=	GROUND	WD	=	WOOD
CE	=	CEDAR	GT	=	GATE			
CHK VLV	=	CHECK VALVE	H	=	HOLLY			
CHNLNK	=	CHAINLINK	MON	=	MONUMENT			
CL	=	CENTERLINE	MTL	=	METAL			
CMU	=	CONCRETE MASONRY UNIT	O	=	OAK			
CONC	=	CONCRETE	PA	=	PALM			
CTL	=	CONTROL	PE	=	PEPPER			
CW	=	COTTON WOOD	P	=	PINE			
CYP	=	CYPRESS	PLST	=	PLASTIC			
DG	=	DECOMPOSED GRANITE	R	=	REDWOOD			
DK	=	TOP OF DECK	RL	=	RIDGE LINE			
E	=	EUCALYPTUS	RW	=	RETAINING WALL			
ELEC	=	ELECTRIC	SAT	=	SATELLITE			
EP	=	EDGE OF PAVEMENT	STN	=	STONE			
ESMT	=	EASEMENT	STP	=	STEP			
			SYS	=	SYSTEMS			

GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED APPROXIMATELY 10' SOUTHERLY AND 38' WESTERLY FROM THE NORTHWESTERLY PROPERTY CORNER, ELEVATION = 165.00' AS SHOWN.
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4) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (10/24/22) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
5) BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
6) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
7) STRUCTURES AND/OR ACCOMPANYING ELEVATIONS SHOWN ON ADJACENT LOTS LOCATED WITHIN 15' OF THE SUBJECT PROPERTY BOUNDARIES ARE APPROXIMATE ONLY AND MAY NOT BE COMPLETE DUE TO RESTRICTED PHYSICAL ACCESS.

CONTACT INFORMATION:

CLIENT:
SCOTT & TAMARA WORKMAN
7098 CALLE PORTONE
RANCHO SANTE FE, CA 92091

ARCHITECT:
ATTN: MR. DADO MARQUEZ
ERIC MILLER ARCHITECTS
211 HOFFMAN AVENUE
MONTEREY, CA 93940

SITE LOCATION:
CASANOVA ST. 4NE OF 8TH AVENUE
CARMEL-BY-THE-SEA, CA 93921

TOPOGRAPHIC MAP

OF

THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2007077166
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA

FOR

SCOTT & TAMARA WORKMAN

SCALE: 1" = 5'
DATE: NOV 2022
JOB NO. 2569-01

SHEET 1
OF 1 SHEETS

No.	DATE	BY	REVISION
	3/28/23	AL	UPDATED TREE CANOPY
	11/2/22	AL	RELEASED TO CLIENT

PROFESSIONAL LAND SURVEYOR — GUY R. GIRAUDO — EXP. 12-31-23 — No. 8703 — STATE OF CALIFORNIA

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

LANDSET ENGINEERS, INC.
530-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-9771 Fax (831) 443-9801
www.landseteng.com

REVISION	No.

CONSULTANT:

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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

TOPOGRAPHIC SURVEY

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE: 7/10/23
SCALE: 1/8" = 1'-0"
DRAWN: CAD
JOB NUMBER: 22.17

A-2
SHEET OF

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J:\22 Jobs\2217 Workman_DD\A-2.dwg 9-20-23 01:57:33 PM

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EXISTING FLOOR AREA

MAIN HOUSE	944 S.F.
GARAGE	334 S.F.
TOTAL	1,278 S.F.

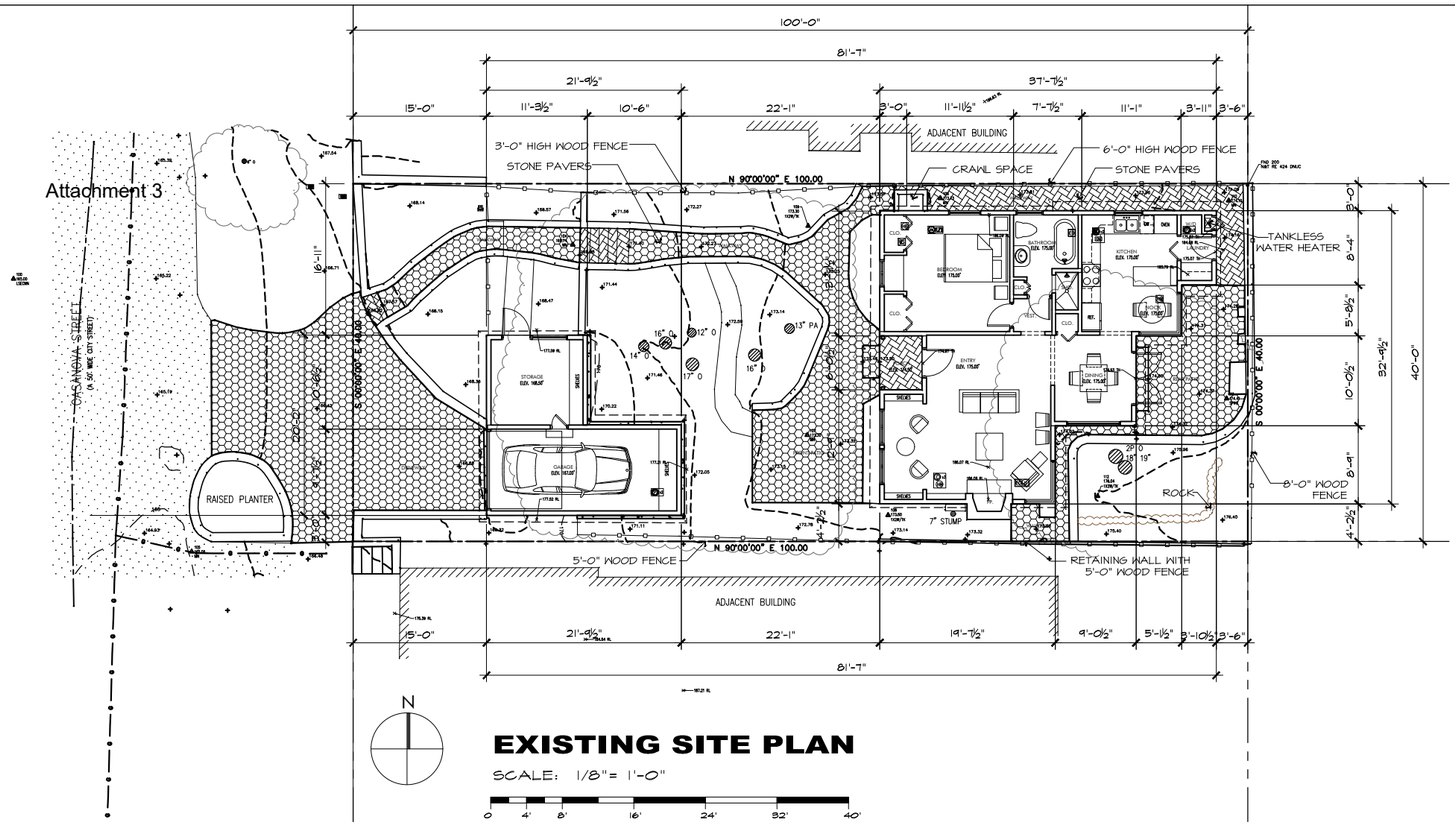
EXISTING SITE COVERAGE

ALLOWED	556.0 S.F.

EXISTING IMPERVIOUS COVERAGE	
ENTRY PORCH	28.0 S.F.
EXTERIOR STEPS	27.0 S.F.
LANDING	10.0 S.F.
SITE WALLS / RETAINING WALLS	189.0 S.F.
TOTAL IMPERVIOUS COVERAGE	254.0 S.F.

EXISTING PERVIOUS COVERAGE	
FRONT PATIO	132.0 S.F.
REAR PATIO	152.0 S.F.
DRIVEWAY	228.0 S.F.
WALKWAYS	436.0 S.F.
TOTAL IMPERVIOUS COVERAGE	948.0 S.F.

TOTAL EXISTING SITE COVERAGE	1,202.0 S.F.



EXISTING SITE PLAN

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

0 4' 8' 16' 24' 32' 40'

PROPOSED FLOOR AREA

MAIN FLOOR	1,040 S.F.
UPPER FLOOR	390 S.F.
GARAGE	334 S.F.
TOTAL	1,764 S.F.

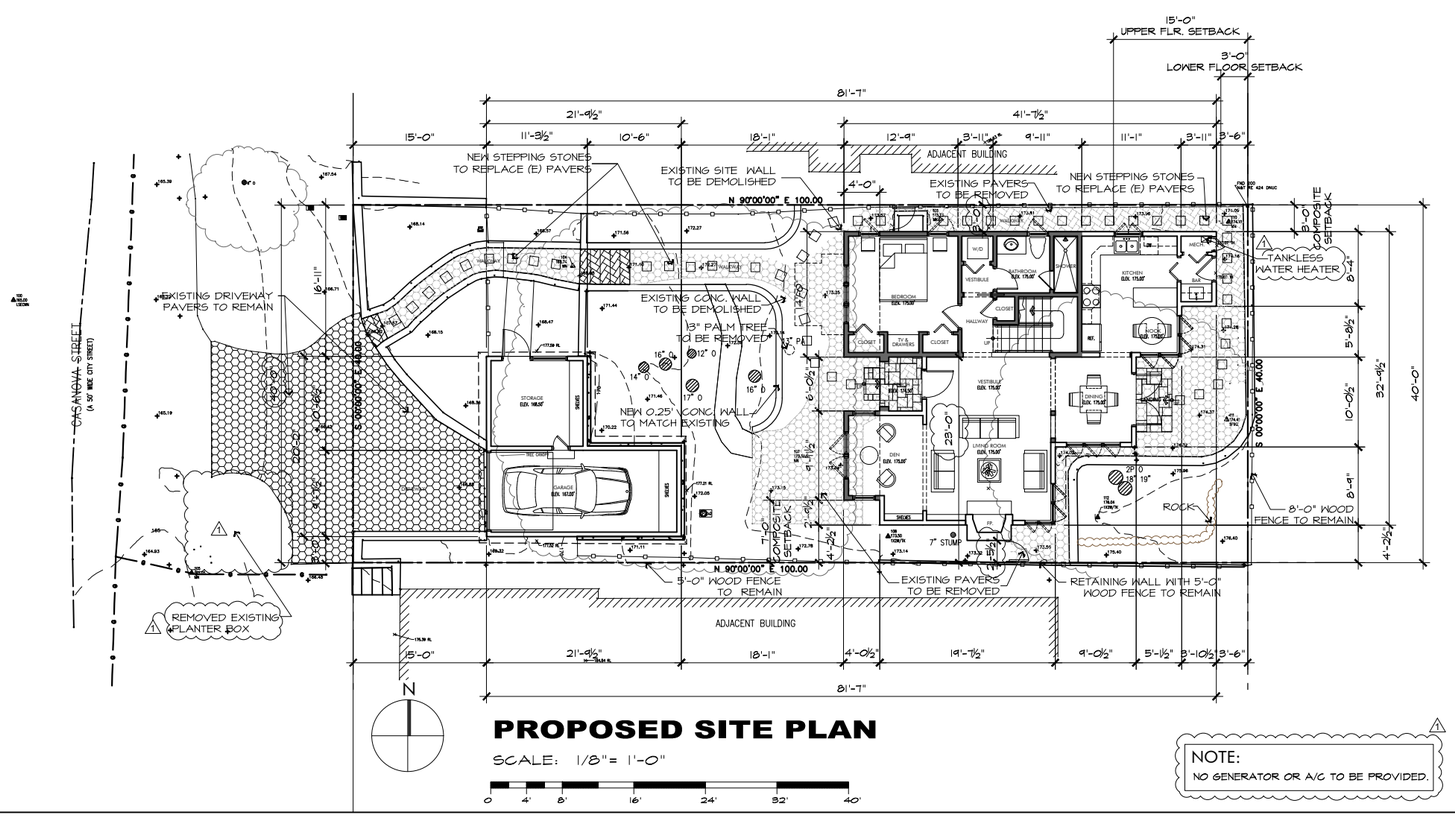
PROPOSED SITE COVERAGE

ALLOWED	556.0 S.F.

PROPOSED IMPERVIOUS COVERAGE	
ENTRY PORCH	28.0 S.F.
EXTERIOR STEPS	33.0 S.F.
LANDING	28.0 S.F.
SITE WALLS / RETAINING WALLS	189.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.

PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	228.0 S.F.
STEPPING STONES	50.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.

TOTAL EXISTING SITE COVERAGE	556.0 S.F.



PROPOSED SITE PLAN

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

0 4' 8' 16' 24' 32' 40'

NOTE:
NO GENERATOR OR A/C TO BE PROVIDED.

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
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EXISTING & PROPOSED SITE PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/8"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

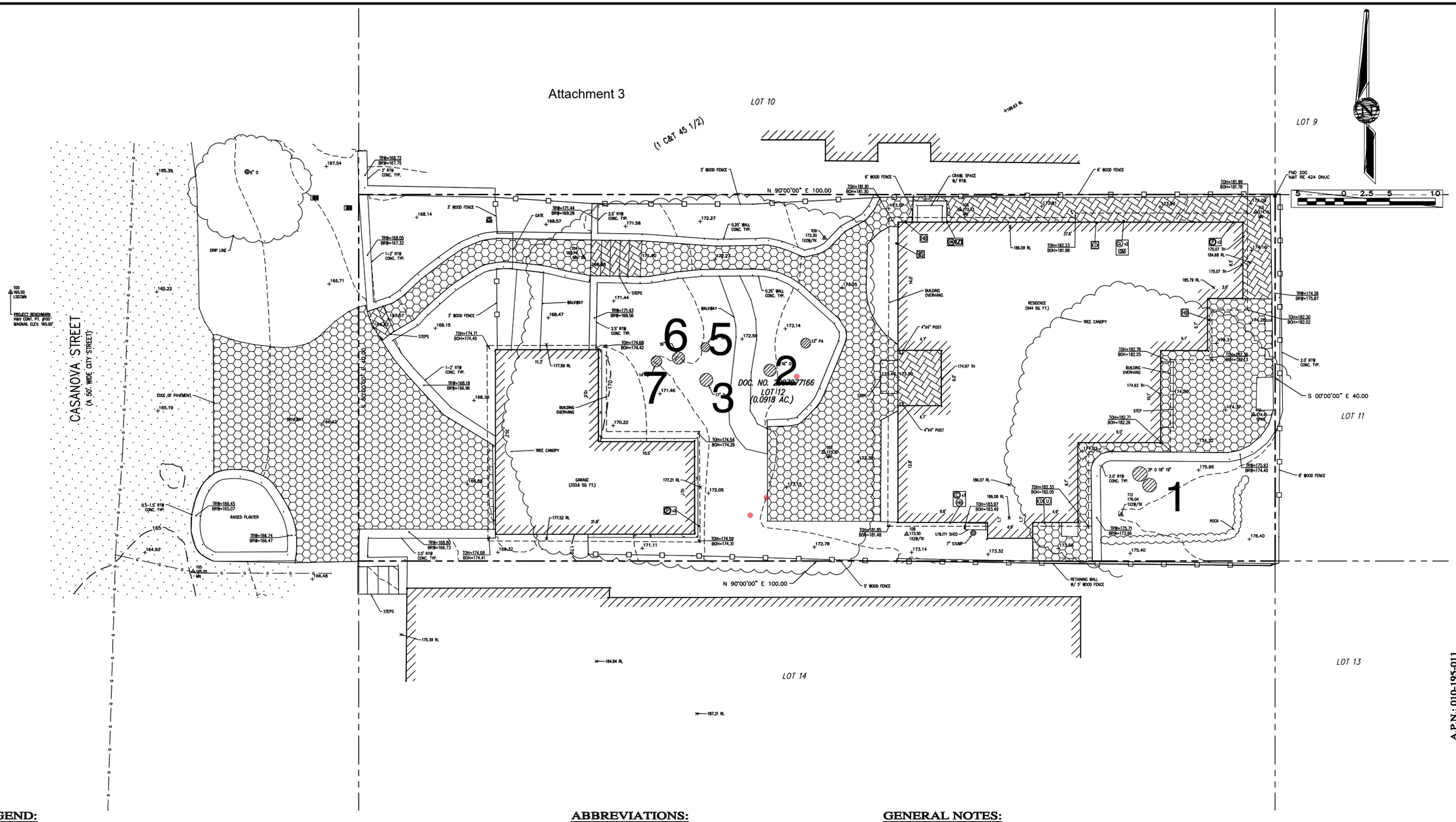
A-3
SHEET OF

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Attachment 3



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- ELECTRIC MANHOLE
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- GAS METER
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CE	=	CEDAR	GT	=	GATE			
CHK VLV	=	CHECK VALVE	H	=	HOLLY			
CHNLNK	=	CHAINLINK	MON	=	MONUMENT			
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RANCHO SANTE FE, CA 92091

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MONTEREY, CA 93940

SITE LOCATION:
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CARMEL-BY-THE-SEA, CA 93921

A.P.N.: 010-195-011

PLAN CHECK RESPONSE 9/20/23

PROFESSIONAL LAND SURVEYOR GUY R. GIRAUDO STATE OF CALIFORNIA EXP. 12-31-23

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

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
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Office (831) 443-0970 Fax (831) 443-3801
www.landseteng.com

TOPOGRAPHIC MAP
OF
THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2007077166
OFFICIAL RECORDS OF MONTEREY COUNTY
CARMEL-BY-THE-SEA, CALIFORNIA
FOR
SCOTT & TAMARA WORKMAN

SCALE: 1" = 5'
DATE: NOV 2022
JOB NO. 2569-01

No.	DATE	BY	REVISION
	3/28/23	AL	UPDATED TREE CANOPY
	11/2/22	AL	RELEASED TO CLIENT

SHEET 1
OF 1 A-4 SHEETS

PDF

PDF

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J:\22 Jobs\2217 Workman_DD\A-5.dwg 9-20-23 02:10:44 PM

Attachment 3

REMOVE CONC. PAVERS

REMOVE CONC. PAVERS

REMOVE PAVERS

EXISTING PAVERS TO REMAIN

EXISTING CONC. WALL TO BE DEMOLISHED

EXISTING SITE WALL TO BE DEMOLISHED

EXISTING RAISED PLANTER TO BE REMOVED

EXISTING PATIO TO BE REMOVED

EXISTING PATIO TO BE REMOVED

EXISTING PAVERS TO BE REMOVED

13" PALM TREE TO BE REMOVED

N 90°00'00" E 100.00

S 00°00'00" E 40.00

N 90°00'00" E 100.00

ADJACENT BUILDING

ADJACENT BUILDING

3' WOOD FENCE

6' WOOD FENCE

5' WOOD FENCE

8' WOOD FENCE

RETAINING WALL W/ 5' WOOD FENCE

2' RTW CONC. TYP.

1-2' RTW CONC. TYP.

2.5' RTW CONC. TYP.

0.25' WALL CONC. TYP.

GATE

STEPS

WALKWAY

DRIVEWAY

DRIP LINE

RAISED PLANTER

BUILDING OVERHANG

SHELVES

STORAGE ELEV. 168.50'

GARAGE ELEV. 167.00'

BEDROOM

BATHROOM

CLO.

VEST.

SHO.

REF.

PORCH ELEV. 174.50'

ENTRY ELEV. 175.00'

KITCHEN ELEV. 175.00'

DW

OVEN

W/D

MECH.

LAUNDRY

NOOK ELEV. 175.00'

DINING ELEV. 175.00'

REAR PATIO

FRONT PATIO

CRAWL SPACE W/ RTW.

FP.

7" STUMP

ROCK

TOH=181.99
BOH=181.78

FND 200 N&T RE 424 DNUC

TRW=168.72
BRW=167.75

TRW=168.05
BRW=167.32

TRW=171.44
BRW=169.28

TRW=171.43
BRW=168.583

TOH=174.71
BOH=174.45

TOH=174.68
BOH=174.42

TRW=168.18
BRW=166.96

TOH=174.54
BOH=174.29

TOH=174.59
BOH=174.31

TRW=168.80
BRW=166.73

TOH=174.68
BOH=174.41

TRW=166.45
BRW=165.07

TRW=166.74
BRW=166.47

TRW=174.28
BRW=175.82

TOH=182.24
BOH=182.26

TRW=175.93
BRW=174.40

TRW=175.71
BRW=173.96

13" PA

16" O

14" O

12" O

17" O

2P O 18" 19"

105 165.05 MN

104 168.74 MN

106 173.73 MN

107 173.30 MN

108 173.50 1X2W/TK

110 174.10 MN

112 176.04 1X2W/TK

N

DEMOLITION PLAN

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

0' 2' 4' 8' 12' 16' 20'

LEGEND

- EXISTING WALLS TO REMAIN
- WALLS TO BE DEMOLISHED
- DOORS TO BE DEMOLISHED
- WINDOWS TO BE DEMOLISHED
- FIXTURES TO BE DEMOLISHED
- SITE MISC. TO BE DEMOLISHED

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

DEMOLITION PLAN

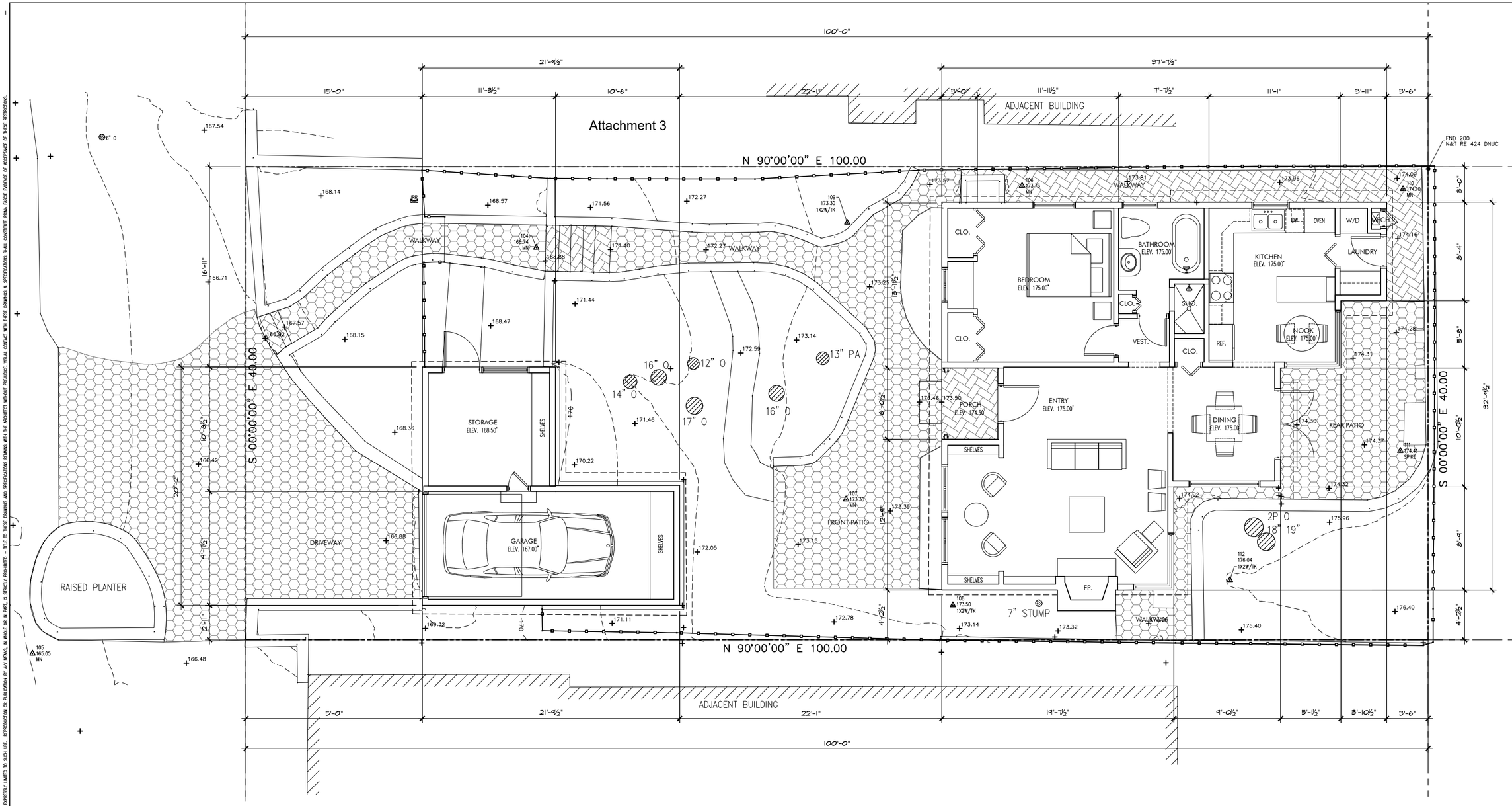
JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-145-011-000

DATE:	7/10/23
SCALE:	1/4" = 1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-5

SHEET OF

Attachment 3



EXISTING SITE COVERAGE

ALLOWED	556.0 S.F.
EXISTING IMPERVIOUS COVERAGE	
ENTRY PORCH	28.0 S.F.
EXTERIOR STEPS	27.0 S.F.
LANDING	10.0 S.F.
SITE WALLS / RETAINING WALLS	189.0 S.F.
TOTAL IMPERVIOUS COVERAGE	254.0 S.F.
EXISTING PERVIOUS COVERAGE	
FRONT PATIO	132.0 S.F.
REAR PATIO	152.0 S.F.
DRIVEWAY	228.0 S.F.
WALKWAYS	436.0 S.F.
TOTAL IMPERVIOUS COVERAGE	948.0 S.F.
TOTAL EXISTING SITE COVERAGE	1202.0 S.F.

N

EXISTING FLOOR PLAN

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

0 2' 4' 8' 12' 16' 20'

LOT AREA	4,000 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.

EXISTING FLOOR AREA	
MAIN HOUSE	944 S.F.
GARAGE	334 S.F.
TOTAL	1,278 S.F.

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING FLOOR PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE: 7/10/23
SCALE: 1/4" = 1'-0"
DRAWN: DM
JOB NUMBER: 22.17

A-5a
SHEET OF

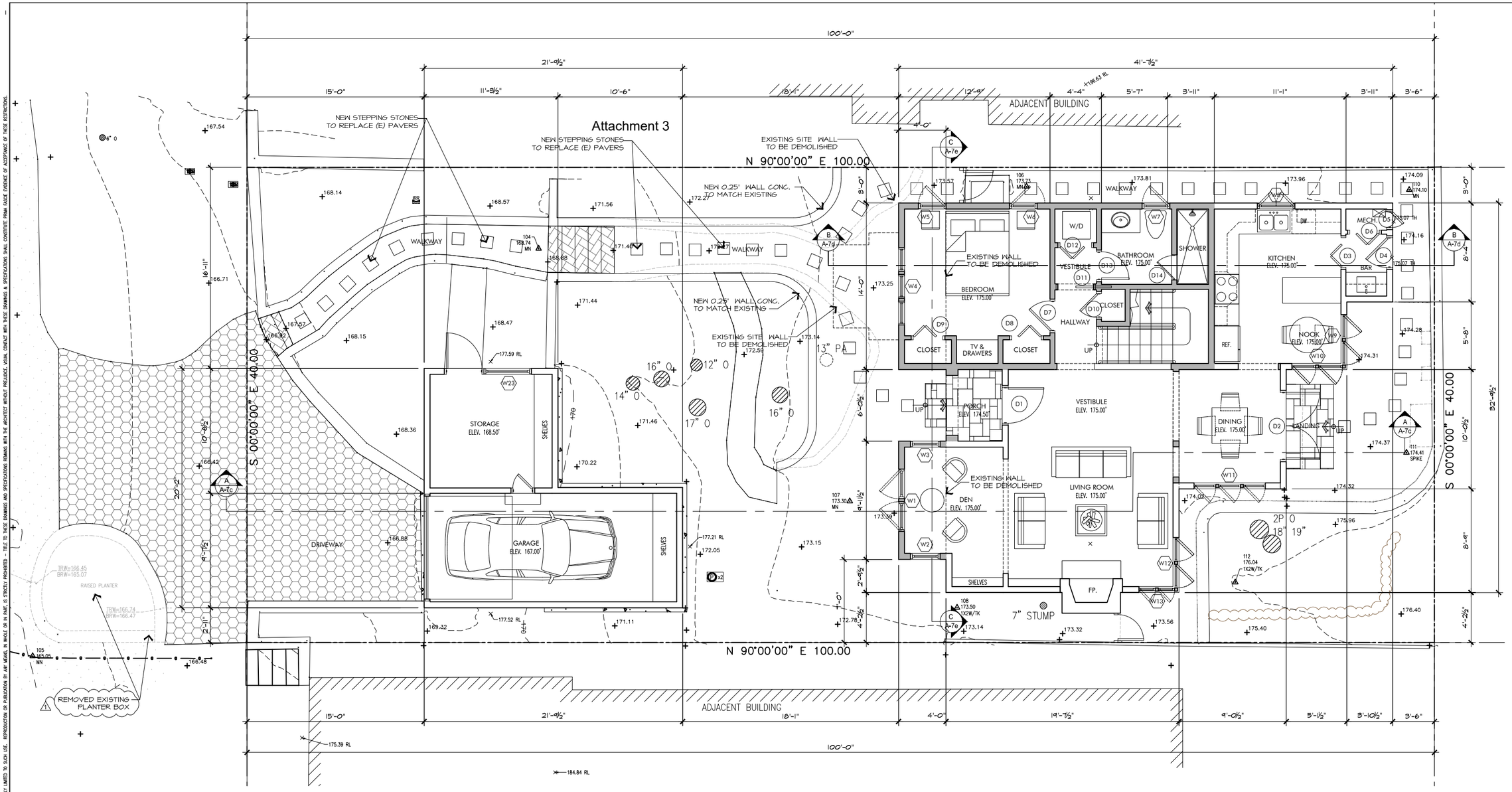
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PROPOSED SITE COVERAGE

ALLOWED	556.0 S.F.
PROPOSED IMPERVIOUS COVERAGE	
ENTRY PORCH	34.0 S.F.
EXTERIOR STEPS	35.0 S.F.
LANDING	20.0 S.F.
SITE WALLS / RETAINING WALLS	189.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.
PROPOSED PERVIOUS COVERAGE	
DRIVEWAY	228.0 S.F.
STEPPING STONES	50.0 S.F.
TOTAL IMPERVIOUS COVERAGE	278.0 S.F.
TOTAL EXISTING SITE COVERAGE	556.0 S.F.

N

PROPOSED MAIN FLOOR PLAN

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

0 2' 4' 8' 12' 16' 20'

LOT AREA	4,000 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.

PROPOSED FLOOR AREA	
MAIN FLOOR	1,040 S.F.
UPPER FLOOR	390 S.F.
GARAGE	334 S.F.
TOTAL	1,764 S.F.

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
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PROPOSED MAIN FLOOR PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE: 7/10/23
SCALE: 1/4" = 1'-0"
DRAWN: DM
JOB NUMBER: 22.17

A-5b
SHEET OF

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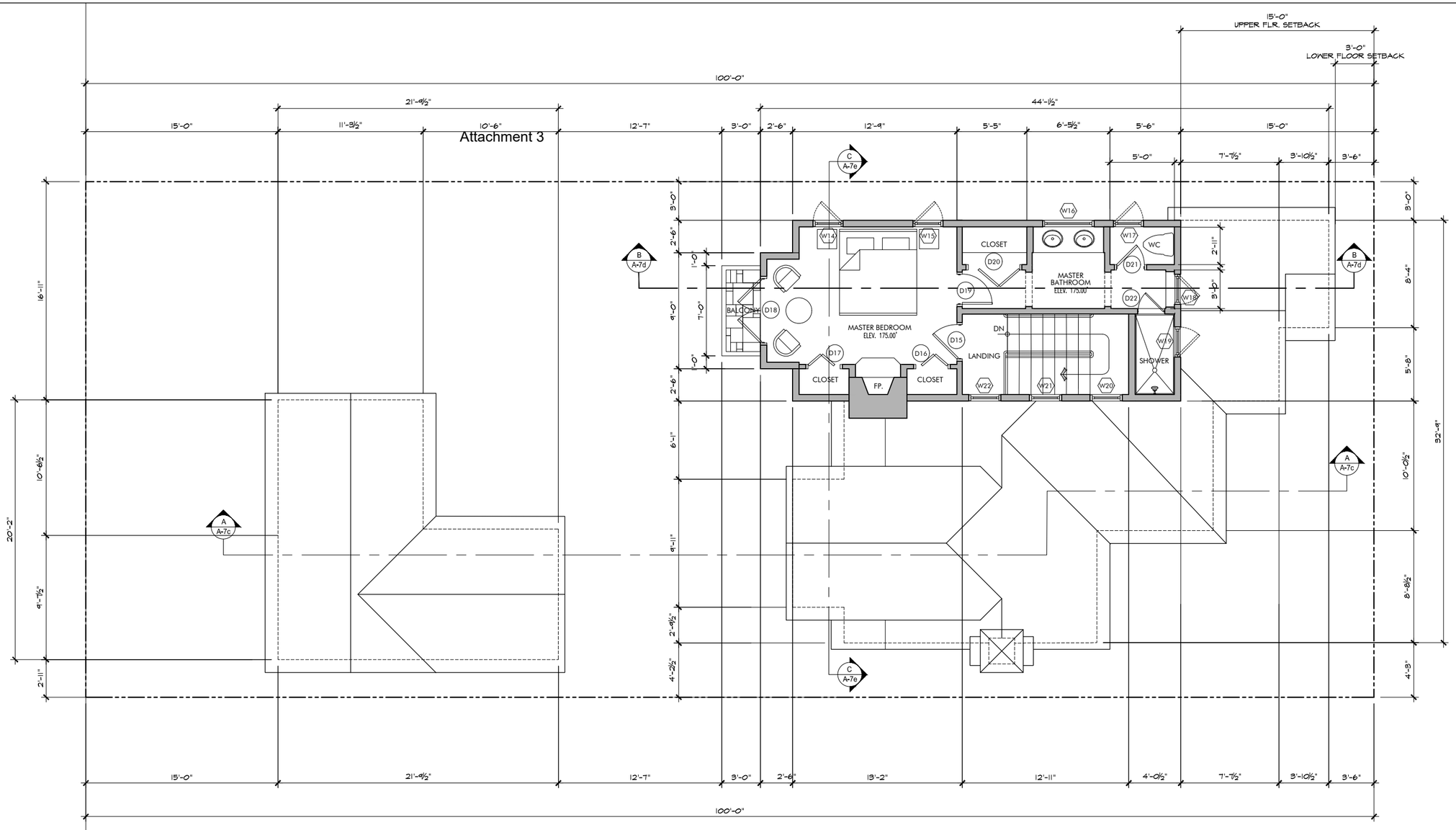
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Attachment 3



N

PROPOSED UPPER FLOOR PLAN

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

0 2' 4' 8' 12' 16' 20'

LOT AREA	4,000 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.

PROPOSED FLOOR AREA	
MAIN FLOOR	1,040 S.F.
UPPER FLOOR	390 S.F.
GARAGE	334 S.F.
TOTAL	1,764 S.F.

REVISION	No.

CONSULTANT:

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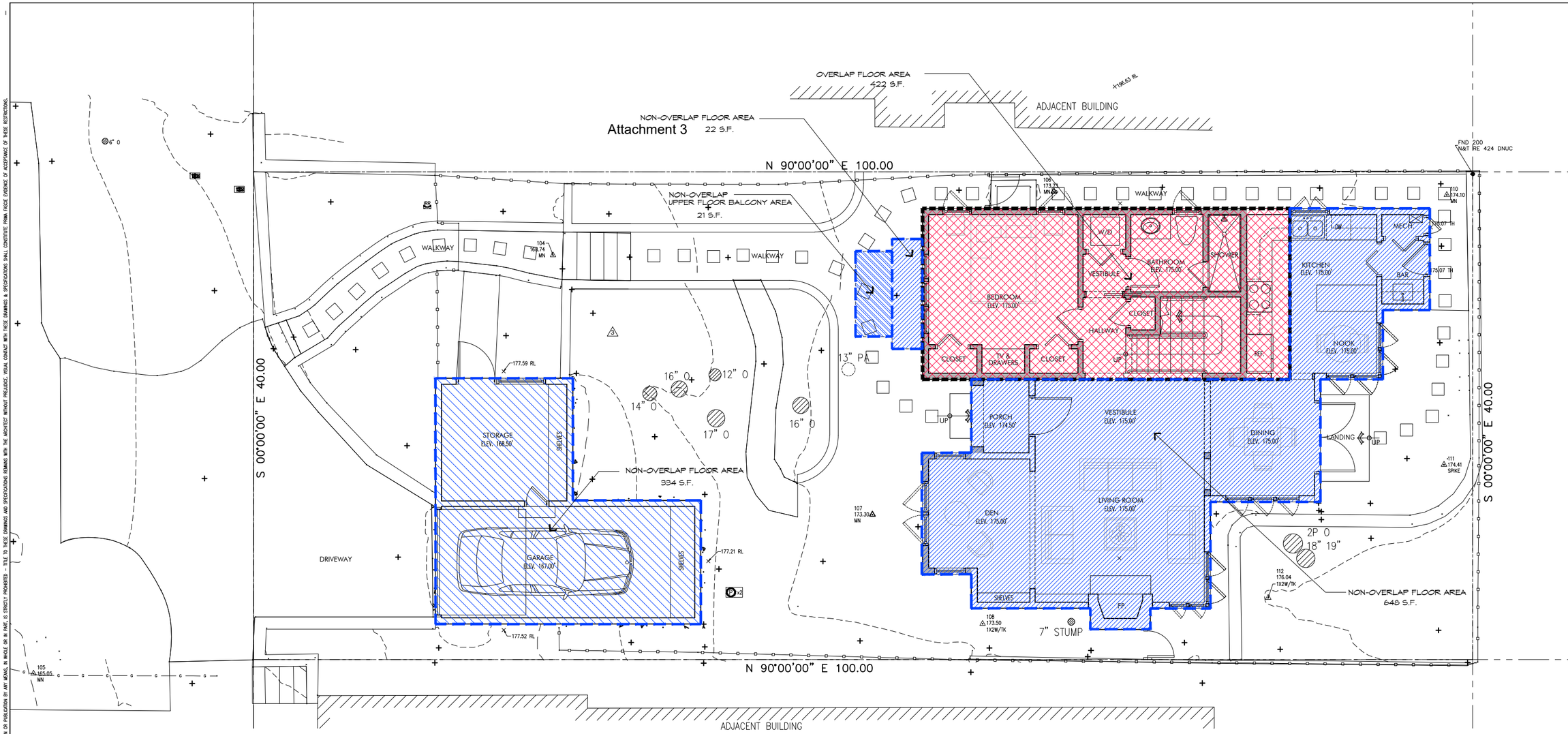
PROPOSED UPPER FLOOR PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE: 7/10/23
SCALE: 1/4" = 1'-0"
DRAWN: DM
JOB NUMBER: 22.17

A-5c
SHEET OF

Attachment 3



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MAIN FLOOR & UPPER FLOOR PLAN OVERLAY

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

0 2' 4' 8' 12' 16' 20'

LEGEND	OVERLAP & NON OVERLAP FLOOR AREA		
	OVERLAP MAIN FLOOR & UPPER FLOOR AREA	=	422 SF.
	NON-OVERLAP FLOOR AREA	=	670 SF.
	NON-OVERLAP UPPER FLOOR BALCONY AREA	=	21 SF.
	NON-OVERLAP EXISTING GARAGE & STORAGE AREA	=	334 SF.

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

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MAIN FLOOR & UPPER FLOOR PLAN OVERLAY

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE: 7/10/23
SCALE: 1/4" = 1'-0"
DRAWN: DM
JOB NUMBER: 22.17

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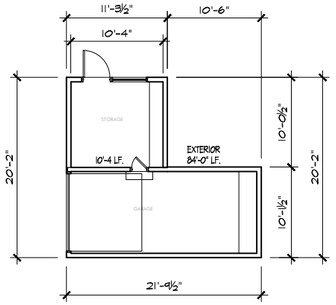
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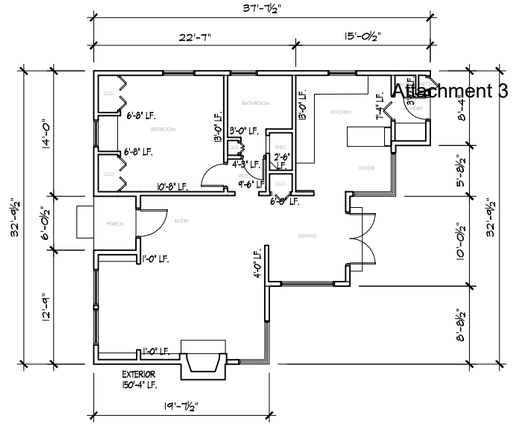
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Attachment 3



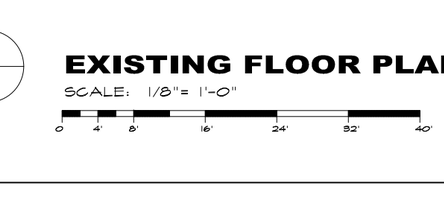


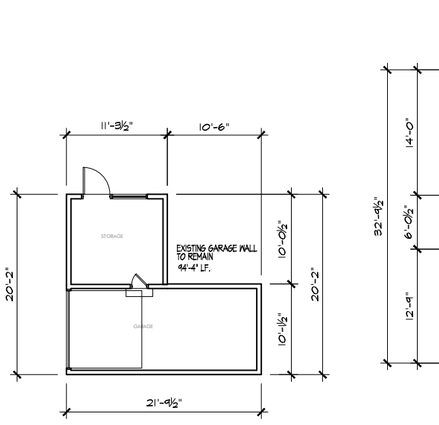
EXISTING FLOOR PLAN

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

0 4' 8' 16' 24' 32' 40'

EXISTING WALLS		
	LINEAR FEET	PERCENTAGE
GARAGE WALLS	94'-4"	28 %
MAIN HOUSE WALLS	241'-11"	72 %
TOTAL:	336'-3"	100 %





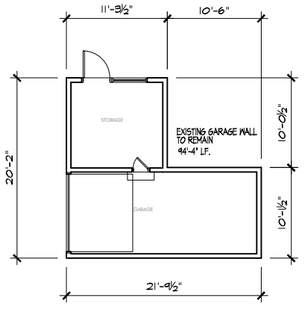
DEMOLITION FLOOR PLAN

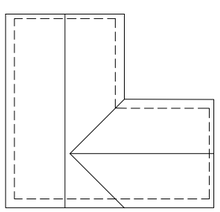
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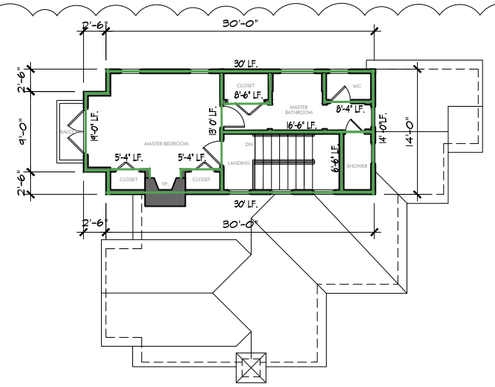
0 4' 8' 16' 24' 32' 40'

REMOVED, REPLACED & RETAINED WALLS		
	LINEAR FEET	PERCENTAGE
REMOVED WALLS	83'-2"	25 %
REPLACED WALLS	48'-11"	15 %
RETAINED WALLS	204'-2"	60 %
TOTAL:	336'-3"	100 %

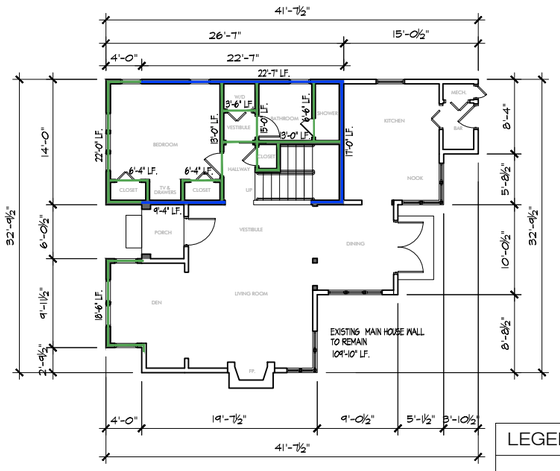
LEGEND	
	EXISTING WALL TO REMAIN
	REMOVED WALL
	REPLACED WALL







UPPER FLOOR PLAN



MAIN FLOOR PLAN

PROPOSED FLOOR PLAN

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

0 4' 8' 16' 24' 32' 40'

LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	REPLACED WALL

NEW WALLS		
	LINEAR FEET	PERCENTAGE
UPPER FLOOR WALLS	156'-6"	46 %
LOWER FLOOR WALLS	104'-2"	31 %
REPLACED WALLS	48'-11"	15 %
TOTAL:	309'-7"	92 %

SUMMARY:

EXISTING, REMOVED, REPLACED & NEW LINEAR WALL CALCULATIONS		
	LINEAR FEET	PERCENTAGE
EXISTING WALLS	336'-3"	100 %
REPLACED WALLS	48'-11"	15 %
REMOVED WALLS	83'-2"	25 %
RETAINED WALLS	204'-2"	60 %
NEW WALLS	260'-8"	77 %

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

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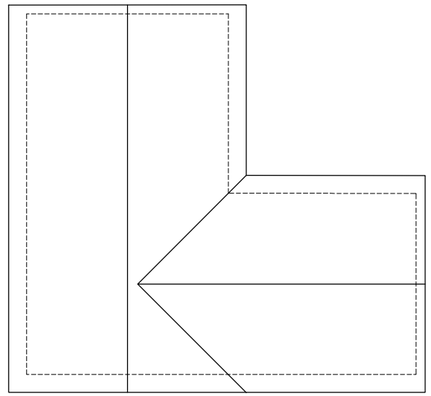
LINEAR WALL CALCULATIONS

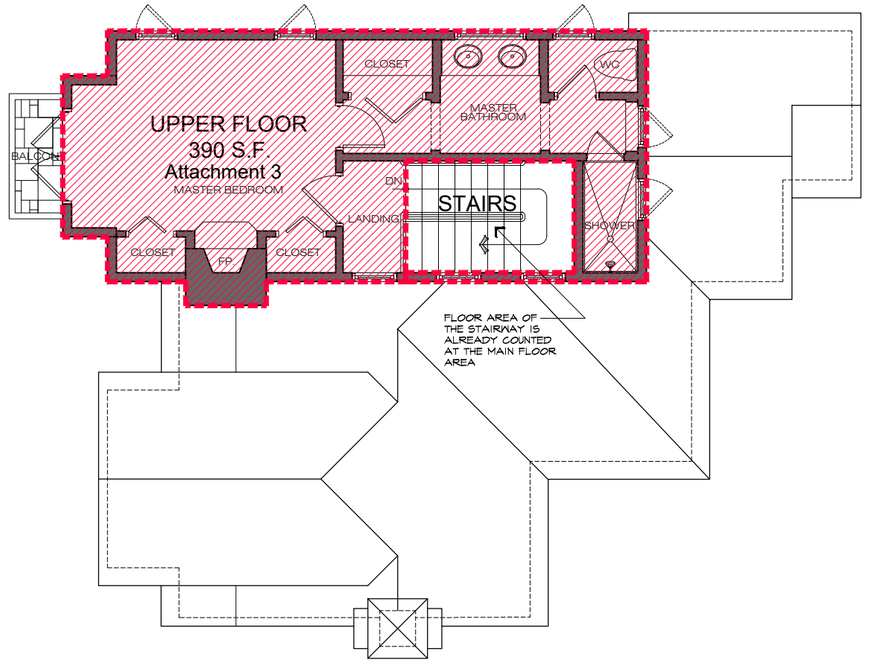
JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE:	8/23/23
SCALE:	1/8"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-5e

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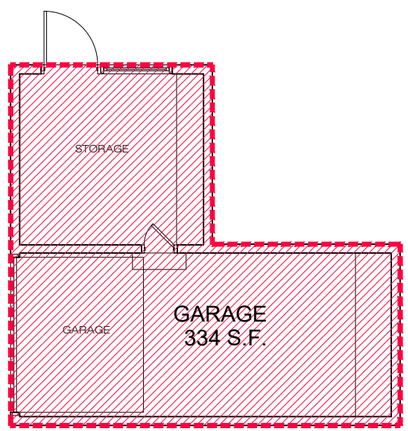


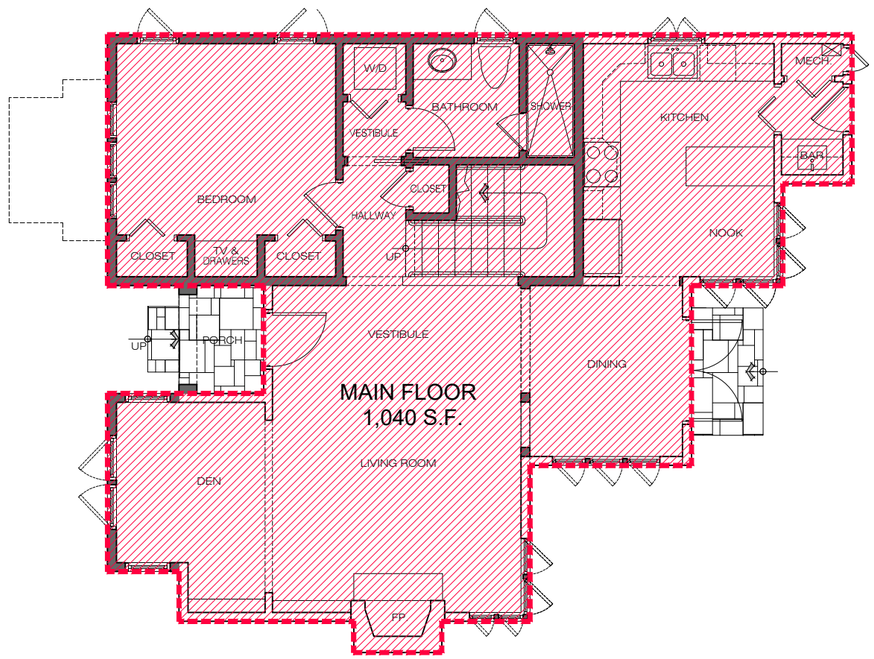


PROPOSED UPPER FLOOR AREA

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

0 2' 4' 8' 12' 16' 20'





N

PROPOSED MAIN FLOOR AREA

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

0 2' 4' 8' 12' 16' 20'

LOT AREA	4,000 S.F.
MAX. FLOOR AREA ALLOWED	1,800 S.F.

PROPOSED FLOOR AREA	
MAIN FLOOR	1,040 S.F.
UPPER FLOOR	390 S.F.
GARAGE	334 S.F.
TOTAL	1,764 S.F.

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

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FLOOR AREA CALCULATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

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DOOR SCHEDULE

	DOOR NO.	TYPE	DOOR SIZE WIDTH "W"	DOOR SIZE HEIGHT "H"	ROOM NO.	ROOM NAME	THKNS.	DOOR MAT.	FRAME MAT.	HEAD DETAIL	JAMB DETAIL	THRSHD DETAIL	REMARKS
Main House - Lower Level	D1	A	3'-0"	6'-8"		VESTIBULE	1-3/4"	WOOD	WOOD	-	-	-	EXISTING DOOR TO REMAIN
	D2	B	PR - 2'-10"	6'-8"		DINING	1-3/4"	WOOD	WOOD	-	-	-	EXISTING DOOR TO REMAIN
	D3	C	PR - 1'-3"	6'-8"		KITCHEN	1-3/4"	WOOD	WOOD	-	-	-	EXISTING DOOR TO REMAIN
	D4	D	2'-6"	6'-8"		BAR	1-3/4"	WOOD	WOOD	-	-	-	EXISTING DOOR TO REMAIN
	D5	E	1'-8"	6'-8"		MECHANICAL	1-3/4"	WOOD	WOOD	-	-	-	EXISTING DOOR TO REMAIN
	D6	J	PR - 1'-3"	6'-8"		MECHANICAL	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR WITH LOUVERS
	D7	F	2'-8"	6'-8"		BEDROOM	1-3/4"	WOOD	WOOD	-	-	-	NEW SWING DOOR
	D8	I	PR - 1'-3"	6'-8"		CLOSET	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR
	D9	I	PR - 1'-3"	6'-8"		CLOSET	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR
	D10	F	2'-0"	6'-8"		CLOSET @ HALLWAY	1-3/4"	WOOD	WOOD	-	-	-	NEW SWING DOOR
	D11	H	3'-0"	6'-8"		VESTIBULE	1-3/4"	WOOD	WOOD	-	-	-	NEW POCKET DOOR
	D12	J	PR - 1'-4"	6'-8"		LAUNDRY	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR WITH LOUVERS
	D13	F	2'-4"	6'-8"		BATHROOM	1-3/4"	WOOD	WOOD	-	-	-	NEW SWING DOOR
	D14	K	2'-0"	6'-4"		SHOWER	1/4	GLASS	-	-	-	-	NEW TEMPERED GLASS SWING DOOR
Main House - Upper Level	D15	F	2'-8"	6'-8"		MASTER BEDROOM	1-3/4"	WOOD	WOOD	-	-	-	NEW SWING DOOR
	D16	I	PR - 1'-3"	6'-8"		CLOSET	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR
	D17	I	PR - 1'-3"	6'-8"		CLOSET	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR
	D18	L	PR - 2'-6"	6'-8"		MASTER BEDROOM	1-3/4"	WOOD	WOOD	-	-	-	NEW FRENCH DOOR WITH FIXED TRANSOM
	D19	F	2'-4"	6'-8"		MASTER BATHROOM	1-3/4"	WOOD	WOOD	-	-	-	NEW SWING DOOR
	D20	G	PR - 2'-0"	6'-8"		CLOSET	1-3/4"	WOOD	WOOD	-	-	-	NEW BI-FOLD DOOR
	D21	F	2'-2"	6'-8"		WATER CLOSET	1-3/4"	WOOD	WOOD	-	-	-	NEW SWING DOOR
	D22	K	2'-0 "	6'-4"		SHOWER	1/4	GLASS	-	-	-	-	NEW TEMPERED GLASS SWING DOOR
Garage			ALL EXISTING DOORS IN THE GARAGE TO REMAIN - REPAIR & REPAINT IF NEEDED.										

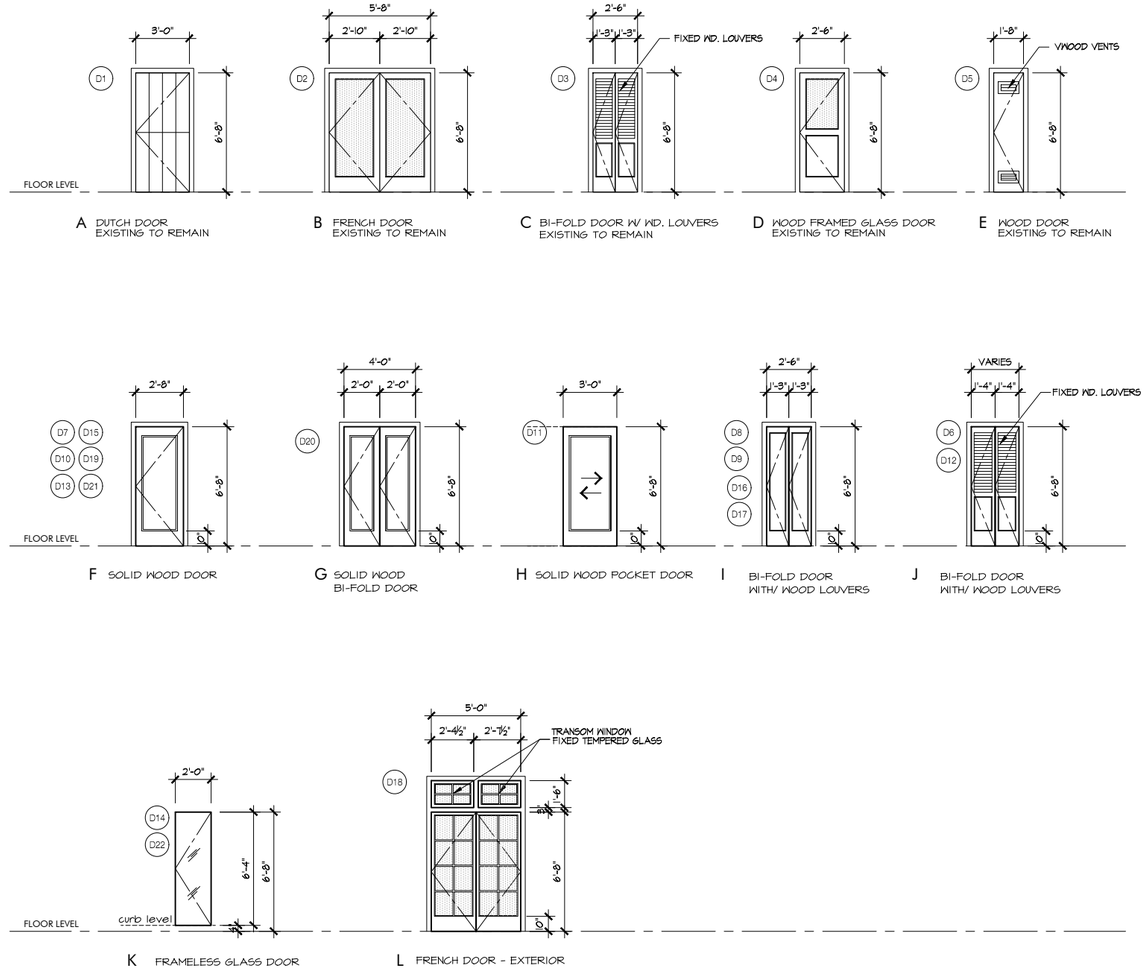
Attachment 3

DOOR NOTES

ALL DOORS SHALL COMPLY WITH THE FOLLOWING, UNLESS OTHERWISE NOTED, U.O.N.:

1. SHALL BE 2'-0" X 6'-8" MINIMUM.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE (2) PAIR- 4-1/2" X 4-1/2" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO BE ASHLEY NORTON HARDWARE OR BETTER.
6. ALL FIRE RATED DOORS SHALL HAVE PEMKO S88D (OR EQUIVALENT) SMOKE SEALS AND SHALL BE TIGHT-FITTING, SELF-CLOSING, AND SELF-LATCHING.
7. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED.
8. SHALL BE SOLID CORE.
9. ALL DOOR GLAZING TO BE TEMPERED.
10. ALL HINGED SHOWER DOORS SHALL OPEN OUTWARD PER CBC, SECTION 2407.
11. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS. UNITS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING NOT LESS THAN 20 MINUTES.
12. REQUIRED NATURAL LIGHT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF ROOM FLOOR AREA.
13. REQUIRED NATURAL VENT FOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS NOT LESS THAN 4% OF AREAS BEING VENTED.
14. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074.

DOOR TYPES



REVISION	No.

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DOOR SCHEDULE

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE: 7/10/23
SCALE: AS NOTED
DRAWN: DM
JOB NUMBER: 22.17

A-5g
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WINDOW SCHEDULE

	WDW. NO.	TYPE	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	STYLE	GLAZING	SAFETY GLAZING	FRAME MATERIAL	HEAD HEIGHT ABOVE F.F.	SILL HEIGHT ABOVE F.F.	LOCATION	REMARKS
Main House - Lower Level	W1	A	5'-3"	7'-3"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD 1	6'-8" @ WINDOW 9'-5" @ TRANSOM	2'-2" @ WINDOW 6'-11" @ TRANSOM	DEN	PAIR OF CASEMENT WINDOW WITH FIXED TRANSOM
	W2	B	2'-6"	4'-6"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-2"	DEN	FIXED WINDOW
	W3	B	2'-6"	4'-6"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-2"	DEN	FIXED WINDOW
	W4	C	6-6"	4'-6"	CASEMENT & FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-2"	BEDROOM	2 CASEMENT & 1 FIXED WINDOW
	W5	E	2'-4"	3'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-2"	BEDROOM	CASEMENT WINDOW
	W6	E	2'-4"	3'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-2"	BEDROOM	CASEMENT WINDOW
	W7	E	2'-4"	2'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	4'-2"	BATHROOM	CASEMENT WINDOW
	W8	D	3'-2"	3'-2"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-6"	KITCHEN	PAIR OF 1'-7" W x 3'-2" H CASEMENT WINDOW
	W9	H	4'-3"	4'-4"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-4"	NOOK	2-PAIR OF 2'-0" W x 4'-4" H CASEMENT WINDOW
	W10	H	4'-3"	4'-4"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-4"	NOOK	2-PAIR OF 2'-0" W x 4'-4" H CASEMENT WINDOW
	W11	I	6'-0"	4'-4"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-4"	DINING	3-PAIR OF 1'-10" W x 4'-4" H CASEMENT WINDOW
	W12	H	4'-3"	4'-4"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-4"	LIVING ROOM	2-PAIR OF 2'-0" W x 4'-4" H CASEMENT WINDOW
	W13	J	3'-0"	4'-4"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	2'-4"	LIVING ROOM	2-PAIR OF 1'-4 1/2" W x 4'-4" H CASEMENT WINDOW
Main House - Upper Level	W14	E	2'-4"	3'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD 1	6'-8"	3'-2"	MASTER BEDROOM	CASEMENT WINDOW
	W15	E	2'-4"	3'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-2"	MASTER BEDROOM	CASEMENT WINDOW
	W16	G	4'-0	1'-9"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	8'-4"	7'-0"	MASTER BATHROOM	FIXED WINDOW
	W17	E	2'-4"	2'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	4'-2"	WATER CLOSET	CASEMENT WINDOW
	W18	E	2'-4"	3'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-2"	MASTER BATHROOM	CASEMENT WINDOW
	W19	E	2'-4"	2'-6"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	4'-2"	MASTER SHOWER	CASEMENT WINDOW
	W20	F	2'-6"	3'-0"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-8"	STAIRCASE	FIXED WINDOW
	W21	F	2'-6"	3'-0"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-8"	STAIRCASE	FIXED WINDOW
	W22	F	2'-6"	3'-0"	FIXED	DOUBLE GLAZE	TEMPERED GLASS	WOOD	6'-8"	3'-8"	STAIRCASE	FIXED WINDOW
Garage	W23	K	PR 2'-0"	4'-3"	CASEMENT	DOUBLE GLAZE	TEMPERED GLASS	WOOD 1	6'-5"	2'-2"	STORAGE	CASEMENT WINDOW

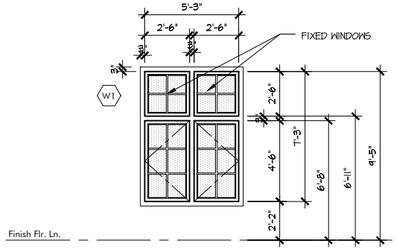
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WINDOW NOTES

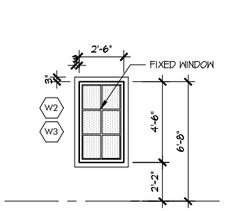
ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING, U.O.N.

1. EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 24" IN HEIGHT, 20 INCHES IN WIDTH, 5.7 S.F. IN AREA, AND A SILL HEIGHT NOT MORE THAN 44" A.F.F. PER CRC, SECTION R310.1.
2. PAINT GRADE WOOD WINDOWS U.O.N.
3. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH CRC, SECTION R308.3. ALL SAFETY GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH CRC, SECTION R308.4.
4. ALL SLOPED GLAZING SHALL COMPLY WITH 2013 CRC, SECTION R308.6 FOR INSTALLATION AND MATERIALS.
5. SEE WINDOW TYPES THIS PAGE FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CRC SEC. R303.1 AND EGRESS PER CRC SEC. R310.
6. ALL WINDOW GLAZING SHALL BE LOW-E, DOUBLE GLAZED U.O.N.
7. ALL EXTERIOR OPENINGS SHALL PROVIDE NATURAL LIGHTING, IN HABITABLE ROOMS, WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA PER CRC, SEC. R303.1, AND NATURAL VENTILATION WITH AN AREA OF NOT LESS THAN 4% OF ROOM FLOOR AREA PER CRC, SECTION 303.1.
8. TEMPERED SAFETY GLAZING:
   a) IS REQUIRED WHERE THE NEAREST EDGE OF GLAZING IS WITHIN A 24-INCH ARC OF EITHER SIDE OF A DOOR IN A CLOSED POSITION. (UNLESS THERE IS AN INTERVENING WALL BETWEEN THE DOOR AND THE GLAZING OR IF THE GLAZING IS 5' OR HIGHER ABOVE THE WALKING SURFACE.
   b) GLAZING GREATER THAN 9 SQUARE FEET WITH THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR AND THE TOP EDGE GREATER THAN 36" ABOVE THE FLOOR (UNLESS THE GLAZING IS MORE THAN 36" HORIZONTALLY AWAY FROM THE WALKING SURFACES OR IF A COMPLYING PROTECTIVE BAR IS INSTALLED. c) GLAZING IN SHOWER AND TUB ENCLOSURES (LESS THAN 60" ABOVE STANDING SURFACE.
   d) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
9. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E2010, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2.

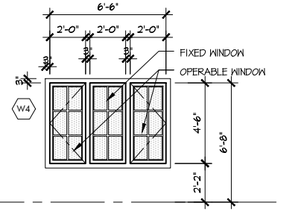
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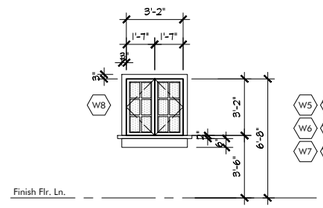
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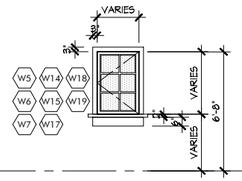
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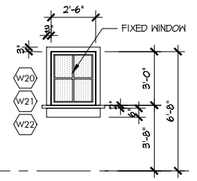
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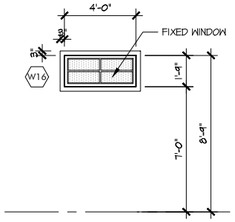
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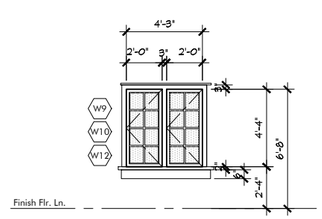
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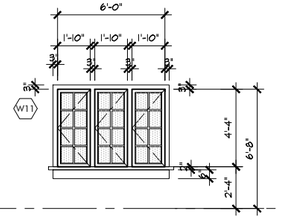
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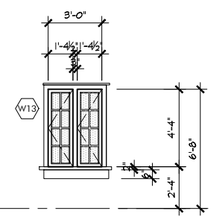
G WOOD FIXED WINDOW



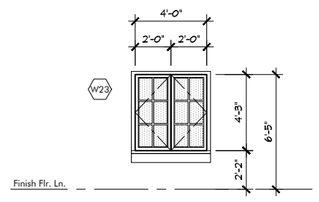
H WOOD CASEMENT WINDOW



I WOOD CASEMENT WINDOW



J WOOD CASEMENT WINDOW



K WOOD CASEMENT WINDOW

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

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WINDOW SCHEDULE

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE:	7/10/23
SCALE:	AS NOTED
DRAWN:	DM
JOB NUMBER:	22.17

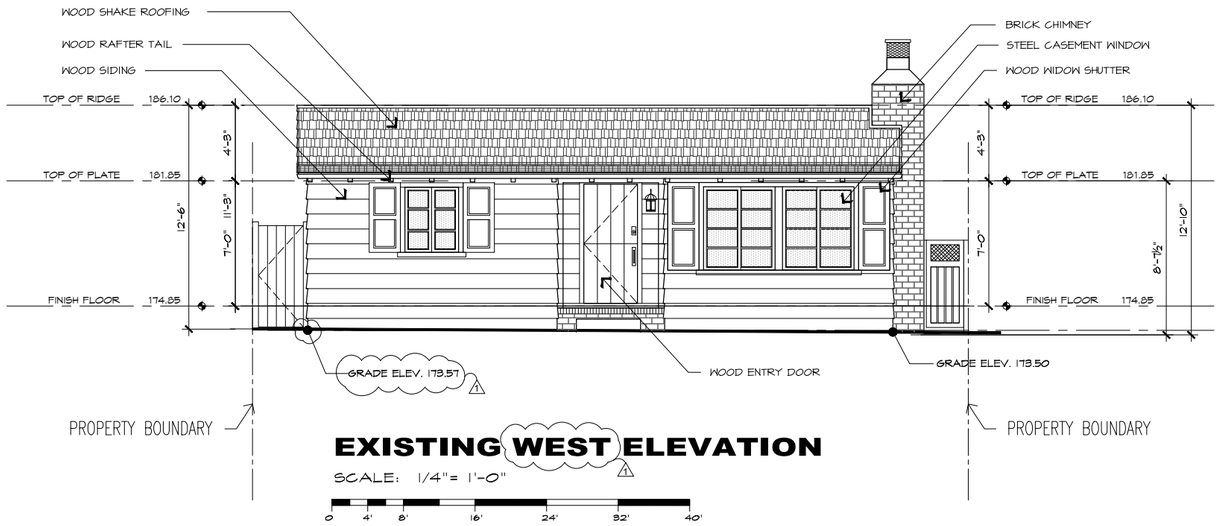
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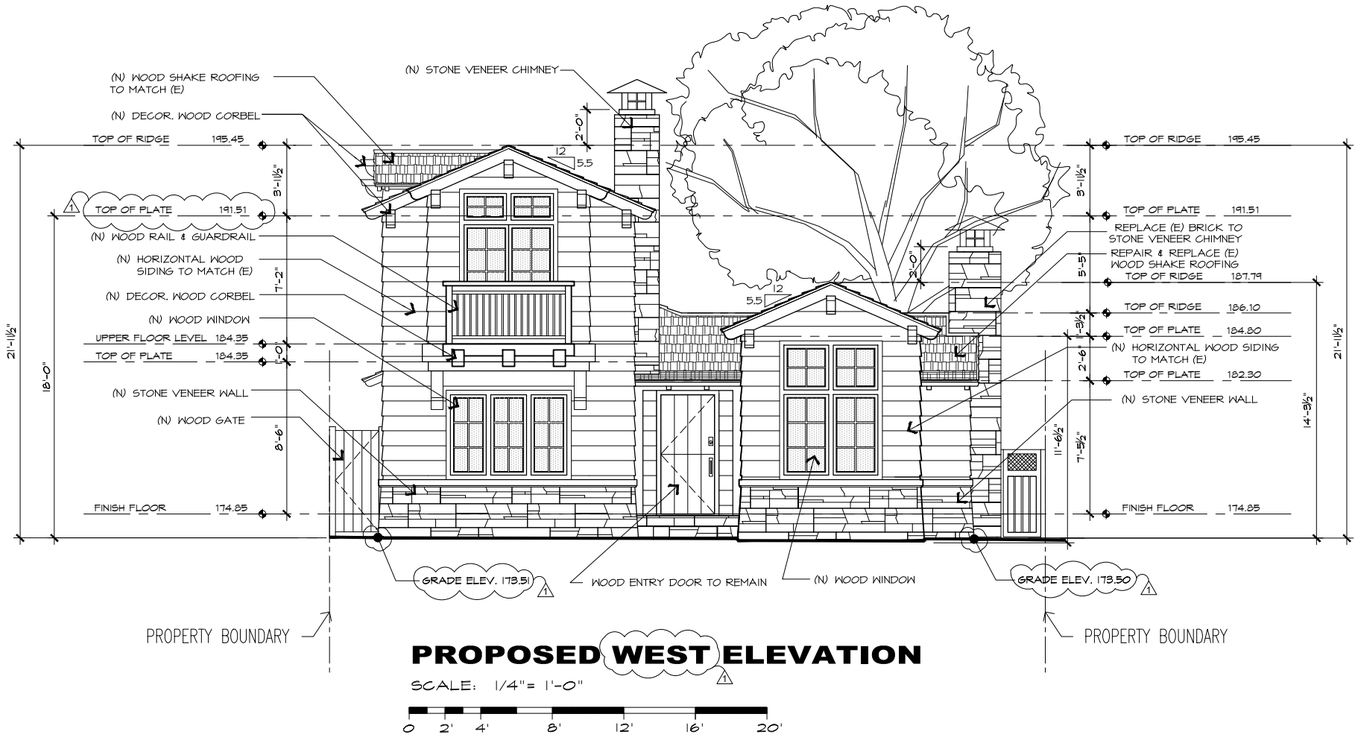
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Attachment 3



EXISTING WEST ELEVATION

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



PROPOSED WEST ELEVATION

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

0 2' 4' 8' 12' 16' 20'

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EXISTING & PROPOSED WEST ELEVATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

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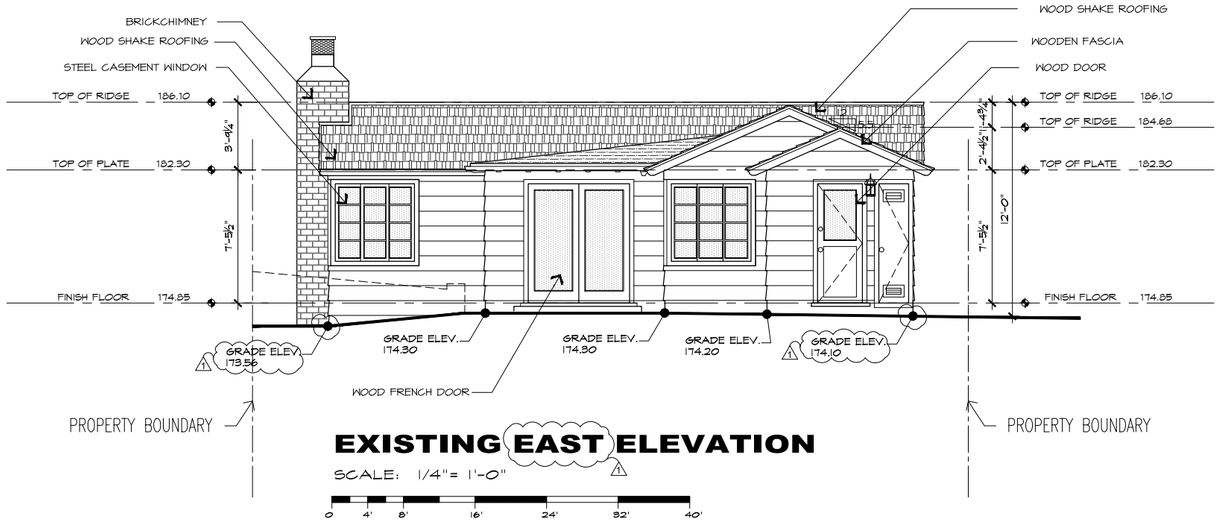
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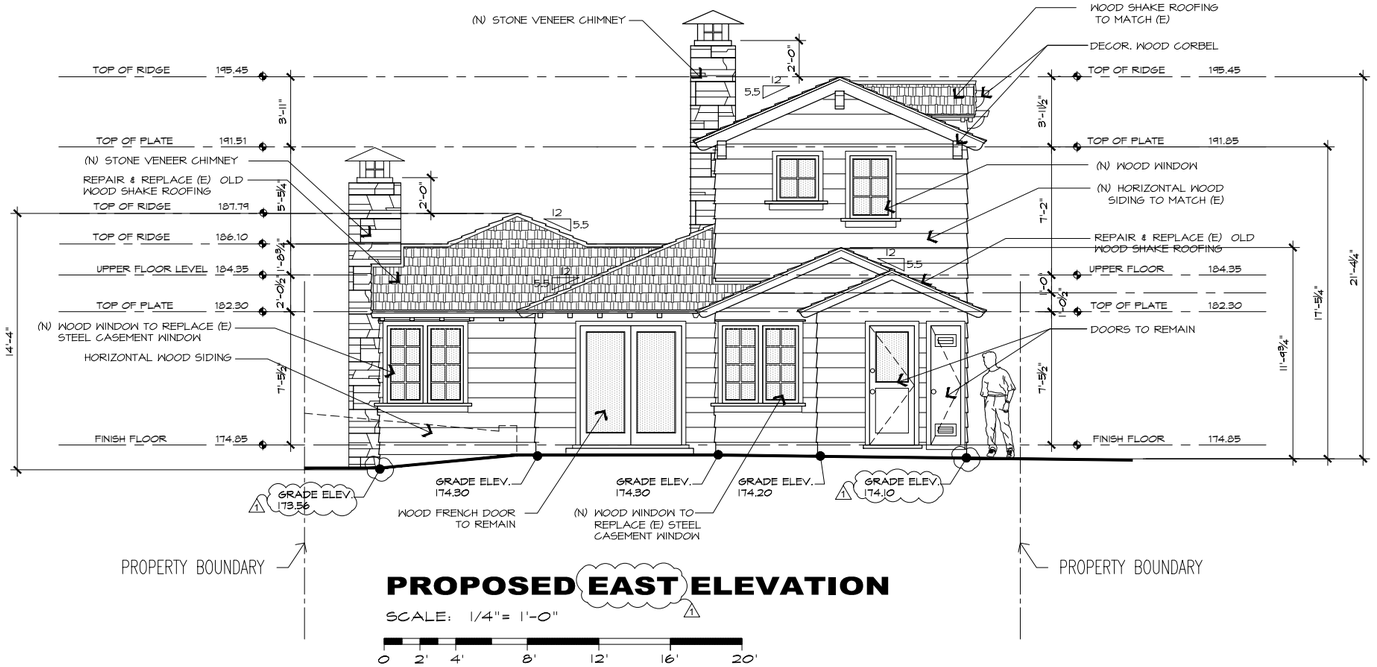
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EXISTING & PROPOSED EAST ELEVATIONS OF MAIN HOUSE

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

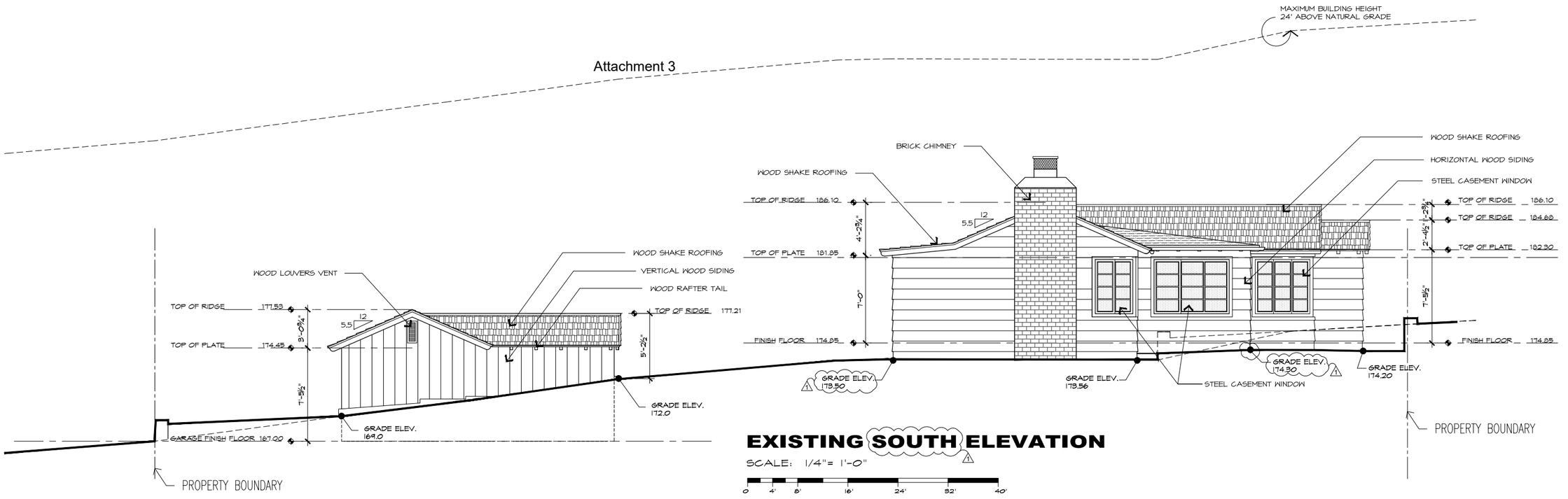
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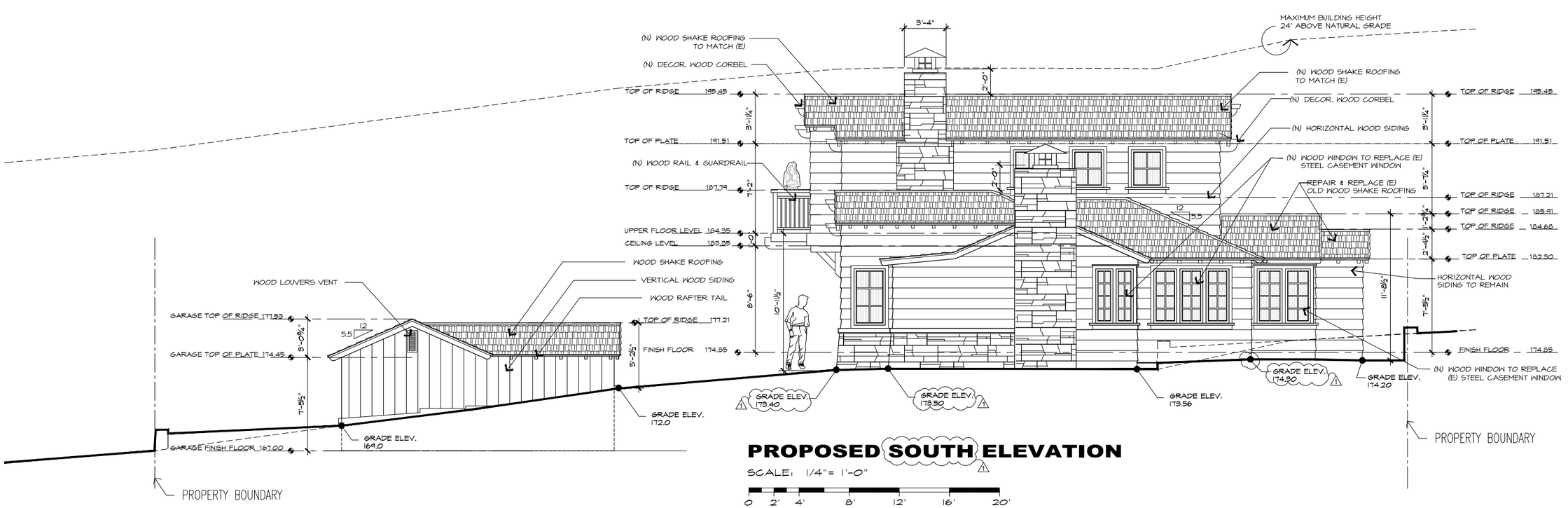
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EXISTING SOUTH ELEVATION

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

0 4' 8' 16' 24' 32' 40'



PROPOSED SOUTH ELEVATION

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

0 2' 4' 8' 12' 16' 20'

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REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

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EXISTING & PROPOSED SOUTH ELEVATIONS

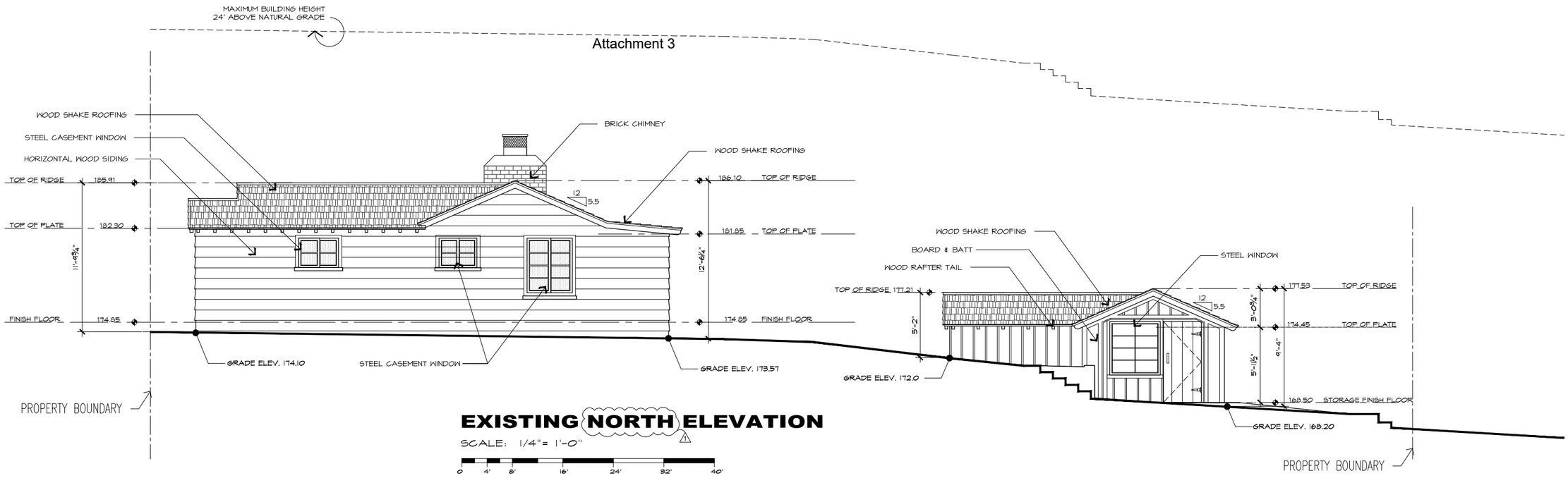
JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

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SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

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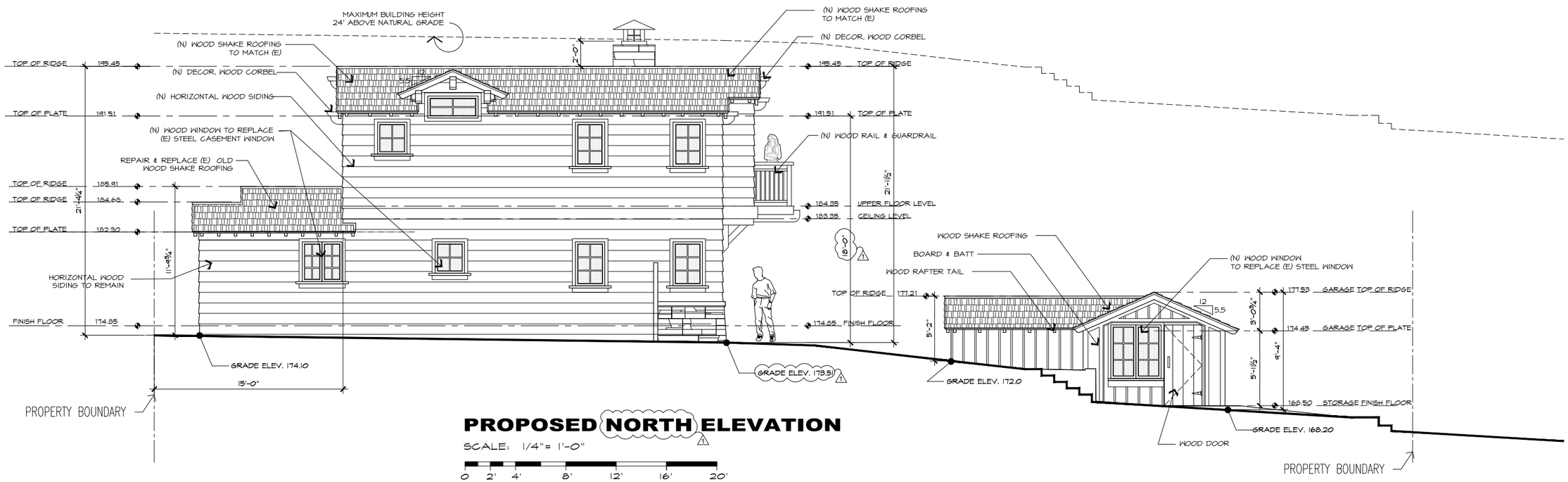
Attachment 3



EXISTING NORTH ELEVATION

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

0 4' 8' 16' 24' 32' 40'



PROPOSED NORTH ELEVATION

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

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EXISTING & PROPOSED NORTH ELEVATIONS

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A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

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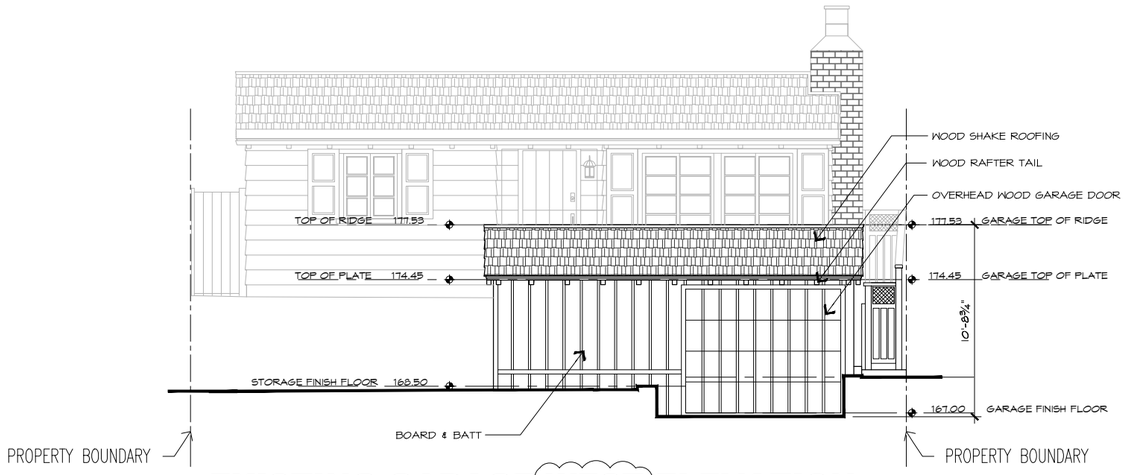
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J:\22 Jobs\2217 Workman_DD\A-6d.dwg 9-28-23 02:59:06 PM

PDF

Attachment 3



EXISTING GARAGE WEST ELEVATION 1

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

0 4' 8' 16' 24' 32' 40'



PROPOSED GARAGE WEST ELEVATION 1

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

0 2' 4' 8' 12' 16' 20'

PDF

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J: \22 Jobs\2217 Workman_DD\A-7a.dwg 9-20-23 03:53:08 PM

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

EXISTING & PROPOSED GARAGE WEST ELEVATIONS

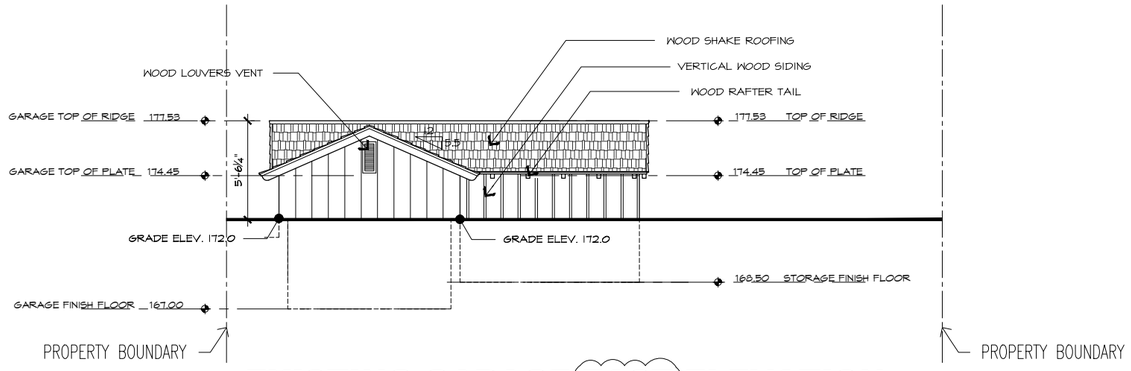
JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-7a

SHEET OF

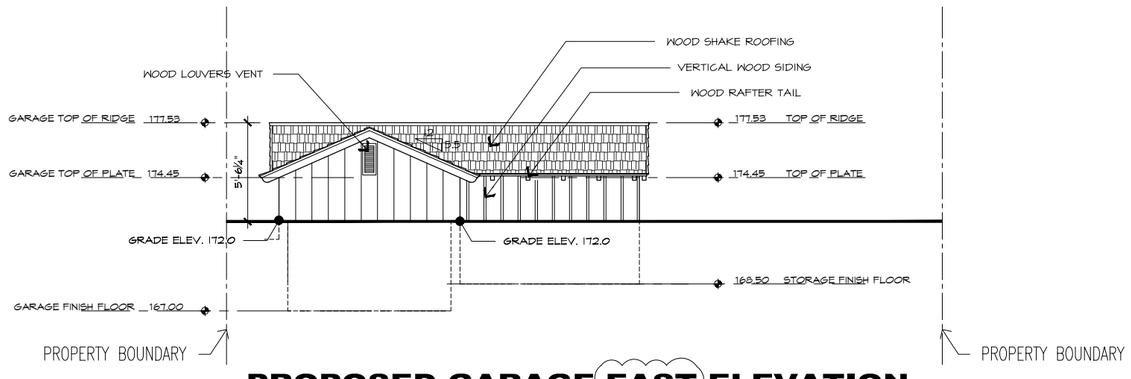
Attachment 3



EXISTING GARAGE EAST ELEVATION (1)

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

0 4' 8' 16' 24' 32' 40'



PROPOSED GARAGE EAST ELEVATION (1)

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

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EXISTING & PROPOSED GARAGE EAST ELEVATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

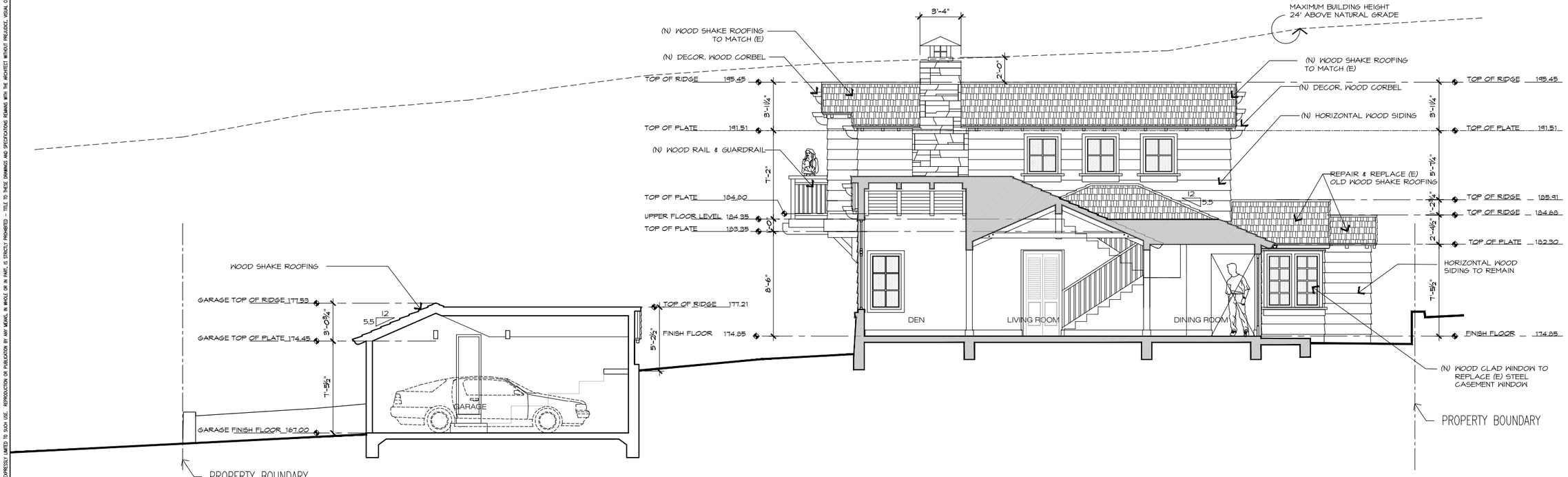
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Attachment 3



BUILDING SECTION 'A' - 'A'

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

0 2' 4' 8' 12' 16' 20'

PDF

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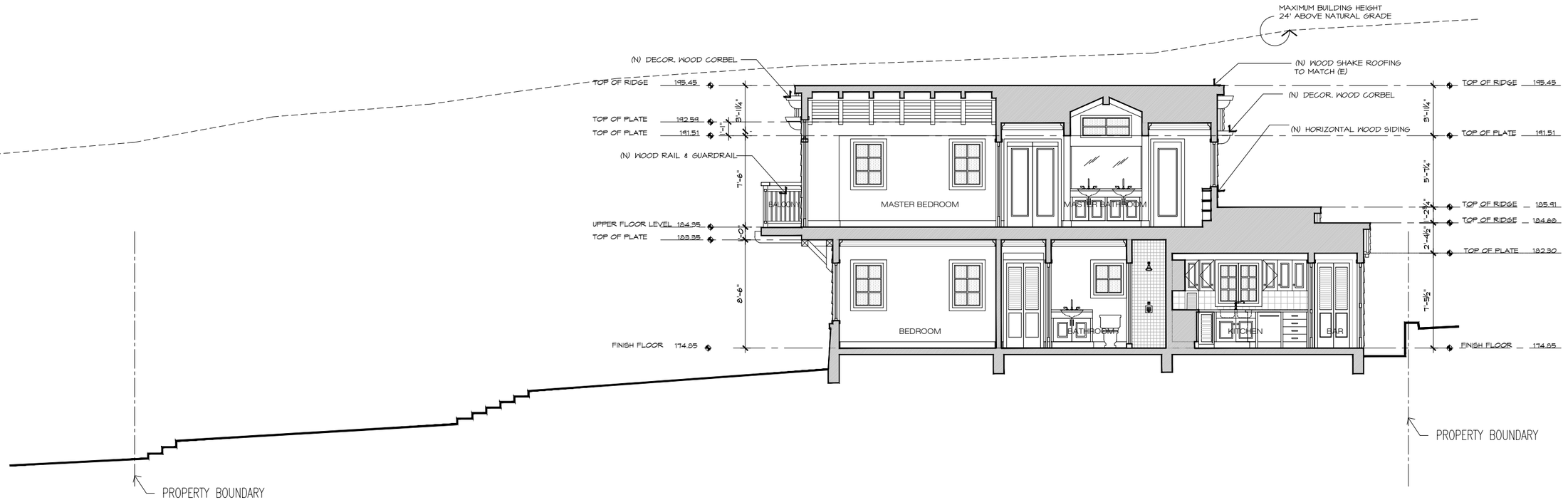
BUILDING SECTION 'A' - 'A'

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-7c
SHEET OF

Attachment 3



BUILDING SECTION 'B' - 'B'

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	⚠

CONSULTANT:

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BUILDING SECTION B' - 'B'

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

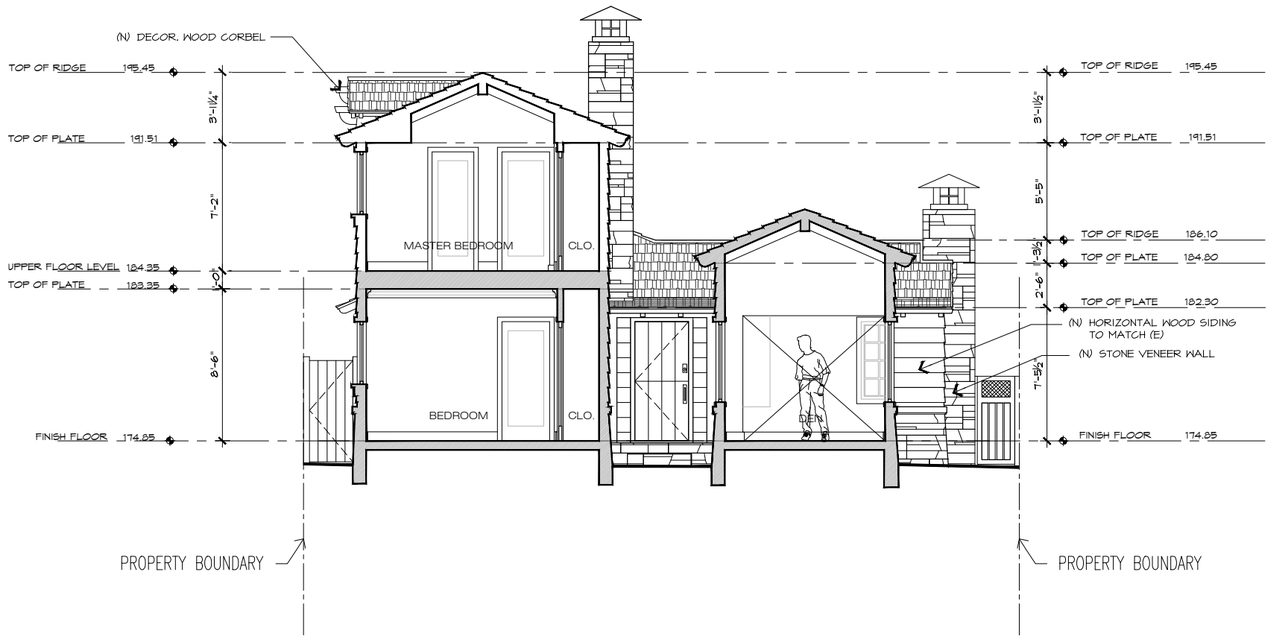
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Attachment 3



BUILDING SECTION 'C' - 'C'

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

0 2' 4' 8' 12' 16' 20'

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BUILDING SECTION 'C' - 'C'

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-145-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

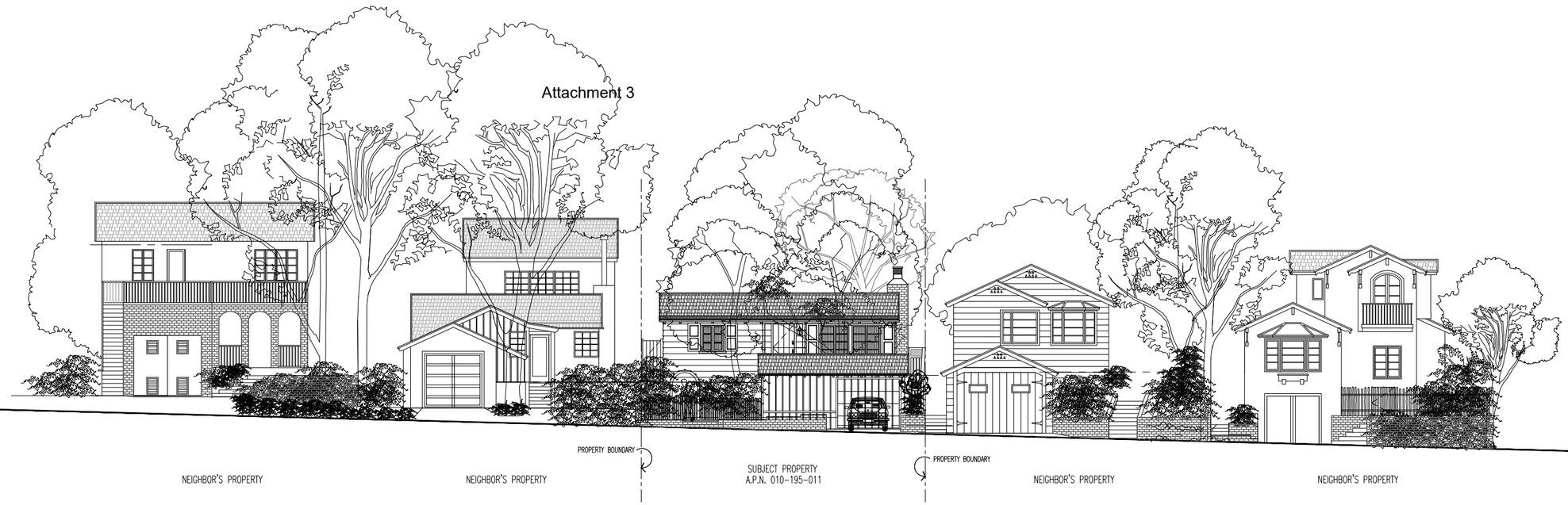
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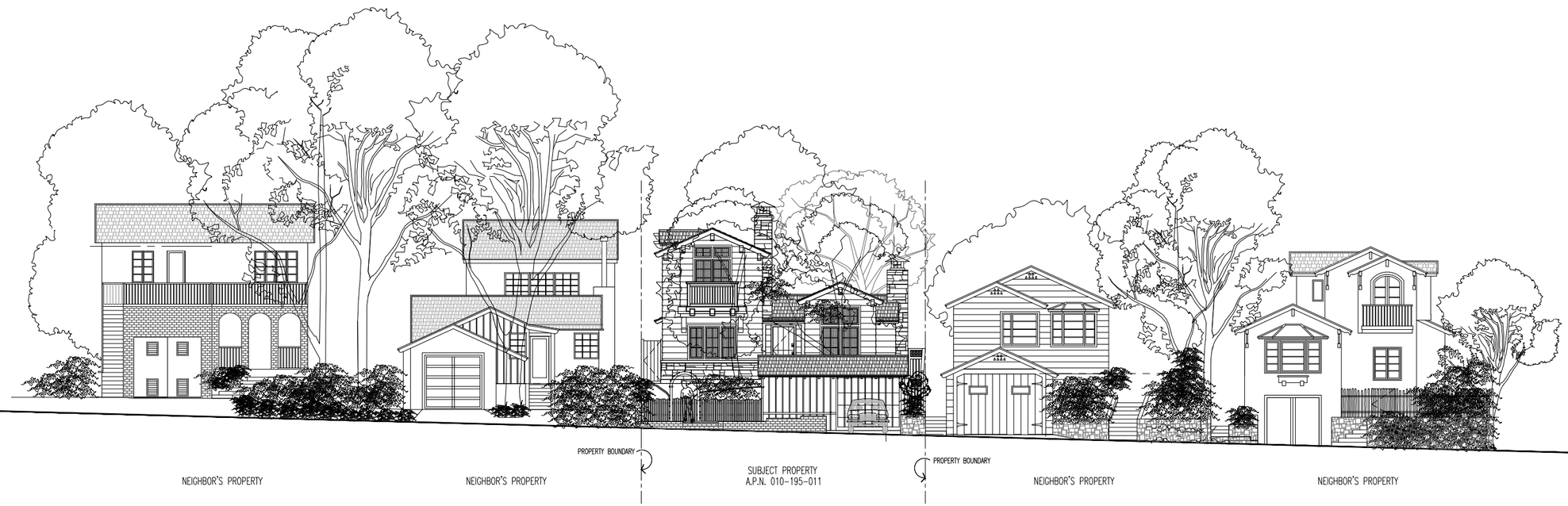
Attachment 3



EXISTING STREET ELEVATIONS

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

0 4' 8' 16' 24' 32' 40'



PROPOSED STREET ELEVATIONS

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

0 4' 8' 16' 24' 32' 40'

Half-Size on 12x18

J:\22 Jobs\2217 Workman_DD\A-8.dwg 9-20-23 03:57:48 PM

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STREET ELEVATIONS

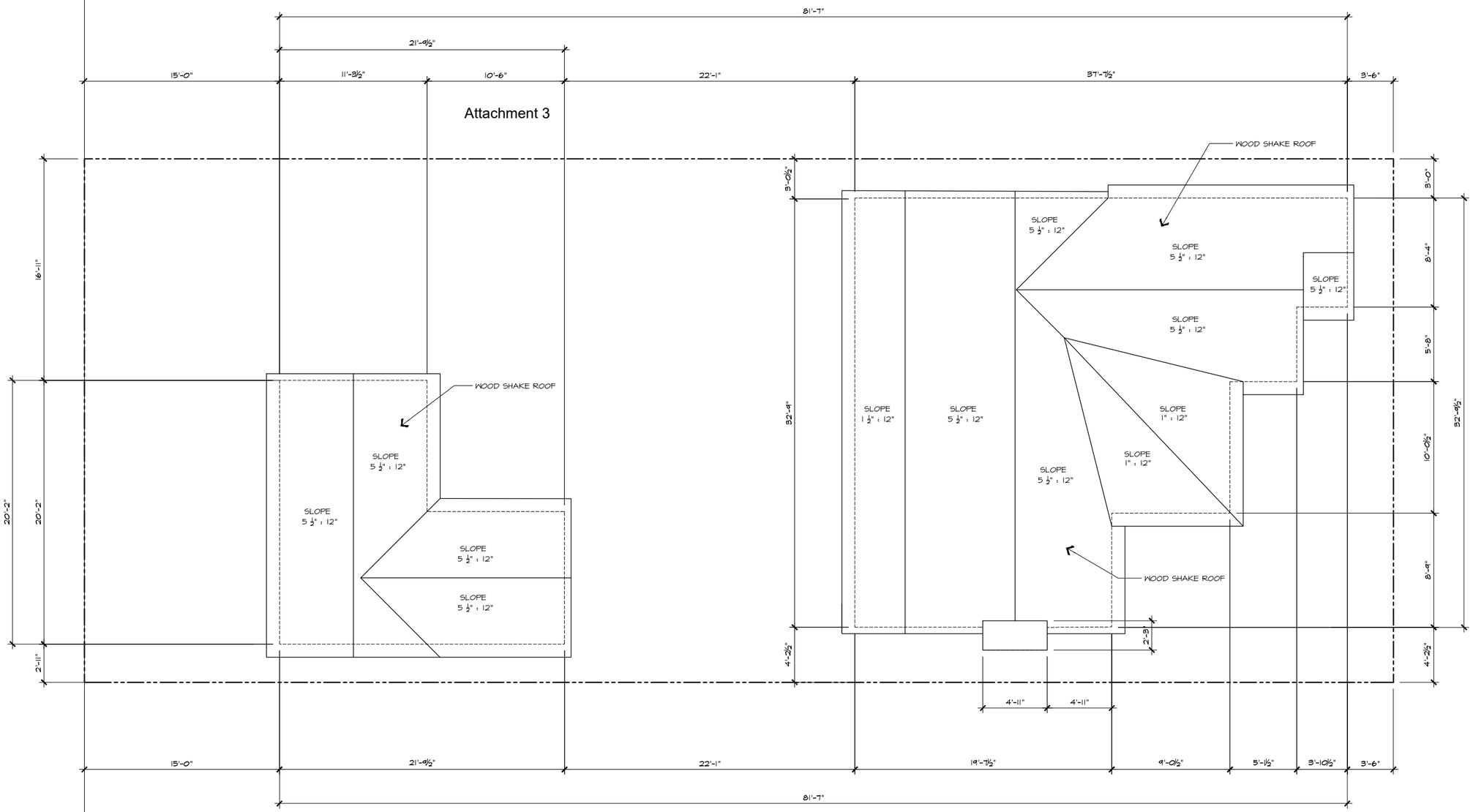
JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE:	7/10/23
SCALE:	1/8"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-8

SHEET OF

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N

EXISTING ROOF PLAN

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

0 2' 4' 8' 12' 16' 20'

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EXISTING ROOF PLAN

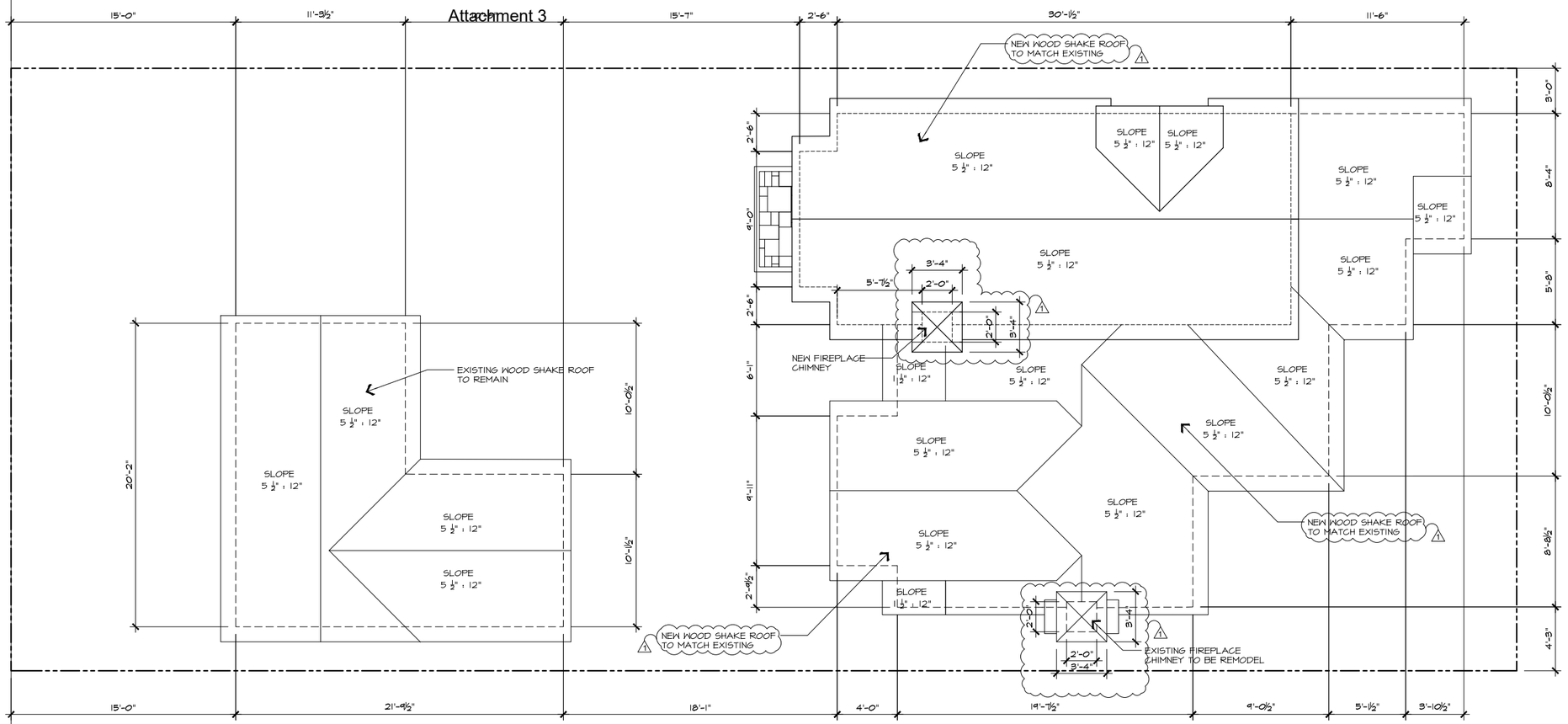
JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE:	7/10/23
SCALE:	1/4" = 1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-9a

SHEET OF

Attachment 3



N

PROPOSED ROOF PLAN

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

0 2' 4' 8' 12' 16' 20'

PDF

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REVISION	No.
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PROPOSED ROOF PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4" = 1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-9b

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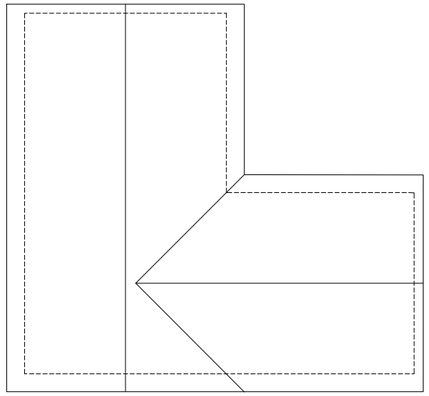
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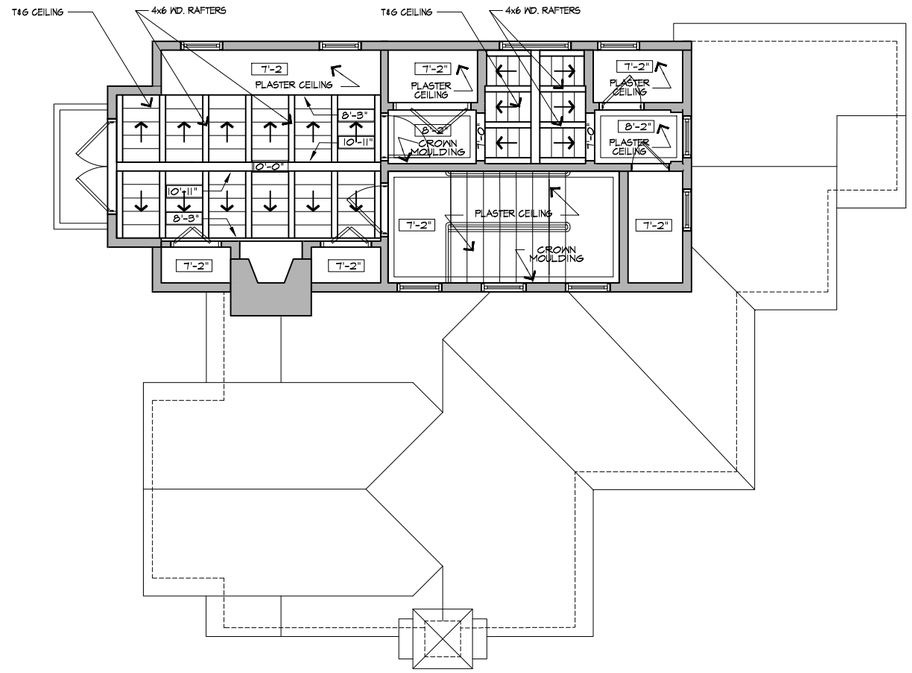
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UPPER FLOOR REFLECTED CEILING PLAN

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

0 2' 4' 8' 12' 16' 20'



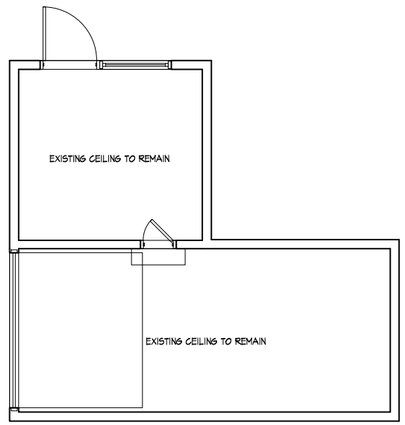


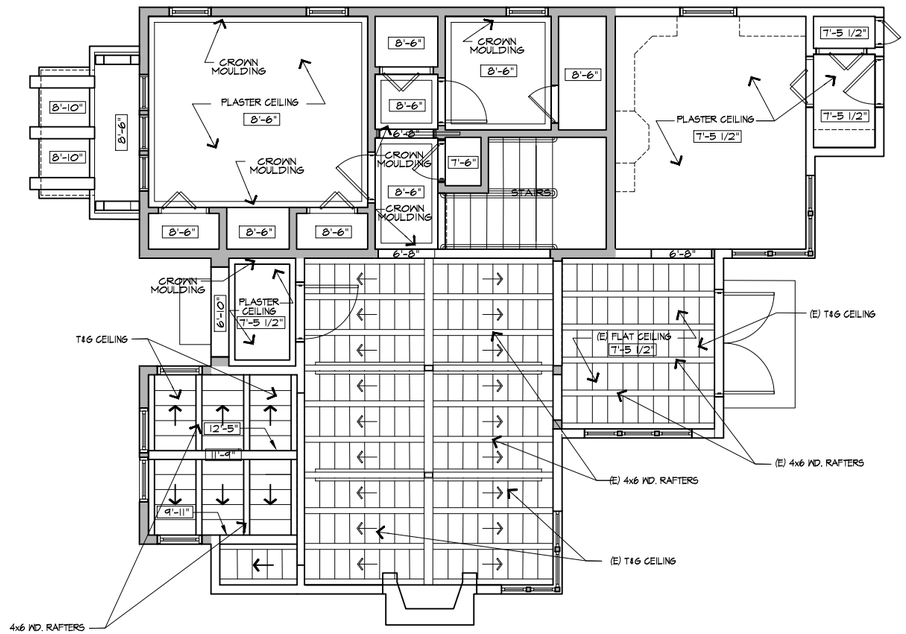
N

MAIN FLOOR REFLECTED CEILING PLAN

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

0 2' 4' 8' 12' 16' 20'





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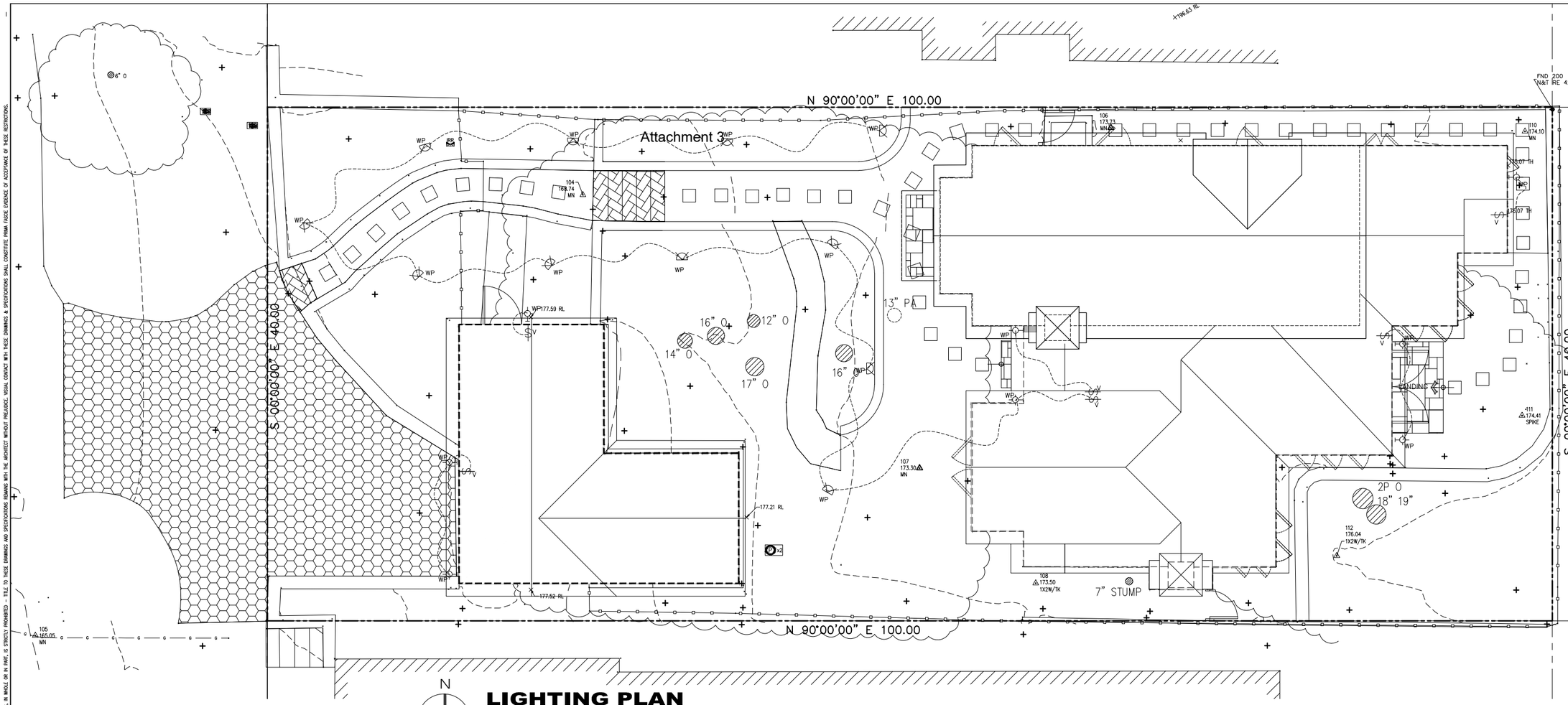
REFLECTED CEILING PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4" = 1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-9c

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LIGHTING PLAN

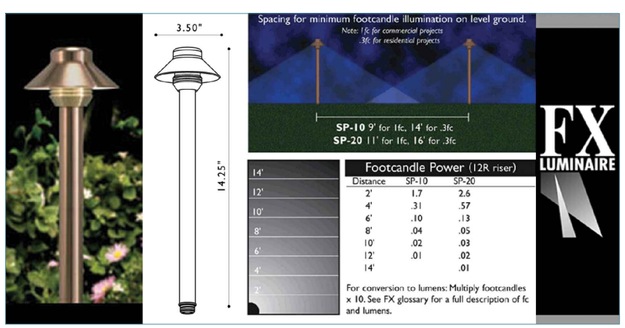
SCALE: 1/4"= 1'-0"

0 2' 4' 8' 12' 16' 20'

PATH LIGHT

NOTE:
LANDSCAPE LIGHTING SHALL BE 10 FEET MIN. APART.
225 LUMENS MAX. - 15 WATT INCANDESCENT EQUIVALENT MAX.

ALL LIGHTS NOT ATTACHED TO THE BUILDING ARE REQUIRED TO ADHERE TO THE LANDSCAPE LIGHTING STANDARD NO MORE THAN 18" ABOVE GROUND.

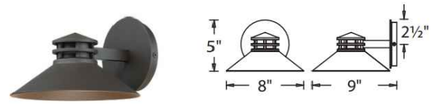


EXTERIOR WALL MOUNT LIGHT

EXTERIOR WALL MOUNT LIGHT FIXTURE SPECIFICATIONS:

SODOR – model: WS-W157
dwelLED™ LED Outdoor

WAC LIGHTING
Responsible Lighting®



ORDER NUMBER

		Watt	LED Lumens	Delivered Lumens	Finish	
8"	**WS-W15708**	9W	750	315	**BZ** Bronze	
10"	**WS-W15710**	11.5W	1200	560	**GH** Graphite	

Example: **WS-W15708-GH**

NOTE:
EXTERIOR LIGHTING SHALL BE LIMITED TO 375 LUMENS MAX.
25 WATTS INCANDESCENT EQUIVALENT MAX.

ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING SHALL BE NO HIGHER THAN 10 FEET ABOVE GROUND.

PRODUCT DESCRIPTION

A Steamwork inspired approach to a traditional lantern design. Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V

SPECIFICATIONS

Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ), Graphite (GH)

Standards: ETL & cETL wet location listed. IP 65. Dark Sky Friendly

REVISION	No.

CONSULTANT:

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211 HOFFMAN AVENUE MONTEREY, CA 93940
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LIGHTING PLAN & DETAILS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE: 7/10/23
SCALE: 1/4" = 1'-0"
DRAWN: DM
JOB NUMBER: 22.17

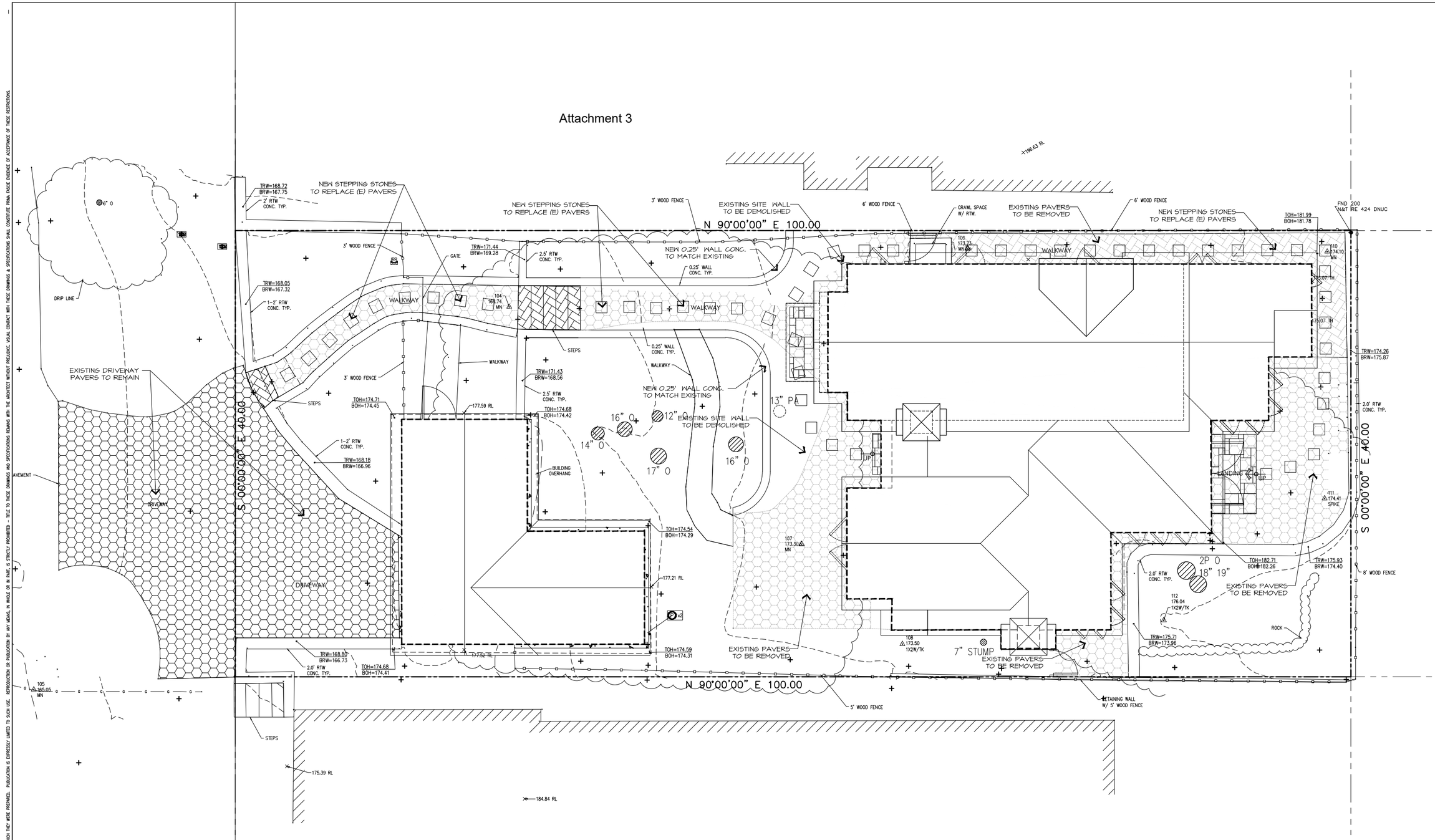
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Attachment 3



LANDSCAPE PLAN

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

NOTES:

NO NEW LANDSCAPE IS PROPOSED, EXISTING LANDSCAPE TO REMAIN.

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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

LANDSCAPE PLAN

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

DATE:	7/10/23
SCALE:	1/4" = 1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-10b

SHEET OF

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PDF

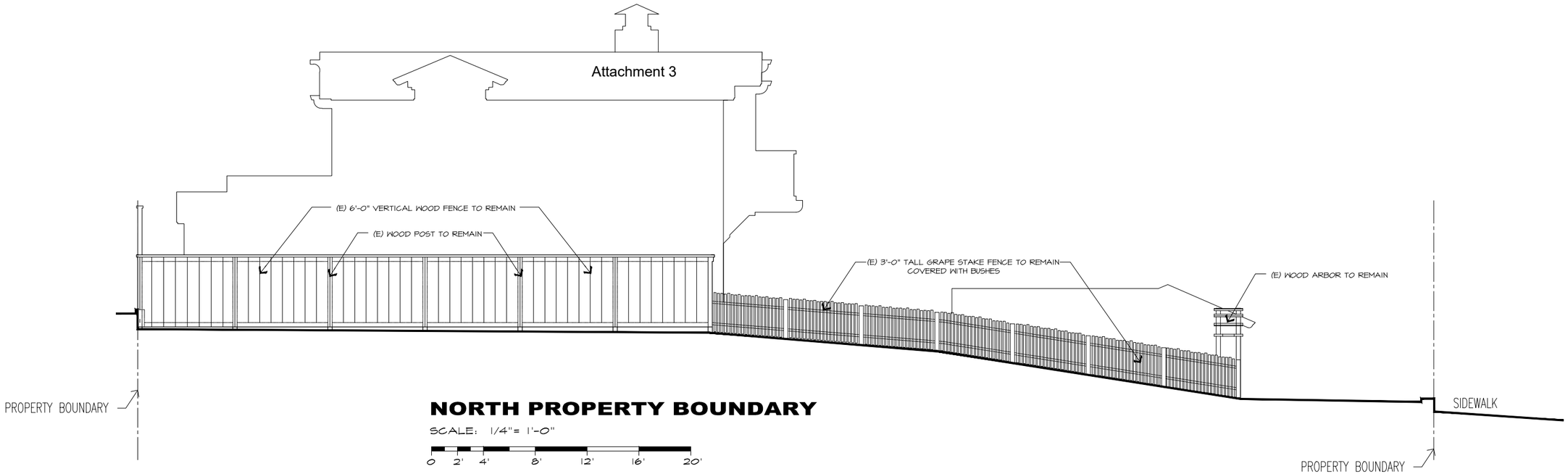
J:\22 Jobs\2217 Workman_DD\A-10b.dwg 9-20-23 04:02:43 PM

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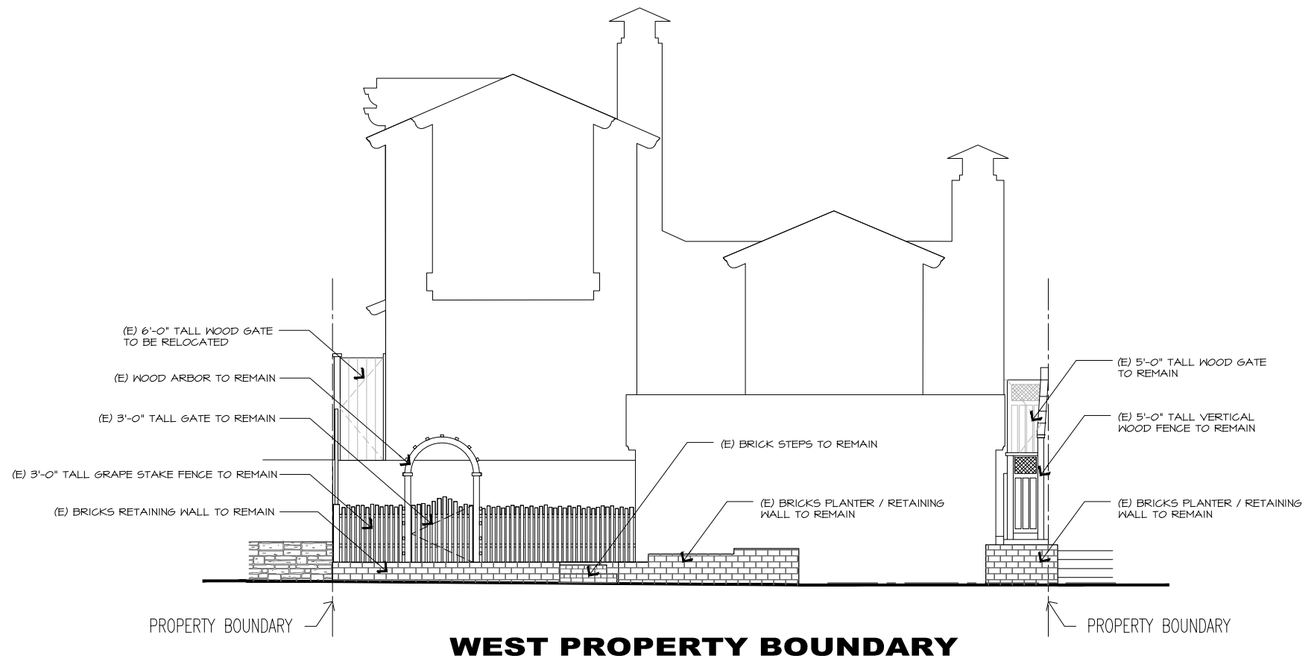
Attachment 3



NORTH PROPERTY BOUNDARY

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

0 2' 4' 8' 12' 16' 20'



WEST PROPERTY BOUNDARY

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

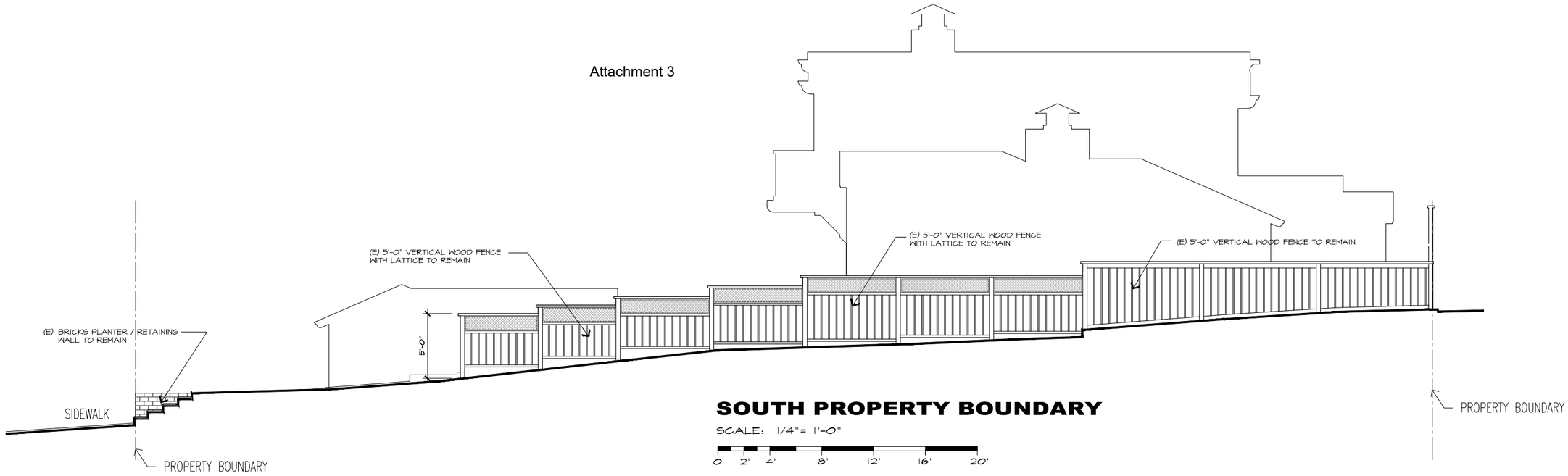
FENCE & GATE ELEVATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-10c
SHEET OF

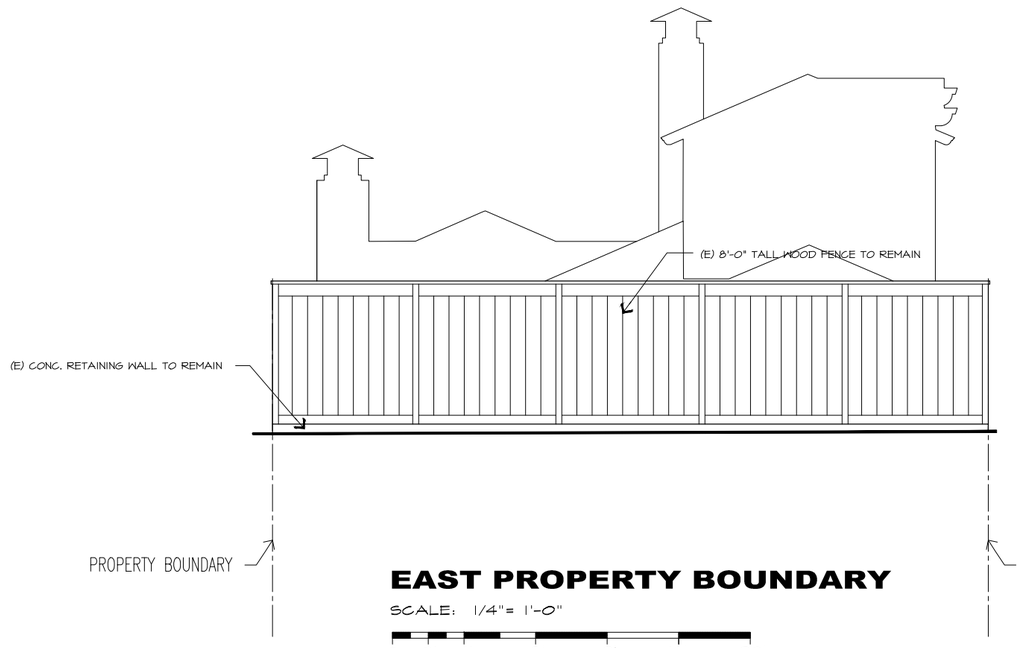
Attachment 3



SOUTH PROPERTY BOUNDARY

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

0 2' 4' 8' 12' 16' 20'



EAST PROPERTY BOUNDARY

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

0 2' 4' 8' 12' 16' 20'

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

FENCE & GATE ELEVATIONS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N.: 010-195-011-000

DATE:	7/10/23
SCALE:	1/4"=1'-0"
DRAWN:	DM
JOB NUMBER:	22.17

A-10d
SHEET OF

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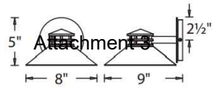
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SODOR – model: WS-W157
dwelLED™ LED Outdoor

WAC LIGHTING
Responsible Lighting®





Attachment #3

WS-W15708

ORDER NUMBER

		Watt	LED Lumens	Delivered Lumens	Finish	
8"	**WS-W15708**	9W	750	315	**BZ** Bronze	
10"	**WS-W15710**	11.5W	1200	560	**GH** Graphite	

Example: **WS-W15708-GH**

SPECIFICATIONS

Construction: Aluminum and White Diffuser Lens

Light Source: High output LED.

Finish: Bronze (BZ), Graphite (GH)

Standards: ETL & cETL wet location listed. IP 65. Dark Sky Friendly

PRODUCT DESCRIPTION

A Steamwork inspired approach to a traditional lantern design. Sodor is constructed with a solid die cast aluminum shade that provides fantastic glare cutoff and a weather resistant powder coated finish. The light engine is factory sealed for maximum protection against the harshest elements.

FEATURES

- Weather resistant powder coated finishes
- Heavy aluminum shade provides great glare cutoff
- Light engine is factory sealed for maximum protection from the elements
- Die-cast aluminum construction
- No transformer or driver required
- Color Temp: 3000K
- CRI: 90
- Dimming: 100% - 5% ELV
- Rated Life: 54,000 hours
- Input: 120V



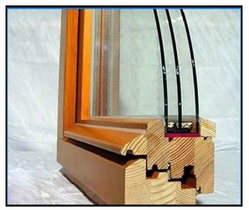
NON-CORROSIVE METAL GUTTER AND DOWNSPOUT
(DARK BROWN, SOLID ALUMINUM)

4 GUTTER & DOWNSPOUT



1 WOOD SHAKE ROOF





DETAIL



11 -

8 EXTERIOR WALL LIGHT

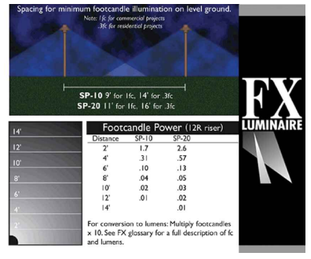
PATH LIGHT

NOTE:
LANDSCAPE LIGHTING SHALL BE 10 FEET MIN. APART.
225 LUMENS MAX. - 15 WATT INCANDESCENT EQUIVALENT MAX.

ALL LIGHTS NOT ATTACHED TO THE BUILDING ARE REQUIRED TO ADHERE TO THE LANDSCAPE LIGHTING STANDARD NO MORE THAN 18" ABOVE GROUND.







12 -

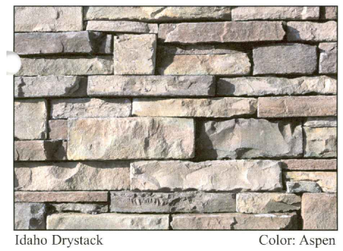
9 PATH LIGHT

5 WOOD WINDOW



6 PAVERS

2 WOOD SIDING MATCH (E)



IDAHO DRYSTACK Idaho Dryst

Idaho Drystack Color: Aspen

3 STONE VENEER WALL

REVISION	No.
PLAN CHECK RESPONSE 9/20/23	1

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
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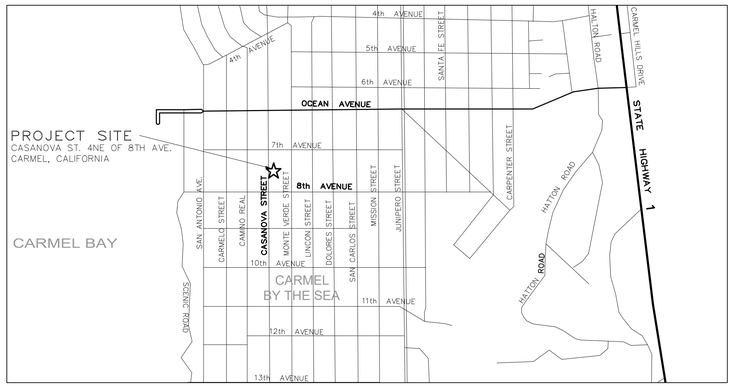
FINISH MATERIALS

JOB NAME: Workman Residence
Casanova St. 4 NE of 8th Ave.
Carmel By The Sea, CA
A.P.N. : 010-195-011-000

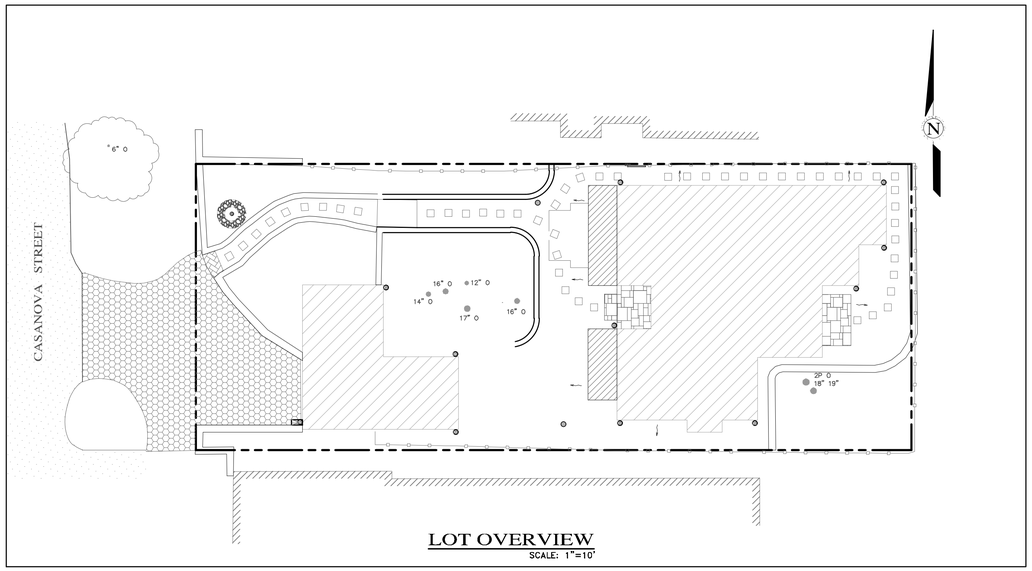
DATE: 7/10/23
SCALE: N.T.S.
DRAWN: DM
JOB NUMBER: 15.26

A-11
SHEET OF

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
WORKMAN RESIDENCE
APN: 010-195-011
CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=10'

LEGEND:

NEW:

- STORM DRAIN LINE
- RAIN-WATER LEADER
- SURFACE DRAINAGE FLOW DIRECTION
- ROOF DOWNSPOUT/SPLASH BLOCK
- EXISTING MAIN FLOOR HOUSE FOOTPRINT
- MAIN FLOOR HOUSE FOOTPRINT ADDITION
- DRAIN ROCK

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

GEOTECHNICAL INSPECTION SCHEDULE

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

GENERAL NOTES:

1) PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE WORKMAN RESIDENCE A-3 PREPARED BY ERIC MILLER ARCHITECS, DATED 07/10/23, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY LANDSET ENGINEERS, INC. ON MARCH 28, 2023.

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

3) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (10/24/22) 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.

DRAINAGE NOTES:

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

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

3) STORM WATER (SURFACE RUNOFF) SHALL BE COLLECTED BY A COMBINATION OF AREA DRAIN AND DRAINAGE SWALES OUTLETTING ONTO DISSIPATORS AS SHOWN ON THE SITE DRAINAGE PLAN.

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

5) THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. JUNCTION BOXES AND INFILTRATION SYSTEM SHALL BE "NDS" PRODUCTS ROUND SPEE-D WITH 4" SOLID LID AND 50 GAL FLO-WELL WITH 4" GRATE OR APPROVED EQUAL. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.

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

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

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

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

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

STORM WATER CONTROL NOTES:

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

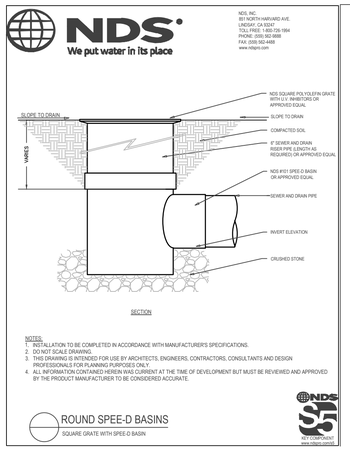
2) ALL DRAINAGE SHALL CONFORM TO THE STANDARD OPERATING GUIDANCE FOR 17-07 PRIVATE STORM WATER SYSTEMS PER THE CITY OF CARMEL-BY-THE-SEA.

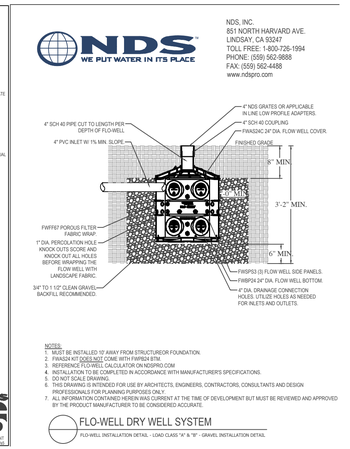
TOTAL LOT AREA = 4,000 SQ.FT.
NEW/REPLACE IMPERVIOUS AREA = 1,403 SQ.FT.
NEW IMPERVIOUS AREA = 96 SQ.FT.

GRADING QUANTITIES:
NO GRADING REQUIRED.

ABBREVIATIONS:

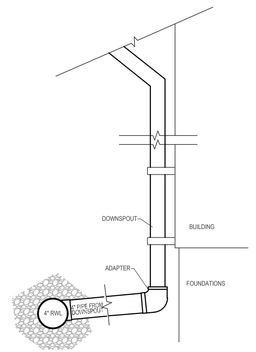
AB	AGGRECATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	(N)	NEW
BLDG	BUILDING	NO.	NUMBER
BRDY	BOUNDARY	NTS	NOT TO SCALE
BOT	BOTTOM	O.C.	ON CENTER
CB	CATCH BASIN	PL P/L ℄	PROPERTY LINE
CL C/L ℄	CENTERLINE	PUE	PUBLIC UTILITIES EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
DI	DRAIN INLET	R RAD	RADIUS
DW	DRIVEWAY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





INDEX TO SHEETS

SHEET C1 COVER SHEET
SHEET C2 EXISTING CONDITIONS/TOPOGRAPHIC MAP - DRAINAGE & UTILITY PLAN
SHEET C3 EROSION & SEDIMENT CONTROL PLAN



ROOF DOWNSPOUT CONNECTION
NOT TO SCALE

CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. SCOTT & TAMI WORKMAN
7098 CALLE PORTONE
RANCHO SANTA FE, CA 92091

SECONDARY: ARCHITECT
ERIC MILLER ARCHITECS, INC.
ATTN: MR. LUYEN VU
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH (831)372-0410

SITE LOCATION:
CASANOVA STREET 4NE OF 8TH AVE.
CARMEL BY-THE-SEA, CA 93921

APPROVED BY:
GUY R. GIRAUDO
EXPIRES 06-30-25

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

" COVER SHEET "

GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
WORKMAN RESIDENCE
A.P.N.: 010-195-011
CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA
FOR
MR. & MRS. WORKMAN

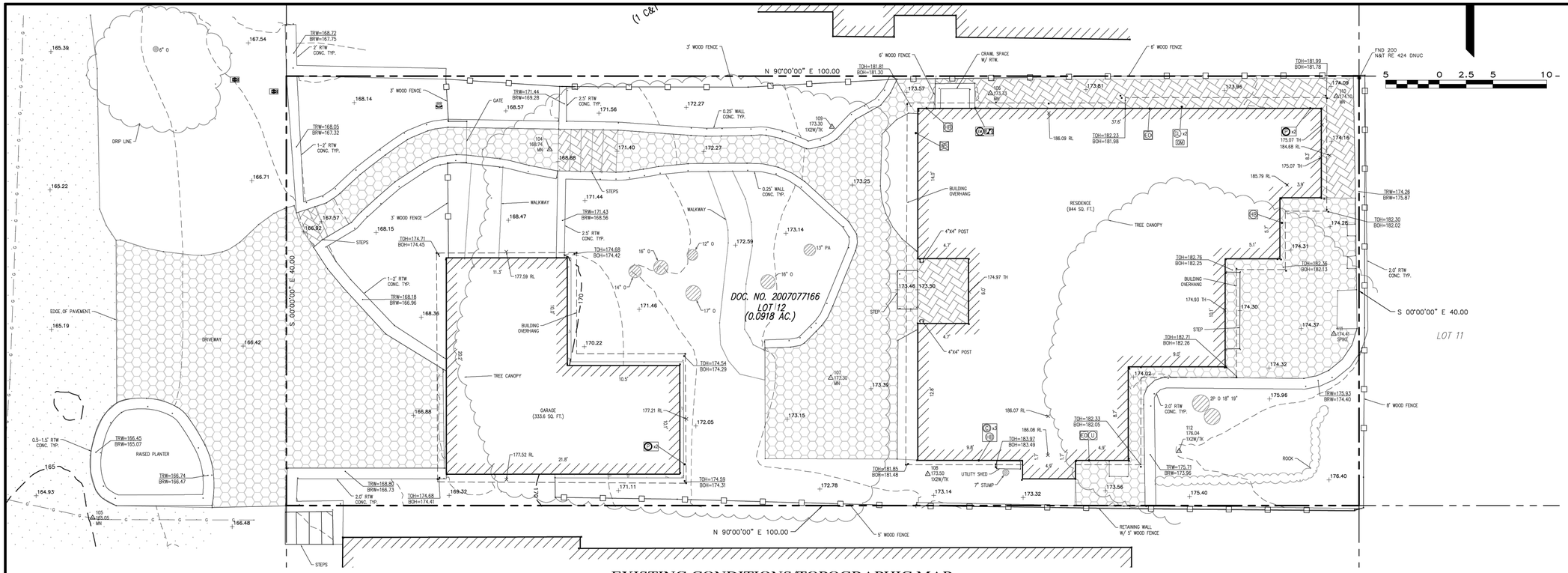
SCALE: AS SHOWN
DATE: SEPTEMBER 2023
JOB NO. 2569-02

SHEET C1
OF 3 SHEETS

No.	DATE	BY	REVISION
	09/20/23	AMS	RELEASED TO CLIENT

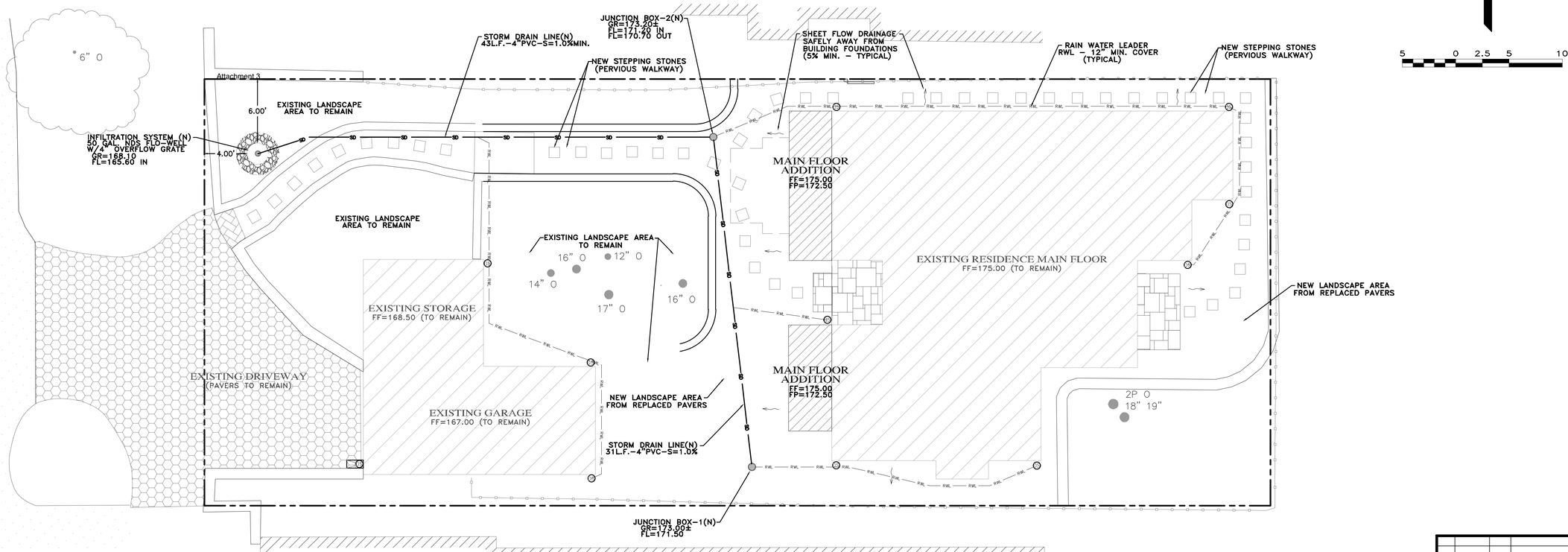
Attachment 3

L:\PROJ\2569-WORKMAN\2569-CIVIL\DWG\2569-DECP.DWG/24x36C1



EXISTING CONDITIONS/TOPOGRAPHIC MAP

SCALE: 1"=5'



DRAINAGE & UTILITY PLAN

SCALE: 1"=5'

" EXISTING CONDITIONS/TOPOGRAPHIC MAP - DRAINAGE & UTILITY PLAN "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

WORKMAN RESIDENCE

A.P.N.: 010-195-011

CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. WORKMAN

APPROVED BY:

GUY R. GIRAUDO

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 58569 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

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

SCALE: 1"=5'

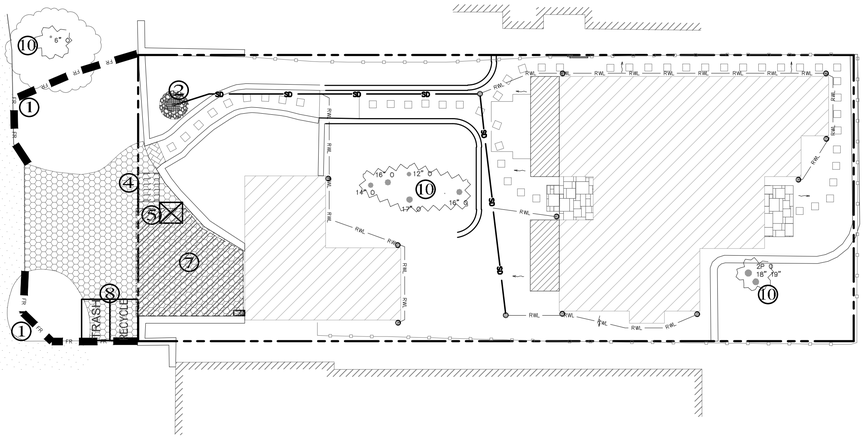
DATE: SEPTEMBER 2023

JOB NO. 2569-02

No.	DATE	BY	REVISION
	09/20/23	AMS	RELEASED TO CLIENT

SHEET C2

OF 3 SHEETS



PLAN
SCALE: 1"=10'

LEGEND:

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

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

③ NOT APPLICABLE FOR INFORMATION ONLY — STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

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

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

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

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

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

⑨ NOT APPLICABLE FOR INFORMATION ONLY — GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 4OZ/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH ¾" – 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

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

⑪ SF — NOT APPLICABLE FOR INFORMATION ONLY — SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEYED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

EROSION & SEDIMENT CONTROL NOTES:

1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE CITY OF CARMEL-BY-THE-SEA EROSION CONTROL ORDINANCE.

2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.

3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.

4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.

5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.

7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.

9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.

10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.

11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.

12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE WILD RYE), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNRA'MOLATE BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.

13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO THE CITY OF CARMEL-BY-THE-SEA PRIOR TO BEG. WORK.

TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

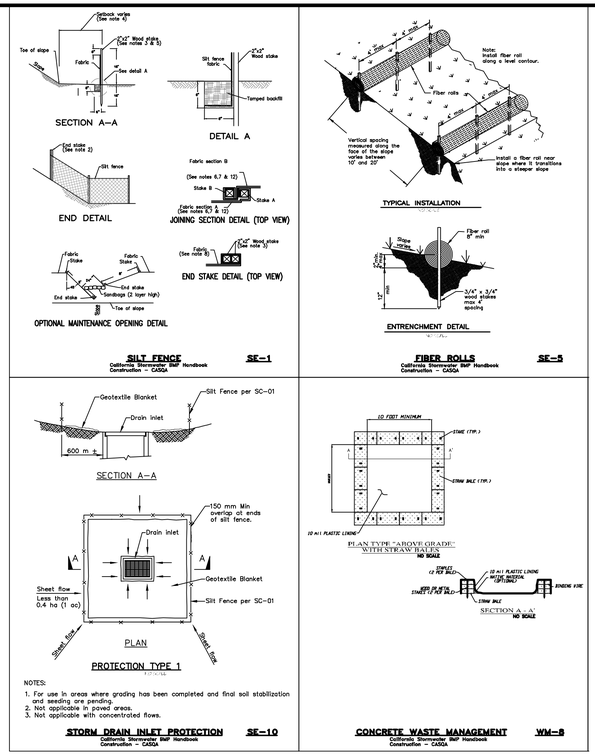
VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification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

CONSTRUCTION INSPECTION REQUIREMENTS

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

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

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



MONTEREY REGIONAL STORMWATER & EDUCATION ALLIANCE — www.montereysea.org

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

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

MATERIALS & WASTE MANAGEMENT

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

Hazardous Materials
- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Construction Entrances and Perimeter
- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Waste Management
- ❑ The California Green Building Code requires all permitted residential and non-residential construction, demolition and additions/alterations projects to recycle or salvage a minimum 65% of nonhazardous construction materials from the project.
- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills. Incorporate secondary containment and locate them away from storm drain inlets.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste (the Monterey Regional Waste Management District offers a Household Hazardous Waste Facility that accepts these items).

EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking
- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.
- ❑ Inlet protection is the last line of spill defense. Drains/inlets that receive storm water must be covered or otherwise protected from receiving sediment/dirt/mud, other debris, or illicit discharges, and include gutter controls and filtration where applicable in a manner not impeding traffic or safety.

Spill Prevention and Control
- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly (see the Monterey Regional Waste Management Districts' guidelines for accepting hazardous waste materials).
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil (see the Monterey Regional Waste Management District's Contaminated Soil Acceptance Criteria).
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: Dial 911.

EARTHWORK & CONTAMINATED SOILS

Erosion Control
- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filter, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ If any of the following conditions are observed, test for contamination and contact the Monterey County Environmental Health Department, Regional Water Quality Control Board, and local municipal inspector:
  - Unusual soil conditions, discoloration, or odor
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.

PAVING/ASPHALT WORK
- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt or concrete pavement.

Sawcutting & Asphalt/Concrete Removal
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, inlet filters, berms, etc.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

CONCRETE, GROUT & MORTAR APPLICATION
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

LANDSCAPE MATERIALS
- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

PAINTING & PAINT REMOVAL

Painting cleanup
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

DEWATERING
- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site.
- ❑ Divert run-on water from offsite away from all disturbed areas or otherwise ensure protection of its water quality for compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap, and/or disposal in sanitary sewer may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer and municipal staff to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

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

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

APPROVED BY: GUY R. GIRARDO 9/20/23

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

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

WORKMAN RESIDENCE

A.P.N.: 010-195-011

CARMEL BY-THE-SEA, MONTEREY COUNTY, CALIFORNIA

FOR

MR. & MRS. WORKMAN

" EROSION & SEDIMENT CONTROL PLAN "

SCALE: AS SHOWN
DATE: SEPTEMBER 2023
JOB NO. 2569-02

No.	DATE	BY	REVISION
	09/20/23	AMS	RELEASED TO CLIENT

SHEET C3
OF 3 SHEETS

ESPADS\2569-WORKMAN\2569-CIVIL.DWG\2569-SECP.DWG 9/19/2023

Carmel-by-the-Sea

Attachment 4

Jacob Olander <jolander@ci.carmel.ca.us>

Project DS 23-216

10 messages

Dave Rossetti [redacted] Mon, Aug 5, 2024 at 1:06 PM
To: jolander@ci.carmel.ca.us
Cc: Jan Avent [redacted]

Hi Jake,

I just called and spoke with Leah who said that an email to you could help me out.

My wife Jan and I just received the public notice card about the August 14th hearing about this remodel, DS 23-216 (Workman), and we'd just like to make sure the addition of the 2nd story on this home won't diminish our ocean view. We live at [redacted], with no other major concerns.

However . . . we mostly live in Santa Fe, NM and can't be onsite to view the sight lines or any "orange fencing" that would be part of that evaluation.

So the question: would you be willing to stand at a few places on our property to make that evaluation for us? It can be very easy because I have remote control of the front door and can just open it while you're standing there, we can talk on the phone the whole time, you can take a look, and then we'd be done.

What you think? I am perfectly comfortable with this and it should be quite efficient from your standpoint.

Many thanks for helping us out,

Dave Rossetti
[redacted]
Parcel 010-192-006-000
H: [redacted] (call any time)
M: [redacted]

Jacob Olander <jolander@ci.carmel.ca.us> Mon, Aug 5, 2024 at 1:14 PM
To: Dave Rossetti [redacted]
Cc: Jan Avent [redacted]

Good afternoon,

Thank you for reaching out. I would be happy to go to your property and take photos to send to you. When would be a good time for you? I am free this afternoon or tomorrow afternoon.

Best Regards,

Jacob Olander [he, him, his]
Assistant Planner
City of Carmel-by-the-Sea
(831) 620-2027
jolander@ci.carmel.ca.us

[Quoted text hidden]

Dave Rossetti [redacted] Mon, Aug 5, 2024 at 1:17 PM

To: Jacob Olander <jolander@ci.carmel.ca.us>
Cc: Jan Avent [redacted]

Any time this afternoon would be great, just name a time and then call me at [redacted].

We're just 1.5 blocks from City Hall on Lincoln, we could get on the phone, I let you in, and we can be done with it. The idea would be to just walk out on our deck looking west and communicate. Pictures would be okay too, but your eyes are the best :-).

- Dave
[Quoted text hidden]

Jacob Olander <jolander@ci.carmel.ca.us> Mon, Aug 5, 2024 at 1:19 PM
To: Dave Rossetti [redacted]
Cc: Jan Avent [redacted]

Great, I will head over there at 2PM today. I will give you a call when I am approaching your house and I can check it out. I will send pictures so that you can review for yourself in addition to my investigation. Thank you for the quick response.

Best Regards,

Jacob Olander [he, him, his]
Assistant Planner
City of Carmel-by-the-Sea
(831) 620-2027
jolander@ci.carmel.ca.us

[Quoted text hidden]

Dave Rossetti [redacted] Mon, Aug 5, 2024 at 1:20 PM
To: Jacob Olander <jolander@ci.carmel.ca.us>
Cc: Jan Avent [redacted]

It's a deal — 40 minutes from now.

- Dave
[Quoted text hidden]

Jacob Olander <jolander@ci.carmel.ca.us> Mon, Aug 5, 2024 at 1:22 PM
To: Dave Rossetti [redacted]
Cc: Jan Avent [redacted]

Sounds good. Just to confirm, this is your residence?



Best Regards,

Jacob Olander [he, him, his]
Assistant Planner
City of Carmel-by-the-Sea
(831) 620-2027
jolander@ci.carmel.ca.us

[Quoted text hidden]

Dave Rossetti [redacted] Mon, Aug 5, 2024 at 1:30 PM
To: Jacob Olander <jolander@ci.carmel.ca.us>
Cc: Jan Avent [redacted]

That's it! and I just now tested the remote unlock/lock — we're good and I'm ready whenever you are. That white gate has no lock, just walk through to the front door and we'll do it.

- Dave

> On Aug 5, 2024, at 2:22 PM, Jacob Olander <jolander@ci.carmel.ca.us> wrote:
>
> Sounds good. Just to confirm, this is your residence?
>
> [Quoted text hidden]
> [Quoted text hidden]

Jacob Olander <jolander@ci.carmel.ca.us> Mon, Aug 5, 2024 at 1:39 PM
To: Dave Rossetti [redacted]

Cc: Jan Avent [redacted]

Thanks for the confirmation. I will be heading out in about 10 minutes.

Best Regards,

Jacob Olander [he, him, his]
Assistant Planner
City of Carmel-by-the-Sea
(831) 620-2027
jolander@ci.carmel.ca.us

[Quoted text hidden]

Jacob Olander <jolander@ci.carmel.ca.us> Mon, Aug 5, 2024 at 2:27 PM
To: Dave Rossetti [redacted]
Cc: Jan Avent [redacted]

Good afternoon,

Please find attached the photos from my site visit to your house and the subject property for **DS 23-216 (Workman).** Please review and let me know if you have any concerns with the proposed work. Thank you and please reach out if you need anything else. Have a wonderful day.

Best Regards,

Jacob Olander [he, him, his]
Assistant Planner
City of Carmel-by-the-Sea
(831) 620-2027
jolander@ci.carmel.ca.us

[Quoted text hidden]

3 attachments

- **IMG_0079.HEIC** 2800K
- **IMG_0078.HEIC** 3783K
- **IMG_0077.HEIC** 3659K

Dave Rossetti [redacted] Mon, Aug 5, 2024 at 2:39 PM
To: Jacob Olander <jolander@ci.carmel.ca.us>
Cc: Jan Avent [redacted]

Hi Jacob,

Thank you for the pics. I see there's orange fencing at the Casanova house and I don't see any of it in your photo from my deck westward, actually the view blocking was probably already done by that white building on Monteverde with the three shed windows. I wish we had caught that one during the approval process because it indeed does a quite good (bad) job of blocking the ocean view.

Appreciate the time and photos,

- Dave Rossetti

> [Quoted text hidden]
> [Quoted text hidden]
> <IMG_0079.HEIC><IMG_0078.HEIC><IMG_0077.HEIC>

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

August 14, 2024
CONSENT AGENDA

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Jacob Olander, Assistant Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**DS 24193 (Cruz):** Consideration of a Track One Design Study Referral, DS 24193 (Cruz), for an amendment to the existing Design Study Approval, DS 23-298 (Cruz), with an active building permit, BP 240028 (Cruz – Garage), to replace the previously approved carport with a 200-square-foot detached garage in the front yard setback located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-185-007-000.

Application: DS 24193 (Cruz)
APN: 010-185-007-000
Block: E
Lot: 13
Location: Monte Verde 3 NW of 11th Ave
Applicant: Franshisca Delgado
Property Owner: Reno & Margie Cruz

Executive Summary:

The project involves replacing a previously approved carport in the front yard setback with a detached garage. The project was originally approved on April 14, 2023 under Design Study DS 22-274 (Cruz) and is currently under construction. The Planning Commission approved an amendment to the original Design Study on November 8, 2023 to replace the detached garage on the north side of the property with a detached carport on the south side of the property. The applicant is proposing the revision to the existing Design Study Approval DS 23-298 (Cruz) with an active building permit (BP 240028 (Cruz – Garage)) for the construction of a 200 square foot detached garage. The previous project (DS 23-298 (Cruz)) was considered at the November 8, 2023 Planning Commission hearing and approved with conditions. DS 23-298 (Cruz) was a revision to a Design study, DS 22-274 (Cruz), that was approved at Final Planning Commission meeting April 12, 2023.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Track One Design Study Referral amending existing Design Study Approval DS 23-298 (Cruz) with an active building permit (BP 240028 (Cruz – Garage)) to

replace a detached carport in the front yard setback with a 200-square-foot detached garage located on Monte Verde Street 3 NW of 11th Avenue in the Single-Family Residential (R-1) District. APN: 010-185-007.

Background and Project Description:

The project site is a 4,000 square foot lot located on Monte Verde Street 3 NW of 11th Avenue. The property contains a proposed 1600 square square-foot one-story residence. The off-street parking is currently proposed via a 200-square-foot detached carport approved by the Planning Commission on DATE.

The Planning Commission approved a Track 2 Design Study (DS 22-274) for one-story additions totaling 772 square feet, including the removal of 212 square feet of floor area at the front elevation to accommodate the construction of a 200-square-foot detached garage in the front yard setback on the north side of the lot.

Subsequently, the Planning Commission approved a Track 1 Design Study DS 23-298 (Cruz) for the construction of a detached carport in the front yard setback on the south side of the lot and amending Design Study approval DS 22-274 (Cruz) to retain the existing bedroom at the front northeast corner of the cottage. Additional modifications included, reducing the previously approved additions on the south (side) and west (rear) of the cottage, and associated site improvements at an existing 1,029-square-foot single-story residence.

The applicant is now proposing to amend Design Study Approval DS 23-298 (Cruz) to replace the approved carport with a 200 square foot detached garage in the front yard setback on the south side of the property. The garage is proposed to have wood shiplap siding throughout with wood a wood clad window, a wood clad glass double door, and wood roll up garage door. The garage is proposed to have a country gray composite shingles roof by “Certainteed - Presidential Shake TL”. The roof and wood clad windows will match the main residence. The main residence will have stucco siding.

On February 8, 2023, the Planning Commission adopted Resolution 2023-011-PC, accepting a Concept Design Study, DS 22-274 (Cruz), with nine recommendations/draft conditions, including shifting the detached garage to the west by four feet. The applicant shifted the garage, and on April 14, 2023, the Planning Commission adopted Resolution 2023-022-PC approving the Final Design Study, DS 22-274 (Cruz), and associated coastal development permit. On November 8, 2023, the Planning Commission adopted Resolution 2023-054-PC, approving the Design Study, DS 23-298 (Cruz) to replace the detached garage on the north side of the lot with a carport on the south side of the lot.

Staff Analysis:

The following discussion analyzes the proposed construction of a detached garage in the front yard setback on the south side of the property.

***Detached Garage in the Front Yard Setback*:**

CMC Section 17.10.030.A.1 (Detached Garages and Carports) allows the Planning Commission to approve detached garages within the front yard setback to encourage variety and diversity in neighborhood design subject to the following standards:

1) The Planning Commission may authorize a single-car, detached garage or carport not exceeding 12 feet in width, 250 square feet in floor area and 15 feet in height in either the front yard setback or side yard setback facing a street (but not both).

Staff Response: CMC Section 17.10.030.F (On-Site Parking Requirements) states that *required parking spaces shall be provided by a garage, carport, or parking pad measuring at least 10 feet by 20 feet having practical ingress and egress for a vehicle. All required parking shall be provided on-site and shall be counted as floor area and exterior volume*. CMC Section 17.10.030.A.1 (Detached Garage and Carports) allows the Planning Commission to authorize a detached garage or carport in the front yard setback to encourage variety and diversity in neighborhood design.

In the front yard setback, the Planning Commission may authorize a single-car detached garage or carport not exceeding 12 feet in width, 250 square feet in floor area, and 15 feet in height. The proposed garage would be 10 feet wide, 200 square feet in area, and 11 feet high. The front yard setback would be 2 feet, and the south side yard setback would be 4 feet. The project meets standard 1.

2) At least 50 percent of the adjacent right-of-way is landscaped or preserved in a natural and forested condition to compensate for the loss of open space.

Staff Response: The applicant proposes leaving the existing adjacent right-of-way in its natural state apart from the proposed driveway. The approved landscape plan shows the proposed vegetation in the front yard setback and the natural state in the right-of-way. The driveway is remaining 8' wide as approved previously in Design Study DS 23-298 (Cruz). The project meets standard 2.

3) The proposed setback encroachment would not impact significant or moderately significant trees.

Staff Response: No significant or moderately significant trees are located in the immediate vicinity of the proposed garage or driveway. The project meets standard 3.

4) Free and safe movement of pedestrians and vehicles in adjacent rights-of-way is protected.

Staff Response: The placement of the garage within the front yard setback would not impede vehicular or pedestrian traffic along Monte Verde Street. There is approximately 11 feet of unimproved right-of-way between the front property line and the edge of the roadway. With the 2-foot setback, there would be a 13-foot separation between the carport and the edge of the road. This provides adequate backup distance for site visibility prior to entering the street. Last, the detached garage to the south of the project site is set back 3 feet from the front property line. The project meets standard 4.

5) All development on site will be in scale with adjacent properties and the neighborhood context consistent with adopted design guidelines.

Staff Response: The detached garage would be 11' in height (4" lower than the previously approved detached garage on the north side of the front yard and 2" lower than the previously approved carport in the same location as the new proposed garage) and 200 square feet in area. The garage would have a front-facing gable roof with a 6:12 pitch finished with composition shingles to match the residence. The carport would be subordinate and in scale with adjacent properties. The project meets standard 5.

6) Placement of the garage or carport in the setback will add diversity to the neighborhood streetscape.

Staff Response: The garages in the immediate vicinity are predominantly attached, and some are located

below the second-floor living space. The only detached garage in the front yard setback within the neighborhood is located on the south neighbor's lot. The placement of the garage on the south side of the lot would be adjacent to the detached garage. The adjacent garage is setback 3' from the right-of-way and 3' from the north side property line. There will be 7' feet between the two garages. The designs of the two garages are different, adding diversity to the neighborhood streetscape. The project meets standard 6.

The proposed detached garage meets the standards for garages within the front yard setback, and the project is consistent with the residential design guidelines objectives of parking and access.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 exemptions include minor alterations to private structures involving negligible or no expansion of existing or former use. The existing use is a single-family residence on a 4,000-square-foot lot. The project involves the construction of a 200-square-foot detached garage to provide off-street parking for the residence. The addition of a single-car garage is an accessory use to the existing single-family dwelling and will not change or expand the existing use of the property as a single-family residence.

The project is also categorically exempt from CEQA pursuant to Section 15303 (Class) 3 – New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The number of structures described in this section are the maximum allowable on any legal parcel. The addition of a single-car garage is an accessory use to the existing single-family dwelling and will not exceed the maximum allowable on a legal parcel.

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

Attachment 1 - Resolution
Attachment 2 - Project Data Table
Attachment 3 - Plans
Attachment 4 - DS 22-274 Plans
Attachment 5 - DS 23-298 Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING DESIGN STUDY APPLICATION DS 24193 (CRUZ) FOR THE CONSTRUCTION OF A DETACHED GARAGE IN THE FRONT YARD SETBACK, AMENDING DESIGN STUDY APPROVAL, DS 22-274 (CRUZ) and DS 23-298 (CRUZ), ELIMINATE THE PREVIOUSLY APPROVED DETACHED CARPORT IN THE FRONT YARD SETBACK ON THE SOUTH SIDE OF THE PROPERTY, CONSTRUCT A NEW DETACHED CARPORT IN THE FRONT YARD SETBACK ON THE SOUTH SIDE OF THE PROPERTY AT AN EXISTING 1,029-SQUARE-FOOT SINGLE-STORY RESIDENCE LOCATED ON MONTE VERDE STREET 3 NORTHWEST OF 11TH AVENUE
APN 010-185-007-000

WHEREAS, on July 5, 2024, Claudio Ortiz Design Group, Inc., Designer ("Applicant") submitted an application on behalf of Reno Cruz TR ("Owner") requesting approval of Track 1 Design Study application DS 24193 (Cruz) and amendments to Track 1 Design Study DS 23-298 (Cruz) and amendments to Track 2 Design Study approval DS 22-274 (Cruz) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) District (Block E, Lot 13); and

WHEREAS, the Applicant requests approval of a Track 1 Design Study DS 24193 (Cruz) to construct a detached garage in the front yard setback; and

WHEREAS, the Applicant also requests approval to amend a Track 1 Design Study, DS 23-298 (Cruz), and a Track 2 Design Study, DS 22-274 (Cruz), to eliminate the previously approved detached carport in the front yard setback on the south side of the property, construct a new detached garage in the front yard setback on the south side of the property; and

WHEREAS, CMC Section 17.10.030.A.1 (Detached Garages and Carports) allows the Planning Commission to authorize a detached garage or carport in the required setbacks to encourage variety and diversity in neighborhood design; and

WHEREAS, the Planning Commission approved a detached garage in the front yard setback on the north side of the lot as part of a Track 2 Design Study, DS 22-274 (Cruz), as well as additions and alterations to the existing residence; and

WHEREAS, the Planning Commission approved a detached carport in the front yard setback on the south side of the lot as part of a Track 1 Design Study, DS 23-298 (Cruz), as well as additions and alterations to the existing residence; and

WHEREAS, the Carmel Municipal Code does not set forth a separate process for amending a Design Study prior to implementation of the approval; and

WHEREAS, CMC Section 17.58.040.A (Residential District Track One Design Review) includes exterior alterations and additions that do not increase the existing floor area by more than 10 percent; and

WHEREAS, the replacement of the carport does not increase the square footage approved under DS 23-298 (Cruz); and

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

WHEREAS, on February 8, 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 February 8, 2023, the Planning Commission adopted Resolution 2023-011-PC, accepting the Concept Design Study with recommendations/draft conditions; and

WHEREAS, on April 12, 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 conceptual design of the project; and

WHEREAS, on April 12, 2023, the Planning Commission adopted Resolution 2023-022-PC, approving the Final Design Study and associated Coastal Development Permit with conditions; and

WHEREAS, on October 27, 2023, a notice of public hearing was published in the Carmel Pine Cone for the November 8, 2023, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before October 29, 2023, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before November 3, 2023, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on November 8, 2023, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

WHEREAS, the Planning Commission adopted Resolution 2023-054-PC, approving the Design Study and associated Coastal Development Permit with conditions

WHEREAS, on August 2, 2024, a notice of public hearing was published in the Carmel Pine Cone for the August 14, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 4, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before August 9 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on August 14, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the Planning Commission finds that pursuant to CEQA regulations, the Application is categorically exempt under Section 15301 (Class 1) – Existing Facilities and 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 **Design Study**:

FINDINGS REQUIRED FOR ACCEPTANCE OF THE DESIGN STUDY For each of the required findings listed below, the staff has indicated whether the application, either as proposed or with conditions, supports adopting the findings. For all findings checked "no," the staff report discusses the issues to facilitate the Planning Commission's decision-making. Findings checked "yes" may or may not be discussed in the report depending on the issues.		
CMC 17.58.060.C, Design Study Approval Findings	**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.	✔	
6. Project details and materials (e.g., windows, doors, chimneys, roofs, and stonework) are fully integrated and consistent throughout the design. Building materials are used in a manner that is visually consistent with the proposed architecture. All fenestration is appropriate in size and consistent with a human scale.	✔	

7. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources. Open space is distributed around buildings to provide visual relief from structural bulk and a distinct separation from buildings on adjacent sites.	✔	
8. All demolitions, remodels, and substantial alterations are consistent with the following findings: a. The design uses simple/modest building forms and a limited number of roof planes, and a restrained employment of offsets and appendages consistent with the City's design objectives. b. The mass of the building relates to the context of other homes in the vicinity that are in conformance with the City's design guidelines related to mass and scale. c. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. d. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All moderately significant trees have been protected to the maximum extent feasible. All buildings and structures will be set back a minimum of six feet from significant trees.	✔	

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Design Study application DS 24193 (Cruz) to construct a detached garage in the front yard setback and to amend Design Study DS 23-298 (Cruz) and Design Study DS 22-

274 (Cruz) to eliminate the previously approved detached carport in the front yard setback on the south side of the property, and construct a new detached garage in the front yard setback on the south side of the property located on Monte Verde Street 3 northwest of 11th Avenue (APN 010-185-007), subject to the following conditions of approval:

CONDITIONS OF APPROVAL	
No.	**Standard Conditions**
1.	**Authorization.** This approval of Design Study application DS 24193 (Cruz) authorizes the construction of a detached garage in the front yard setback and amendments to Design Study DS 23-298 (Cruz) and Design Study DS 22-274 (Cruz) to eliminate the previously approved detached carport in the front yard setback on the south side of the property, construct a new detached garage in the front yard setback on the south side of the property located on Monte Verde Street 3 northwest of 11th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Claudio Ortiz Design Group approved by the Planning Commission on August 14, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	**Codes and Ordinances.** The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	**Permit Validity.** In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	**Water Use**. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	**Setback and Height Certifications.** A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior

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

	construction drawings that were not explicitly identified as a proposed change, the plans approved as part of the Planning Department Review, including any Conditions of Approval, shall prevail.
11.	**Exterior Lighting.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications, including illumination information, for all exterior light fixtures. All fixtures shall be shielded and down-facing. Exterior wall-mounted lighting shall be limited to 25 watts or less (incandescent equivalent or 375 lumens) per fixture and shall be installed no higher than 10 feet above the ground or walking surface. Landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent or 225 lumens) per fixture and shall be spaced no closer than 10 feet apart. Landscape lighting shall not be used as accent lighting, nor shall it be used to illuminate trees, walls, or fences. The purpose of landscape lighting is to safely illuminate walkways and entrances to the subject property and outdoor living spaces.
12.	**Skylights & Skylight Shades.** Prior to the issuance of a building permit, the Applicant shall include in the construction drawings the manufacturer's specifications for all skylights and skylight shades. Skylights shall be low-profile and use non-reflective glass to minimize light and glare visible from adjoining properties. Skylight flashing shall match the roof color. Manual or automatic shades shall be installed in each skylight to reduce visible light transmission during the hours of darkness.
13.	**Stone Facades (including chimneys).** Prior to the issuance of a building permit, the Applicant shall clearly identify in the construction drawings the masonry pattern for all stonework. Stone facades shall be installed in a broken course/random or similar masonry pattern. Setting the stones vertically on their face in a cobweb pattern shall not be permitted. All stonework shall be wrapped around building corners and terminated at an inside corner or a logical stopping point that provides a finished appearance. Termination of stonework shall be subject to review and approval by the Community Planning & Building Director or their designee.
14.	**Clad Wood Frame Windows.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the approved clad wood windows in the construction drawings. Windows that have been approved with divided lights shall appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.
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.
32.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director, or their designee, may waive this requirement.
	Special Conditions
33.	**Pre-Construction Meeting.** Prior to the issuance of a building permit, the contractor overseeing the project shall schedule a pre-construction meeting with the Project Planner for the purpose of reviewing the conditions of approval and expectations during construction.
34.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
35.	**Copper Gutters & Downspouts Not Permitted.** Prior to the issuance of a building permit, the applicant shall submit a revised plan for review and approval by the Planning Division, identifying an alternative material for the gutters and downspouts.
36.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
37.	**Sand Set Paver Driveway and Parking Surface.** Prior to the issuance of a building permit, the Applicant shall submit to the Planning Division, for review and approval, the manufacturer's specifications for the sand set pavers. The color of the pavers shall be earth-toned and convey the colors and textures of native materials.

Acknowledgment and acceptance of conditions of approval:

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

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of August 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

_____
Leah Young
Planning Commission Secretary

DS 23-298 (Cruz)
November 8, 2023
Project Data Table

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE				
Site Considerations	**Allowed**	**Existing**	**Approved**	**Proposed**
Floor Area	1,800 SF (45%)	1,029.5 SF	1,613.5 SF house 200.0 SF carport	1,613.5 SF house 200.0 SF garage
Site Coverage	396 SF/556 SF	560.9 SF	538 SF	538 SF
Trees (Upper/Lower)	3/1	0/6	3/6	No Change
Ridge Height (1^{st}/2^{nd})	18'/24'	15'-7"/18'-3"	13'-2" / 17'-8"	No Change
Plate Height (1^{st}/2^{nd})	12'/18'	12'-3"/14'-10"	8'-9" / 14'	No Change
Setbacks	**Minimum Required**	**Existing**	**Approved**	**Proposed**
Front	15'	15'-2"	15'-2" 2' carport	15'-2" 2' garage
Composite Side Yard	10' (25%)	10'-9" (27%)	10'-1" (25%)	No Change
Side Yard	3' min.	3' north 7'-7" south	No Change north 7' south house 4' south carport	No Change north 7' south house 4' south garage
Rear	15'/3'*	27'-6"	3'-7"	No Change

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

ABBREVIATIONS

Not all of these abbreviations will apply to this project.

@	AT	EW	EACH WAY	NTS	NOT TO SCALE
#	NUMBER	EJ	EXPANSION JOINT	(N)	NEW
AB	ANCHOR BOLTS	EL	ELEVATION	OC	ON CENTER
AC	ASPHALTIC CONCRETE	EOS	EDGE OF SLAB	OD	OUTSIDE DIAMETER
ADDNL	ADDITIONAL	EQ	EQUAL	OPG	OPENING
AFF	ABOVE FINISH FLOOR	EXP B	EXPANSION BOLT	OPH	OPPOSITE HAND
AGG	AGGREGATE	EXT	EXTERIOR	PCC	PRECAST CONCRETE
ALT	ALTERNATE	FF	FINISH FLOOR	PERP	PERPENDICULAR
ALUM	ALUMINUM	FG	FINISH GRADE	PL	PLATE
APPROX	APPROXIMATE	FHWS	FLAT HEAD WOOD SCREW	PLWD	PLYWOOD
ARCH	ARCHITECTURAL	FN	FIELD NAILING	PSF	POUNDS PER SQUARE FOOT
BLDG	BUILDING	FND	FOUNDATION	PSI	POUNDS PER SQUARE INCH
BLK	BLOCK	FOC	FACE OF CONCRETE	PT	PRESSURE TREATED
BLKG	BLOCKING	FOM	FACE OF MASONRY	R	RADIUS
BM	BEAM	FOS	FACE OF STUD	REINF	REINFORCING
BN	BOUNDARY NAILING	FT (')	FOOT/FEET	REQ'D	REQUIRED
BOC	BOTTOM OF CONCRETE	FTG	FOOTING	SAD	SEE ARCHITECTURAL DRAWINGS
BOF	BOTTOM OF FOOTING	GA	GAUGE	SIM	SIMILAR
BOT	BOTTOM	GALV	GALVANIZED	SJ	SHRINKAGE JOINT
BP	BUTTON PUNCH	GL	GLUE LAMINATED LUMBER	SLH	SHORT LEG HORIZONTAL
BRG	BEARING	GWB	GYPSUM WALL BOARD	SLV	SHORT LEG VERTICAL
BRG PL	BEARING PLATE	HAS	HEADED ANCHOR STUD	SM	SHEET METAL
BTW	BETWEEN	HDR	HEADER	SOG	SLAB ON GRADE
CCJ	CRACK CONTROL JOINT	HK	HOOK	SQ	SQUARE
CC	CENTER TO CENTER	HORIZ	HORIZONTAL	SS	STAINLESS STEEL
CIP	CAST IN PLACE	HSB	HIGH STRENGTH BOLT	STD	STANDARD
CJ	CONSTRUCTION JOINT	ID	INSIDE DIAMETER	STL	STEEL
CTR	CENTER	IN (")	INCH	SWS	SHEAR WALL SCHEDULE
CL	CENTER LINE	INT	INTERIOR	SYM	SYMMETRICAL
CLG	CEILING	JST	JOIST	T 24	TITLE 24 CALIFORNIA CODE
CLR	CLEAR	JT	JOINT	TEN	TYPICAL EDGE NAILING
CMU	CONCRETE MASONRY UNIT	JH	JOIST HANGER	THK	THICK
COL	COLUMN	LLH	LONG LEG HORIZONTAL	TOC	TOP OF CONCRETE
CONC	CONCRETE	LLV	LONG LEG VERTICAL	TOF	TOP OF FOOTING
CONN	CONNECTION	LS	LAG SCREW	T.O.SLAB	TOP OF SLAB
CONSTR JT	CONSTRUCTION JOINT	LT WT	LIGHT WEIGHT	TOS	TOP OF STEEL
CONT	CONTINUOUS	LG	LONG	TOW	TOP OF WALL
CTSK	COUNTER SINK	LWC	LIGHT WEIGHT CONCRETE	TS	TUBE STEEL
DBL	DOUBLE	MAX	MAXIMUM	TYP	TYPICAL
DEPR	DEPRESSED	MB	MACHINE BOLT	T&B	TOP AND BOTTOM
DF	DOUGLAS FIR	MCJ	MASONRY CONTROL JOINT	TN	TOE NAIL
DIA, (ø)	DIAMETER	MECH	MECHANICAL	UNG	UNDISTURBED NATURAL GRADE
DIAG	DIAGONAL	MEZZ	MEZZANINE	UON	UNLESS OTHERWISE NOTED
DIM	DIMENSION	MIN	MINIMUM	WWF	WELDED WIRE FABRIC
DN	DOWN	MISC	MISCELLANEOUS	W/	WITH
DWG	DRAWING	MW	MALLEABLE IRON WASHER		
(E)	EXISTING	MTL	METAL		
EA	EACH	NIC	NOT IN CONTRACT		
EF	EACH FACE	NOM	NOMINAL		
EN	EDGE NAILING				

SYMBOLS

1/A1 — SECTION NUMBER / SHEET NUMBER

1/A1 — ELEVATION NUMBER / SHEET NUMBER

1 — REVISION NUMBER

1 — DOOR NUMBER

1 — WINDOW NUMBER

1 — KEY NOTE NUMBER

PROVIDE A COPY OF THE OPERATION & MAINTENANCE MANUAL TO HOME OWNERS

At the time of final inspection, a manual, compact disc,web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   A. Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
   B. Roof and yard drainage, including gutters and downspouts.
   C. Space conditioning systems, including condensers and air filters.
   D. Landscape irrigation systems.
   E. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30 & 60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspection verifications required by the enforcing agency or this code.

SHEET INDEX

ARCHITECTRAL

CN	COVER SHEET & GENERAL NOTES
A1.1	SITE PLAN EXISTING-CARPORT AS APPROVED
A1.2	SITE PLAN PROPOSED-GARAGE CONVERSION
A2.0	CARPORT ELEVATIONS AND ROOF PLAN (EXISTING)
A3.0	CARPORT ELEVATIONS, ROOF PLAN, AND DOOR & WINDOW SCHEDULES (PROPOSED)

Attachment 3

CONTRACTOR NOTES

1.. CONTRACTOR SHALL OBTAON A 8-1-1/DIG ALERT TICKET PRIOR RO PERMIT ISSUANCE AND THE TICKET SHALL BE KEPT ACTIVE THROUGHOUT THE PROJECT AND SHALL BE ON-SITE AT ALL INSPECTIONS.

2. A STATE LICENSED SURVEYOR SHALL CERTIFY THAT THE LOCATION OF THE NEW FOUNDATION ELEMENTS IS IN CONFORMANCE WITH THE APPROVED PLANS PRIOR TO FOOTING INSPECTION; AND SHALL CERTIFY THE ROOF HEIGHT IS IN CONFORMANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION. WRITTEN CERTIFICATIONS SHALL BE PROVIDED TO THE INSPECTOR AT THE TIME OF INSPECTION

3. "TO MINIMIZE OFF-SITE VIBRATION AND DAMAGE TO NEARBY PROPERTIES, CONTRACTOR SHALL UTILIZE THE SMALLEST FEASIBLE COMPACTION EQUIPMENT CAPABLE OF ACHIEVING THE DESIRED COMPACTION LEVEL. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL OFF-SITE DAMAGE AND SHALL REPAIR ANY DAMAGE IN A TIMELY MANNER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE PROJECT."

4. ALL NEW CONSTRUCTION INVOLVING EXCAVATION SHALL IMMEDIATELY CEASE IF CULTURAL RESOURCES ARE DISCOVERED ON THE SITE, AND THE APPLICANT SHALL NOTIFY THE COMMUNITY PLANNING & BUILDING DEPARTMENT WITHIN 24 HOURS. WORK SHALL NOT BE PERMITTED TO RECOMMENCE UNTIL SUCH RESOURCES ARE PROPERLY EVALUATED FOR SIGNIFICANCE BY A QUALIFIED ARCHAEOLOGIST. IF THE RESOURCES ARE DETERMINED TO BE SIGNIFICANT, PRIOR TO RESUMPTION OF WORK, A MITIGATION AND MONITORING PLAN SHALL BE PREPARED BY A QUALIFIED ARCHAEOLOGIST AND REVIEWED AND APPROVED BY THE COMMUNITY PLANNING AND BUILDING DIRECTOR. IN ADDITION, IF HUMAN REMAINS ARE UNEARTHED DURING EXCAVATION, NO FURTHER DISTURBANCE SHALL OCCUR UNTIL THE COUNTY CORONER HAS MADE THE NECESSARY FINDINGS AS TO ORIGIN AND DISTRIBUTION PURSUANT TO CALIFORNIA PUBLIC RESOURCES CODE (PRC) SECTION 5097.98

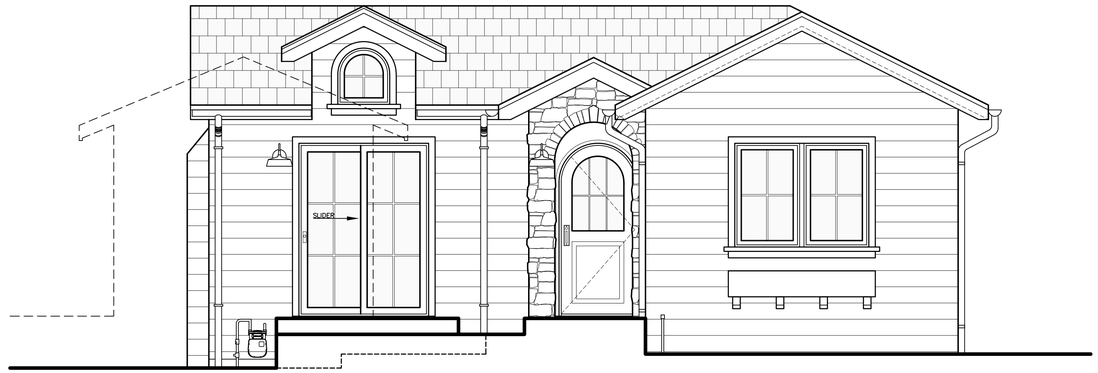
5. OVERHEAD ELECTRICAL TO BE PROVIDED UNDERGROUND TO MAIN ELECTRICAL PANEL.

Cruz Residence

CARPORT CONVERSION TO A GARAGE

CARMEL-BY-THE-SEA, California

A.P.N. 010-185-007-000



EAST ELEVATION

PROJECT TEAM

DESIGN:
CLAUDIO ORTIZ DESIGN GROUP INC.
26615 CARMEL CENTER PLACE #102
CARMEL, CA. 93923
TEL. (831) 626-4146

OWNER:
RENO CRUZ
MONTE VERDE 3 NW OF 11TH
CARMEL, CA. 93921

STRUCTURAL ENGINEER:
COA CHRIS OLIVAERA & ASSOCIATES
2201 FRANSISCO DR EL DORADO
HILLS, CA. 95762 TEL.
916)-835-6073
CHRIS0602@SBCGLOBAL.NET

MECHANICAL ENGINEER:
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD. Suite 8
CARMEL, CA. 93923
TEL. (831) 372-8328
FAX. (831) 359-4173

GENERAL NOTES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA GREEN BUILDING STANDARD

1. All construction, workmanship and materials shall conform with the requirements of the 2022 California Code Edition, and the Carmel by the Sea municipal code.
2. The contractor shall verify all dimensions, elevations and site conditions and shall become completely familiar with the construction documents prior to starting construction.
3. CODG, Inc. and Engineer shall be notified of any omissions or discrepancies in the working drawing and/or specifications before proceeding with any work so involved.
4. All dimensions take precedence over scale shown on plans, sections and details.
5. Specific notes and details take precedence over structural notes and typical details.
6. Where specific details are not provided, construction can follow details for similar conditions, unless conflicts occur.
7. The contractor shall be responsible for the design, installation and maintenance of all bracing and shoring required during construction until all construction is finalized.
8. Job site safety is the sole responsibility of the contractor.
9. See architectural drawings for the size and location of all door and window openings, location of nonbearing partitions, roof an floor elevations, roof slopes, architectural finishes, and other related information not indicated on the structural drawings.
10. See mechanical, electrical and/or architectural drawing for the size and location of pipes, conduits, floor drains, vents, ducts, and other similar penetrations not indicated on the structural drawings.
11. Fire Sprinklers- Provide Sprinkler Drawings to the Fire Marshal for Review & Approval prior to installation.
12. EPOXY and ANCHOR BOLTS:
    Especial Inspection required for epoxy set anchor bolts.

SPECIAL INSPECTIONS

NO SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT.

PROJECT DATA

FLOOR AREA

FAR ALLOWED			1,800.0 SQ.FT.	45.0%
PROPOSED	AS APPROVED		PROPOSED	
MAIN DWELLING FLOOR AREA	1,029.5 SQ.FT.		1,029.5 SQ.FT.	
MAIN DWELLING DEDUCTION	-28.8 SQ.FT.		-28.8 SQ.FT.	
MAIN DWELLING ADDITION	599.3 SQ.FT.		599.3 SQ.FT.	
DETACHED CARPORT	200.0 SQ.FT.		0.0 SQ.FT.	
DETACHED GARAGE	0.0 SQ.FT.		200.0 SQ.FT.	
TOTAL (P) GROSS FLOOR AREA:	1,800.0 SQ.FT.	45.0%	1,800.0 SQ.FT.	45.0%

SITE COVERAGE

LAND COVERAGE ALLOWED	396.0 SQ.FT.		22.0% of F.A.R.	
BONUS SITE COVERAGE	160.0 SQ.FT.		4.0% of SITE	
TOTAL COVERAGE ALLOWED	556.0 SQ.FT.		13.9 %	
	AS APPROVED		PROPOSED	
IMPERVIOUS COVERAGE				
SOUTH WALKWAY	0.0 SQ.FT.		0.0 SQ.FT.	
RET. WALL STEPS	6.0 SQ.FT.		6.0 SQ.FT.	
ENTRY PORCH	21.8 SQ.FT.		21.8 SQ.FT.	
STOOPS	23.5 SQ.FT.		23.5 SQ.FT.	
TOTAL IMPERVIOUS COVERAGE	51.3 SQ.FT.	3.2 %	51.3 SQ.FT.	1.3 %
PERVIOUS COVERAGE				
DRIVEWAY	16.0 SQ.FT		16.0 SQ.FT	
ENTRY WALKWAY	60.6 SQ.FT.		60.6 SQ.FT.	
SOUTH DECK	257.8 SQ.FT.		257.8 SQ.FT.	
WEST DECK	30.3 SQ.FT.		30.3 SQ.FT.	
WEST PATIO	122.0 SQ.FT.		122.0 SQ.FT.	
TOTAL PERVIOUS COVERAGE	486.7 SQ.FT.	10.8 %	486.7 SQ.FT.	12.2 %
TOTAL COVERAGE	538.0 SQ.FT.	14.0 %	538.0 SQ.FT.	13.5 %

ADDRESS IDENTIFICATION NOTE

1. Buildings shall be provided with approved address identification. This identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be all Arabic numbers or alphabetic letters. Numbers shall not be spelled out. Each character shall not be less than 4 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO BEGINNING WORK. THE FOLLOWING TRADES ARE DEFERRED:

1. FIRE SPRINKLER CONTRACTOR TO SUBMIT FIRE SPRINKLER LAYOUT PLAN TO THE FIRE MARSHALL **"PRIOR TO BEGINNING INSTALLATION OF THE DEFERRED ELEMENT".**

2. PLUMBING CONTRACTOR TO SUBMIT, DETAILS AND LINE DIAGRAM LAYOUT PLAN TO BUILDING DEPT.**"DEFERRED SUBMITTAL SHALL BE APPROVED PRIOR TO BEGINNING THE WORK".**

3. MECHANICAL DIAGRAM AND LAYOUT PLAN TO THE BUILDING DEPT. **"DEFERRED SUBMITTAL SHALL BE APPROVED PRIOR TO BEGINNING THE WORK".**

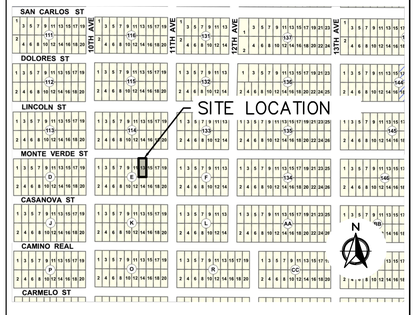
PROJECT INFORMATION

LOT SIZE	4,000.0 S.F.
A.P.N.	010-185-007-000
LEGAL DESCRIPTION	BLOCK: E LOT: 13
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT:15.0 FT, SIDE: 3.0 FT, REAR: 15.0 FT TWO STORY & 3.0 FT ONE STORY
HEIGHT (MAX. ALLOWED)	18FT
STORIES:	ONE

SCOPE OF WORK

1. CONVERTING AN EXISTING APPROVED CARPORT INTO A ONE CAR GARAGE, DETACHED IN THE SAME LOCATION AS APPROVED.
2. NO OTHER MODIFICATIONS TO THE EXISTING MAIN DWELLING, AND SITE COVERAGE.

VICINITY MAP NOT TO SCALE



CODG
CLAUDIO ORTIZ DESIGN GROUP, INC
P.O. BOX 3775 Carmel, CA 93921
OFFICE: 831.626.4146
CLAUDIO@CODG.COM
WWW.CODGINC.COM

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REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
23-09

ISSUE:
06-25-2024

DRAWN BY:
C.O.

COVER PAGE

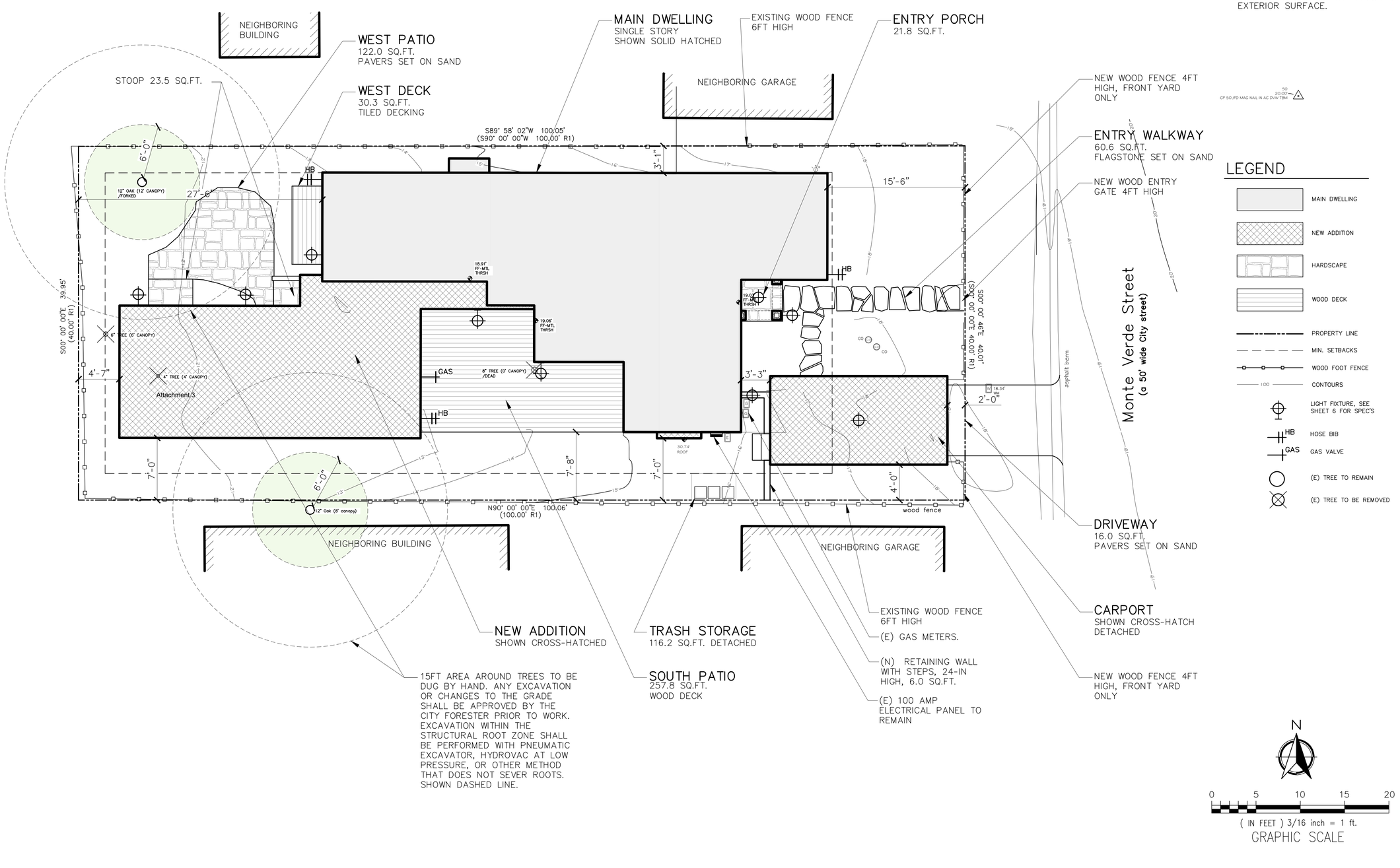
SCALE: 1" = 1/4"

CN

CARPORT AS APPROVED

CITY FORESTER REQUIREMENT:

1. 6FT SETBACK FROM TREE TO BUILDING FOOTPRINT AND STRUCTURE.
2. 15FT AREA AROUND TREES TO BE DUG BY HAND.
4. 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.
5. ALL MEASUREMENTS OF THE SETBACK TO PROPERTY BOUNDARY IS FROM THE FINISHED EXTERIOR SURFACE.



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REVIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3, NW OF 1TH, CARMEL CA
BLOCK: E LOTS: 13
APN: 010-185-007

PROJECT NO.
23-09

ISSUE:
01-13-2024

DRAWN BY:
C.O.

SITE PLAN (EXISTING)

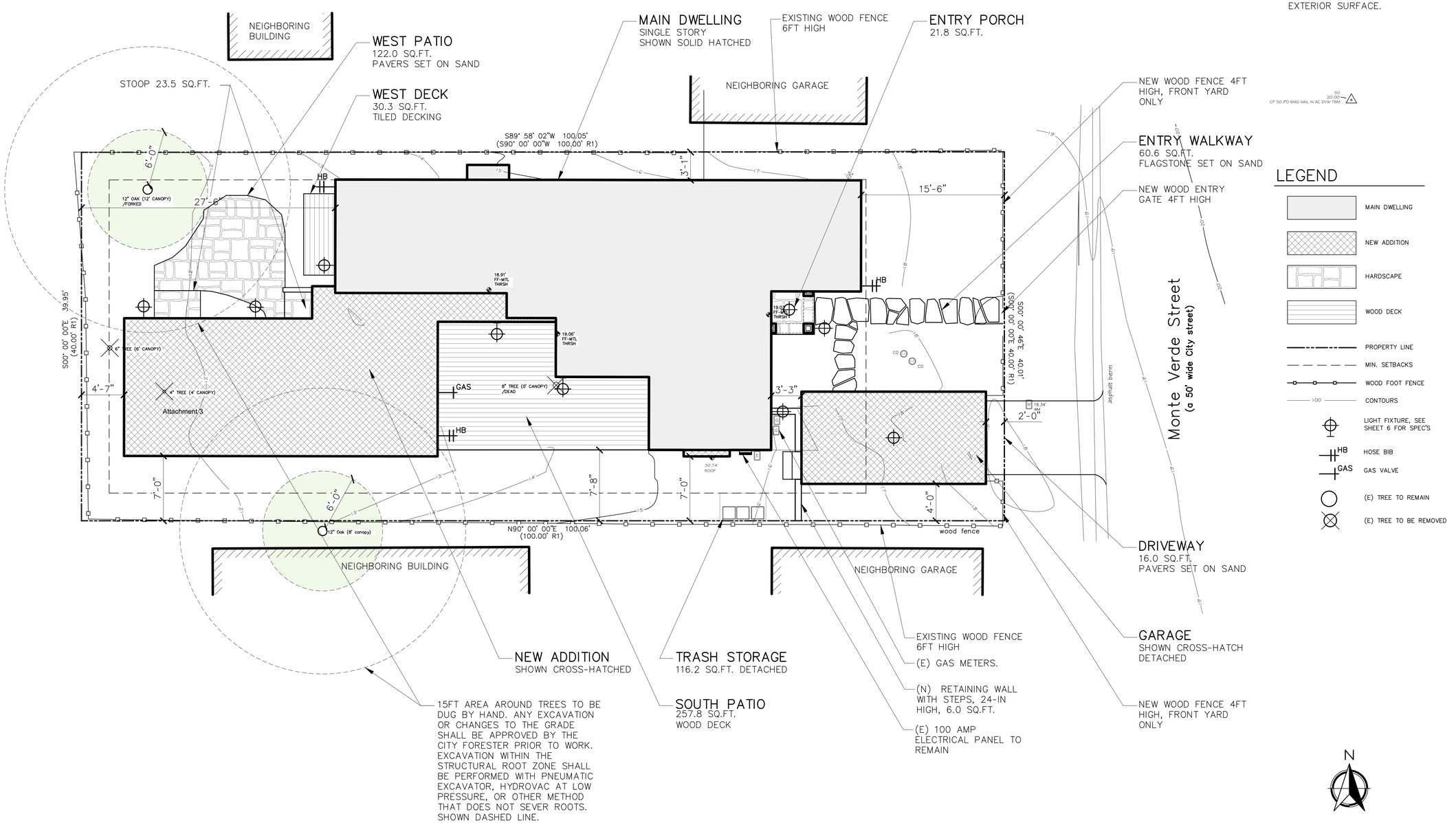
SCALE: 1" = 3/16"

A1.1

GARAGE CONVERSION

CITY FORESTER REQUIREMENT:

1. 6FT SETBACK FROM TREE TO BUILDING FOOTPRINT AND STRUCTURE.
2. 15FT AREA AROUND TREES TO BE DUG BY HAND.
4. 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.
5. ALL MEASUREMENTS OF THE SETBACK TO PROPERTY BOUNDARY IS FROM THE FINISHED EXTERIOR SURFACE.



LEGEND

- MAIN DWELLING
- NEW ADDITION
- HARDSCAPE
- WOOD DECK
- PROPERTY LINE
- MIN. SETBACKS
- WOOD FOOT FENCE
- 100 CONTOURS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED

N

0 5 10 15 20

(IN FEET) 3/16 inch = 1 ft.

GRAPHIC SCALE

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CRUZ RESIDENCE
MONTE VERDE 3 NW OF 1TH, CARMEL CA
BLOCK: E LOTS: 13
APN: 010-185-007

PROJECT NO.
23-09

ISSUE:
06-25-2024

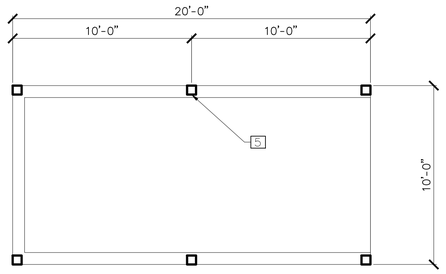
DRAWN BY:
C.O.

SITE PLAN (PROPOSED)

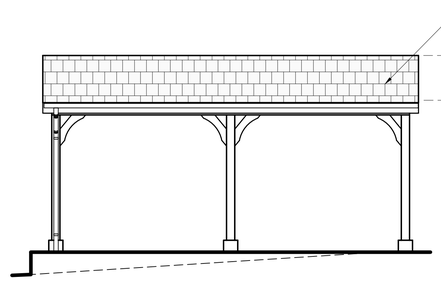
SCALE: 1" = 3/16"

A1.2

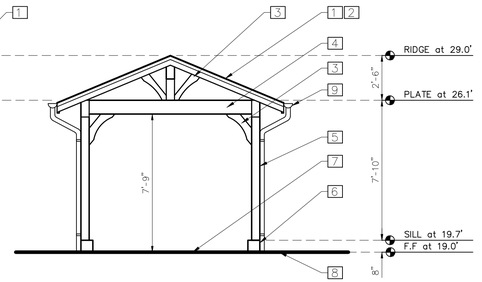
CARPORT AS APPROVED



FLOOR PLAN



SOUH ELEVATION
(NORTH ELEV. SIM.)

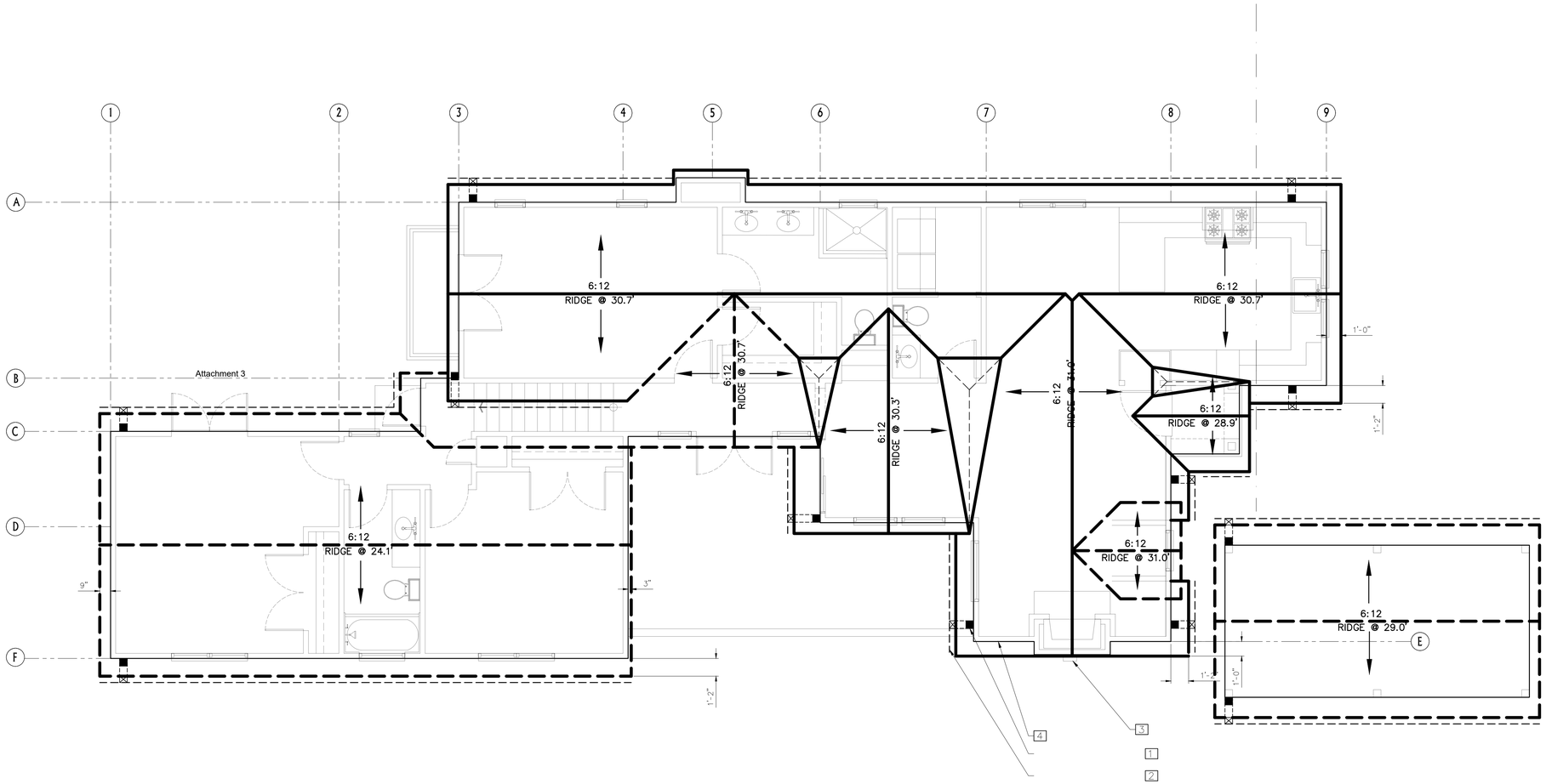


EAST ELEVATION
(WEST ELEV. SIM.)

KEY NOTES

1. ASPHALT ROOF, PITCH 5:12
2. 2X6 BARGE OVER 1X2 TRIM P.G.
3. BRAISE, SHAPED FROM 4X6 DF#2
4. TIE BEAM: 4X10 DF#2
5. 6X6 DF#2 WOOD POST
6. CONC. FOOTING STEM
7. PAVERS SENT ON SAND
8. GRADE WHERE OCCURS
9. GUTTER & DOWNSPOUT, 3-IN DIA. ALUMINUM

CARPORT



KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. FIREPLACE DIRECT VENT EXHAUST
4. BUILDING FOOTPRINT

LEGEND

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

0 5 10 15

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

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REVISIONS: 02-06-2023

PROJECT: CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO. 23-09

ISSUE: 01-13-2024

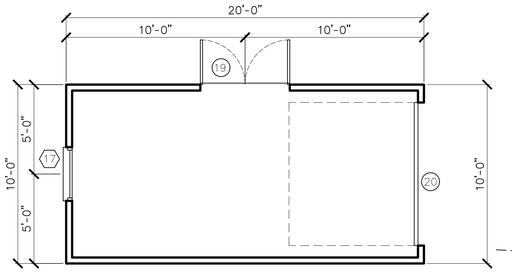
DRAWN BY: C.O.

CARPORT ELEVATIONS AND ROOF PLAN (EXISTING-AS APPROVED)

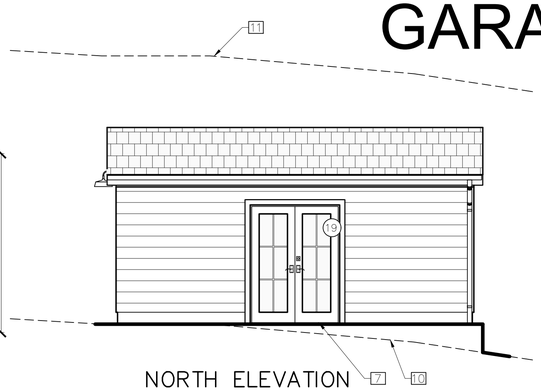
SCALE: 1" = 1/4"

A2.0

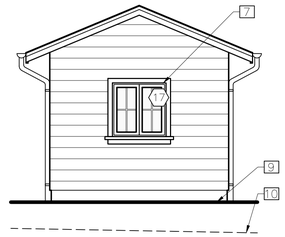
GARAGE CONVERSION



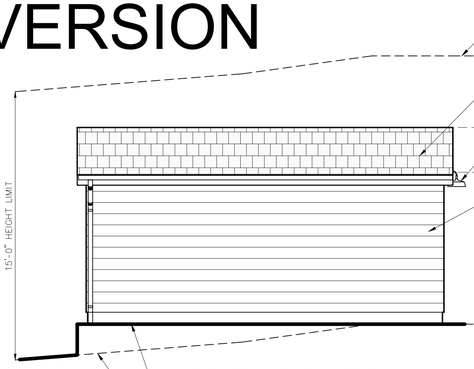
FLOOR PLAN



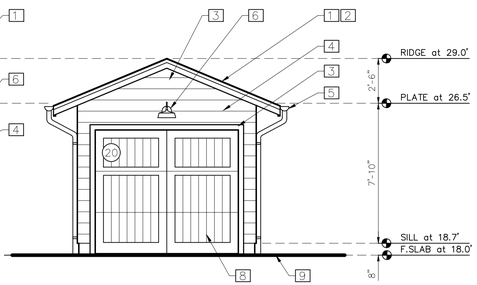
NORTH ELEVATION



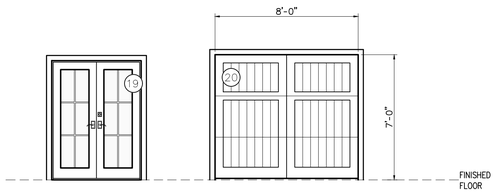
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

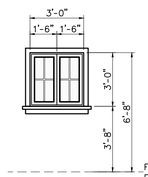


K L

Door Schedule

NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED
19	GARAGE	K	(2) PER 2'-6" X 6'-8"	FF	GLASS DOOR OUTSIDE	WOOD-CLAD	YES	YES
20	GARAGE	L	8'-0" X 7'-0"	FF	SOLID WOOD - ROLLED UP DOOR OUTSIDE	WOOD	NO	NO

GARAGE



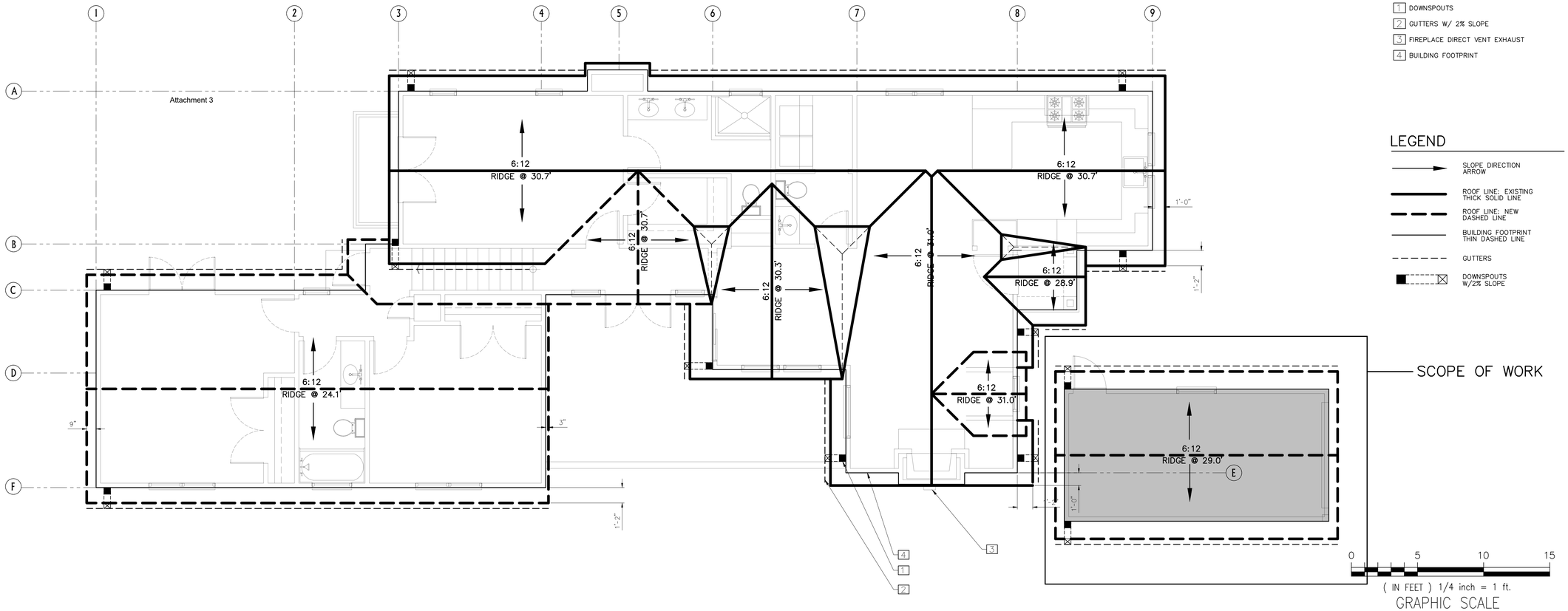
M

Window Schedule

NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
17	GARAGE	M	3'-0" X 3'-0"	FF	CASEMENT	WOOD-CLAD	YES	NO	NO	NO

KEY NOTES

1. ASPHALT ROOF, PITCH 5:12
2. 2X6 BARGE OVER 1X2 TRIM P.G.
3. 2X4 TRIM P.G.
4. SIDING: WOOD SHIPLAP SIDING
5. GUTTERS AND DOWNSPOUTS: GALVANIZED PAINTED, CONNECTED TO A DRAINAGE SYSTEM. SEE CIVIL PLANS FOR DETAILS.
6. LIGHT FIXTURES: SEE SPECIFICATIONS ON SHEET A4.0.
7. WOOD-CLAD DOORS AND WINDOWS, TYP.
8. WOOD GARAGE DOOR; ROLLED UP
9. GRADE WHERE OCCURS
10. EXISTING GRADE SHOWN DASHED-LINE
11. 15-FT HEIGHT LIMIT SHOWN DASHED LINE



KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. FIREPLACE DIRECT VENT EXHAUST
4. BUILDING FOOTPRINT

LEGEND

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

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REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
23-09

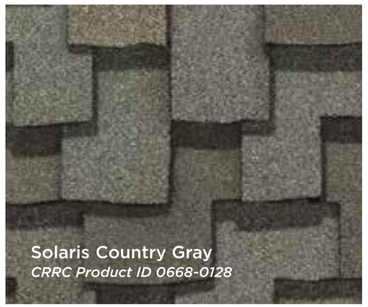
ISSUE:
01-13-2024

DRAWN BY:
C.O.

GARAGE ELEVATIONS, ROOF PLAN, AND WIND. & DOOR SCH. (PROPOSED)

SCALE: 1" = 1/4"

A3.0



ROOF

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



BULB

MANUFACTURE:	FEIT ELECTRIC
WATTS:	4.5 WATTS
LUMENS:	250
BULB TYPE:	E26 BASE



FIXTURE A

MANUFACTURE:	FRANKLIN IRON WORKS
T24 COMPLIANT:	YES
COLOR:	BLACK
WATTS:	SEE LIGHT BULB
LUMENS:	SEE LIGHT BULB
BULB TYPE:	STANDARD
DIMENSIONS:	10.5"H X 12"W



FIXTURE B

MANUFACTURE:	KICHLER
T24 COMPLIANT:	YES
COLOR:	BRONZE
WATTS:	4.3 WATTS
LUMENS:	294
BULB TYPE:	LED
DIMENSIONS:	18"H X 6.25"W

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

Attachment 3

0 5 10 15

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

GRAPHIC SCALE

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REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
23-09

ISSUE:
01-13-2024

DRAWN BY:
A.J.Ortiz

MATERIALS (PROPOSED)

SCALE: 1" = 1/4"

A4.0

Cruz Residence

Single Family Residence Remodel
CARMEL-BY-THE-SEA, California
A.P.N. 010-185-007-000



02-FRONT VIEW



03-REAR VIEW



04-SOUTH VIEW



01-FRONT VIEW

SHEET INDEX

ARCHITECTRAL

CN COVER SHEET & GENERAL NOTES
C1 COVER SHEET & GENERAL NOTES
C2 GRADING & DRAINAGE
C3 SECTIONS & DETAILS
C4 EROSION AND SEDIMENT CONTROL PLAN
C5 CONSTRUCTION BEST MANAGEMENT PLAN
1.0 TOPOGRAPHIC SITE SURVEY
1.1 FORESTRY REPORT
2.0 EXISTING SITE PLAN
2.1 PROPOSED SITE PLAN
3.0 TAKEDOWN & REBUILD PLAN
4.0 EXISTING FLOOR PLAN
5.0 EXISTING ELEVATIONS
6.0 EXISTING ROOF PLAN
7.0 PROPOSED FLOOR PLAN
8.0 PROPOSED ELEVATIONS
9.0 PROPOSED GARAGE ELEVATIONS & ROOF PLAN
9.1 CRAWL SPACE PLAN & SECTIONS
10.0 WINDOW & DOOR SCHEDULE
11.0 MATERIALS
11.1 MATERIALS
12.0 STREETSCAPE
13.0 AVERAGE NATURAL GRADE & VOLUME ANALYSIS
L1 LANDSCAPE PLAN

FLOOR AREA

FAR ALLOWED			1,800.0 SQ.FT.	45.0%
PROPOSED	**EXISTING**		**PROPOSED**	
MAIN DWELLING FLOOR AREA	1,029.5 SQ.FT.		1,029.5 SQ.FT.	
MAIN DWELLING ADDITION	0.0 SQ.FT.		782.2 SQ.FT.	
MAIN DWELLING DEDUCTION	0.0 SQ.FT.		-212.8 SQ.FT.	
ATTACHED GARAGE	0.0 SQ.FT.		200.0 SQ.FT.	
TOTAL (P) GROSS FLOOR AREA:	1,029.5 SQ.FT.	25.7%	1,798.9 SQ.FT.	45.0%

SITE COVERAGE

LAND COVERAGE ALLOWED	396.0 SQ.FT.		22.0% of F.A.R.	
BONUS SITE COVERAGE	160.0 SQ.FT.		4.0% of SITE	
TOTAL COVERAGE ALLOWED	556.0 SQ.FT.		13.9 %	
	EXISTING		**PROPOSED**	
IMPERVIOUS COVERAGE				
SOUTH WALKWAY	116.2 SQ.FT.		0.0 SQ.FT.	
SOUTH PATIO	0.0 SQ.FT.		167.8 SQ.FT.	
ENTRY PORCH	0.0 SQ.FT.		25.8 SQ.FT.	
STOOPS	11.2 SQ.FT.		33.0 SQ.FT.	
TOTAL IMPERVIOUS COVERAGE	127.4 SQ.FT.	3.2 %	226.6 SQ.FT.	5.7 %
PERVIOUS COVERAGE				
DRIVEWAY	0.0 SQ.FT		32.0 SQ.FT	
ENTRY WALKWAY	141.5 SQ.FT.		48.1 SQ.FT.	
SOUTH DECK	292.0 SQ.FT.		0.0 SQ.FT.	
WEST DECK	0.0 SQ.FT.		30.3 SQ.FT.	
EAST PATIO	0.0 SQ.FT.		156.5 SQ.FT.	
TOTAL PERVIOUS COVERAGE	433.5 SQ.FT.	10.8 %	266.9 SQ.FT.	6.7 %
TOTAL COVERAGE	560.9 SQ.FT.	14.0 %	493.5 SQ.FT.	12.3 %

PROJECT INFORMATION

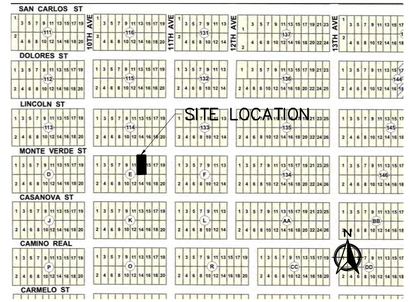
LOT SIZE	4,000.0 S.F.
A.P.N.	010-185-007-000
LEGAL DESCRIPTION	BLOCK: E LOT: 13
ZONING	R-1
SETBACKS (MIN. ALLOWED)	FRONT: 15.0 FT, SIDE: 3.0 FT, REAR: 15.0 FT TWO STORY & 3.0 FT ONE STORY
HEIGHT (MAX. ALLOWED)	18FT
STORIES:	ONE

SCOPE OF WORK

1. REMODEL AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING WITH A NEW ONE-STORY ADDITION, NEW SIDING, NEW WINDOWS AND DOORS.
2. NEW ONE-CAR DETACHED GARAGE.
3. INTERIOR REMODEL REPLACING EXISTING MATERIALS AND MODIFYING WALLS.
4. TREE REMOVAL: ONE DEAD TREE REMOVAL, ONE STUMP REMOVAL ON THE FRONT YARD, AND TWO SMALL TREES ON THE REAR YARD.

VICINITY MAP

NOT TO SCALE



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REVISIONS:
1 01-23-2023
2 02-10-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
09-30-2022
11-19-2022
01-12-2023

DRAWN BY:
C.O.

COVER PAGE

SCALE: 1" = 1/4"

CN

Map Legend:

Basis of Bearings: The bearing of N00° 00' 00"W as shown on 1 C&T 45-1/2 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: Control Point 50 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Typical tree notation. Indicates an elevation of 301.26' at the trunk of a cypress tree with a 36" trunk diameter (inner circle) and a 40' diameter canopy (outer tree symbol). Multi-trunk trees denoted with an overall trunk diameter with clarifying notes following / symbol.

301.26'
36" Cyp. (40' canopy) /3-8" trunks

0.00' FS-CONC — Finished surface elevation shot

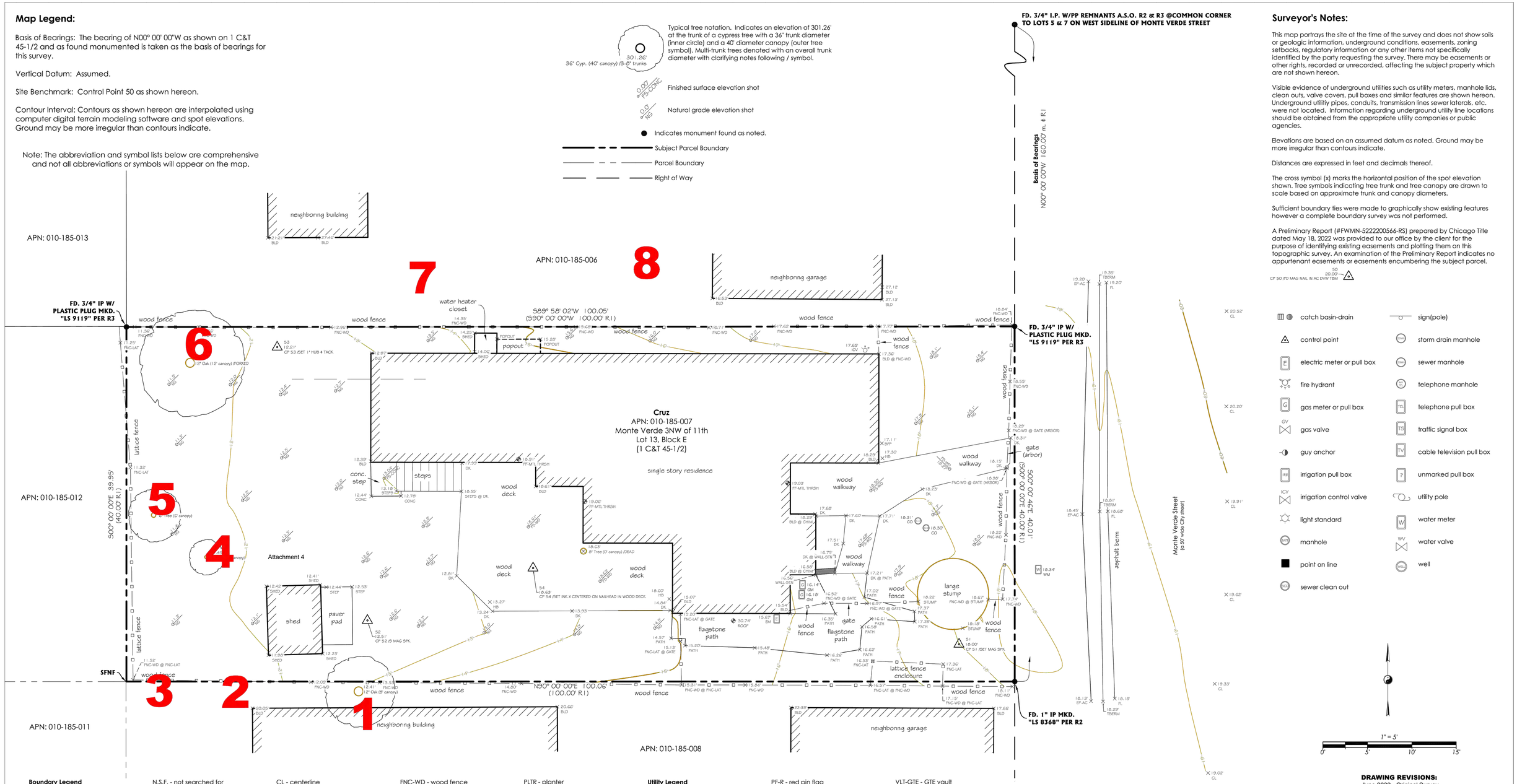
0.0' NG — Natural grade elevation shot

Indicates monument found as noted.

Subject Parcel Boundary

Parcel Boundary

Right of Way



- catch basin-drain
- control point
- electric meter or pull box
- fire hydrant
- gas meter or pull box
- gas valve
- guy anchor
- irrigation pull box
- irrigation control valve
- light standard
- manhole
- point on line
- sewer clean out
- sign(pole)
- storm drain manhole
- sewer manhole
- telephone manhole
- telephone pull box
- traffic signal box
- cable television pull box
- unmarked pull box
- utility pole
- water meter
- water valve
- well

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utilitiy pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indiccating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

A Preliminary Report (#FWMN-5222200566-RS) prepared by Chicago Title dated May 18, 2022 was provided to our office by the client for the purpose of identifying existing easements and plotting them on this topographic survey. An examination of the Preliminary Report indicates no appurtenant easements or easements encumbering the subject parcel.

50
20.00'
CP 50 /FD MAG NAIL IN AC DVW TBM

1" = 5'
0' 5' 10' 15'

DRAWING REVISIONS:
June 2022 - Original Survey

Boundary Legend
A.G.S.- above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S.- below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC. - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

Topography Legend
AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P- pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrtie wall
WALL-STC - stucco wall
WLK - sidewalk

Utility Legend
CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/irr)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve

Record Map References:

R1: "Map of Addition Number One to Carmel-by-the-Sea" filed in Volume 1 of Cities and Towns at Page 45-1/2, in the Monterey County Recorder's Office, State of California.

R2: Corner Record No. 1795 filed in the Monterey County Surveyor's Office, State of California.

R3: Corner Record No. 2212 filed in the Monterey County Surveyor's Office, State of California.

Topographic Survey

Monte Verde St. 3 NW 11th Ave., APN: 010-185-007
Located in the City of Carmel-by-the-Sea, Monterey County, State of California

Prepared For: Reno Cruz
Requested By: Claudio Ortiz, Claudio Ortiz Design Group

June 2022

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

LICENSED LAND SURVEYOR — ROGER PETERSON — No. 5958 — STATE OF CALIFORNIA

RLS W.O. # 2022-053

Plotted On: 6/17/2022, 3:36 PM File Name: G:\Shared drives\Civil 30 Projects 2020-2029\2022 Projects\2022-053 Ortiz_Cruz\dwg\Topo Survey Monte Verde 3 NW 11th 2022-053 Ortiz-Cruz.dwg

Attachment 4

Significant Tree Evaluation Worksheet

APN: 010-185-007
Street Location: Monte Verde 3 NW of 11th Avenue
Planner: Suray Nathan
City Forester: Sara Davis
Property Owner: Cruz
Recommended Tree Density: 1 lower and 3 upper 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							

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	CO	OT	Norfolk Island pine	CO	CO	CO							
YES	X	X	X			X	X	X							
NO				X	X										

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

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	X	X	X			21	X	X							
NO				X	X										

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

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	0	2							

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	15	15	15			10.5	15	15							

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	45	45	45			31.5	45	45							

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

- Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.
- Excavation within 6 feet of a tree trunk is not permitted.
- No attachments or wires of any kind, other than those of a protective nature shall be attached to any tree.
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.
- Tree Protection Zone -- The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. Minimum of 4 foot high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall installed be within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of fencing.
- The Structural Root Zone -- Structural Root Zone shall by 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with pneumatic excavator, hydrovac at low pressure, or other method that does not sever roots.
- If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged.
- If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed and mitigation measures have been put in place.

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REVISIONS:

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

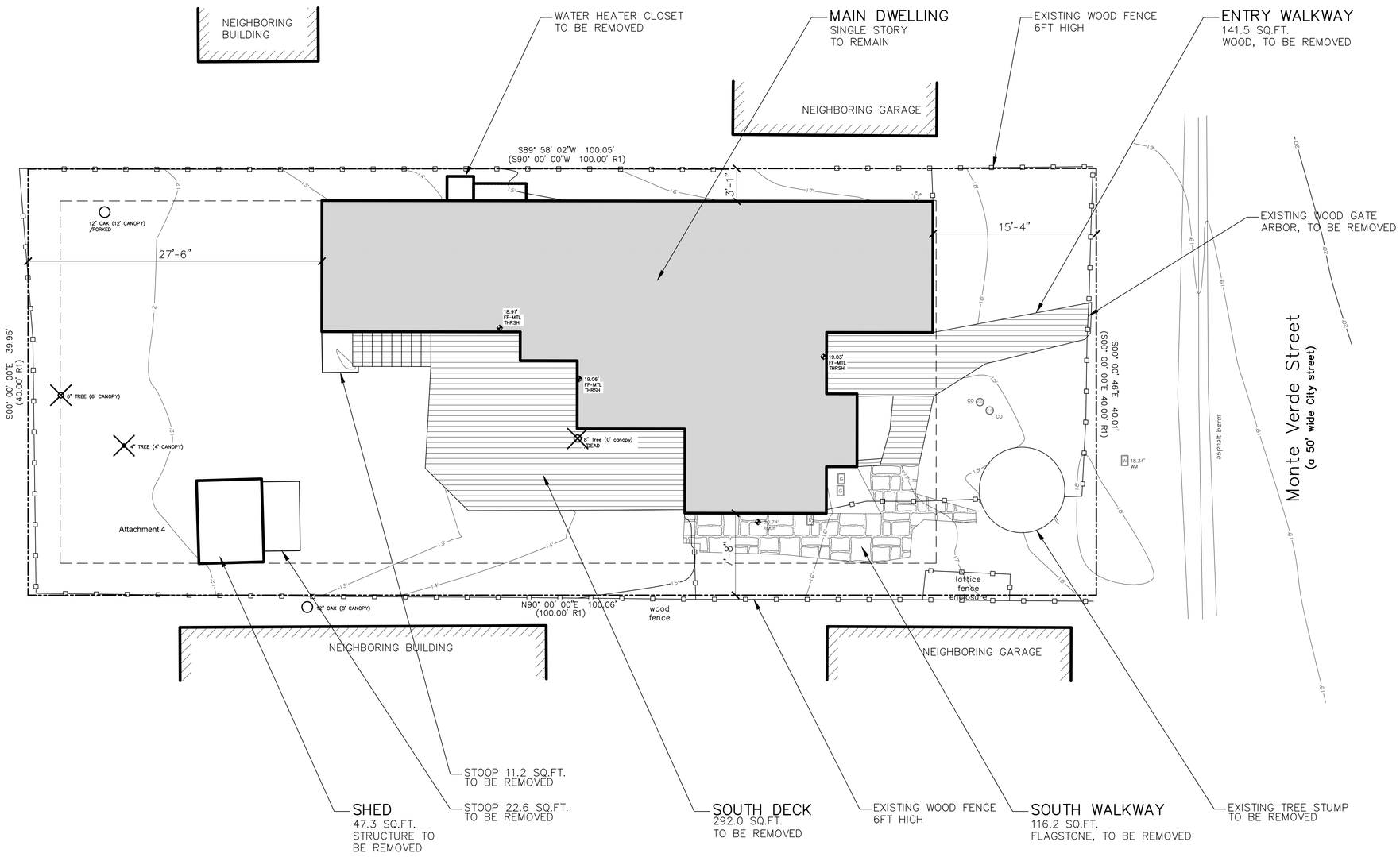
ISSUE:
11-19-2022

DRAWN BY:
C.O.

FORESTRY REPORT

SCALE: 1" = 1/4"

A1.1



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REVIONS:

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MONTE VERDE 3 NW OF 1TH, CARMEL CA
BLOCK: E LOTS:13
APN: 010-185-007
PROJECT NO.
22-04

ISSUE:
08-07-2022

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C.O.

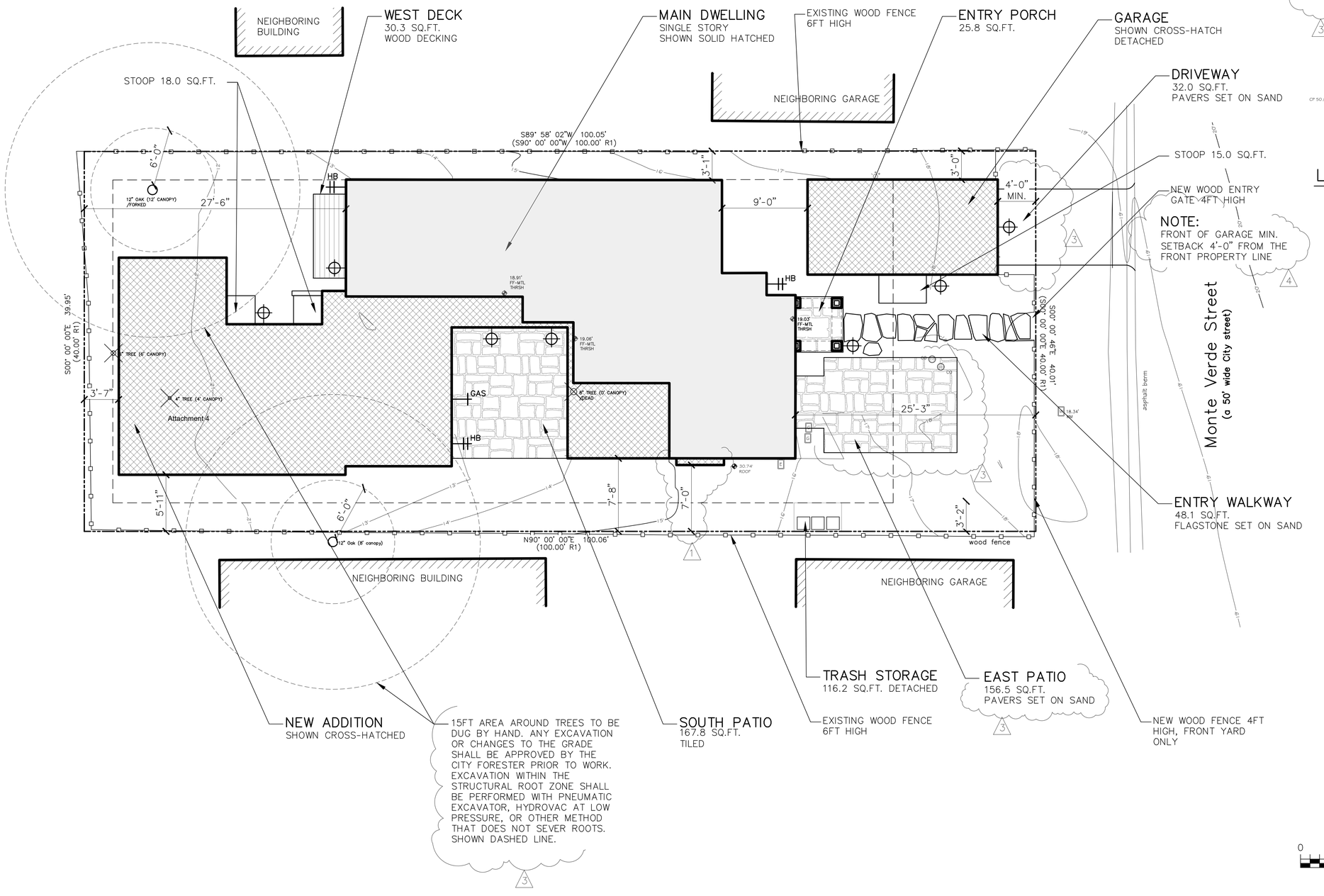
SITE PLAN (EXISTING)

SCALE: 1" = 3/16"

A2.0

CITY FORESTER REQUIREMENT:

1. 6FT SETBACK FROM TREE TO BUILDING FOOTPRINT AND STRUCTURE.
2. 15FT AREA AROUND TREES TO BE DUG BY HAND.
4. 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.
5. ALL MEASUREMENTS OF THE SETBACK TO PROPERTY BOUNDARY IS FROM THE FINISHED EXTERIOR SURFACE.



LEGEND

- MAIN DWELLING
- NEW ADDITION
- HARDSCAPE
- WOOD DECK
- PROPERTY LINE
- MIN. SETBACKS
- WOOD FOOT FENCE
- 100 CONTOURS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED

N

0 5 10 15 20

(IN FEET) 3/16 inch = 1 ft.

GRAPHIC SCALE

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REVISIONS:
1 01-23-2023
2 02-06-2023
3 02-10-2023
4 03-16-2023

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BLOCK: E LOTS: 13
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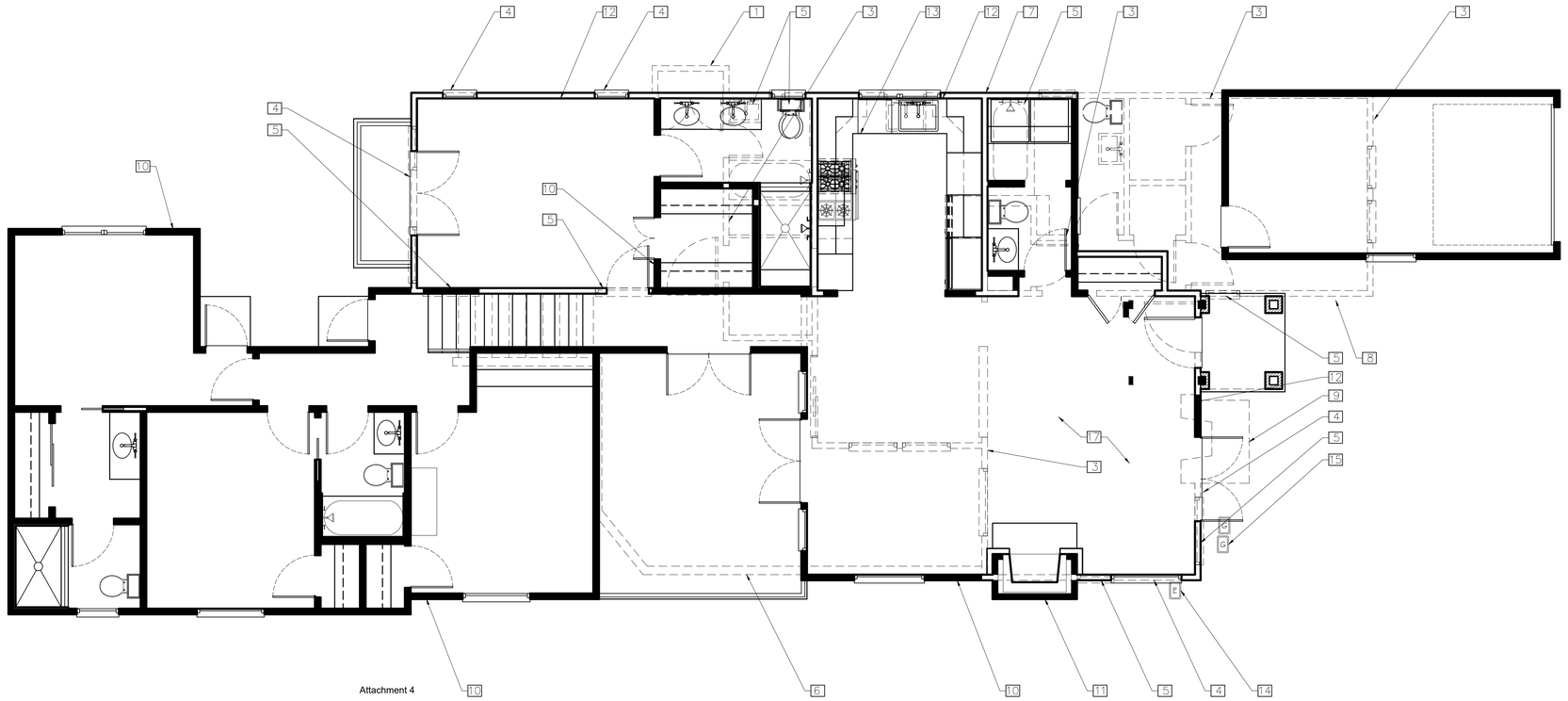
ISSUE:
09-30-2022
01-12-2023

DRAWN BY:
C.O.

SITE PLAN
(PROPOSED)

SCALE: 1" = 3/16"

A2.1



KEY NOTES

1. (E) WATER HEATER CLOSET TO BE MOVED
2. EXISTING PLUMBMIN FIXTURES TO BE REMOVED
3. EXISTING WALLS TO BE REMOVED
4. PREPARE WALL FOR NEW OPENING
5. CLOSE EXISTING OPENING PER PLAN
6. REMOVE EXISTING DECK, RAILING, STAIRS, & FOOTINGS
7. REMOVE EXISTING SIDING AND PREPARE WALLS FOR NEW SIDING PER PLAN
8. PREPARE WALLS FOR NEW STONE VENEER SIDING
9. STONE CHIMNEY AND FOOTING TO BE REMOVED
10. NEW WALLS PER PLAN
11. PREPARE WALL FOR NEW FIREPLACE
12. REMOVE DRYWALL FOR NEW ADDITIONS, ELECTRICAL, AND PLUMBING AS REQUIRED.
13. EXISTING CABINETS TO BE REFURBISHED & COUNTER TOPS TO BE REMOVED
14. EXISTING ELECTRICAL MAIN PANEL TO BE REMOVED AND RELOCATED PER PLAN
15. REMOVE ONE EXISTING GAS METER AND RELOCATE MAIN GAS LINE FROM THE STREET AWAY FROM NEW DETACHED GARAGE ADDITION
16. WATER METER, VERIFY MAIN LINE TO HOUSE AND RELOCATE AS REQUIRED TO CLEAR NEW GARAGE ADDITION
17. REMOVE EXISTING ROOF FRAMING AND PREPARE WALLS AND FOOTINGS FOR NEW ROOF ADDITION
18. PREPARE EXISTING ROOF FRAMING TO BE REINFORCED PER STRUCTURAL PLANS

DEMOLITION DATA

WALLS TOTAL EXISTING	171'-8"	100.0%
WALLS TO REMAIN	133.8'	77.9%
WALLS TO BE REMOVED	38.0'	22.1%

16
W 18.34' WM

SCOPE OF WORK

1. REMOVE EXISTING ROOF STRUCTURE AND FINISH MATERIALS, AND PREPARE WALLS FOR NEW ROOF AT LIVING ROOM.
2. REMOVE EXISTING EXISTING ROOF FINISH AND REINFORCE EXISTING RAFTERS WITH NEW RAFTERS PER STRUCTURAL BETWEEN GRID SECTIONS A & B, AND 4 & 10.
3. REMOVE ALL EXISTING PLUMBING FIXTURES AND PLUMBING LINES
4. REMOVE ALL ELECTRICAL FIXTURES, WIRING, MAIN PANEL AND SUB-PANEL. PREPARE NEW LOCATION FOR NEW ELECTRICAL MAIN METER PER PLAN.
5. REMOVE EXISTING FLOOR FINISH AND PREPARE FOR NEW FLOOR MATERIALS PER PLANS.
6. REMOVE DRYWALL WHERE APPLICABLE FOR NEW ADDITIONS, NEW ELECTRICAL WIRING, PLUMBING, AND COORDINATE DISPOSAL PROCEDURES WITH ASBESTOS AND LEAD REPORT.
7. ALL EXISTING WINDOWS TO BE REMOVED.
8. ALL EXISTING DOORS, INTERIOR AND EXTERIOR TO BE REMOVED.
9. KITCHEN CABINETS TO BE REFURBISHED. DO NOT DISPOSE OF CABINETS AND COORDINATE WITH CABINET CONTRACTOR AND OWNER FOR SCOPE OF REMOVAL.

N

0 5 10 15

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

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REVISIONS:

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MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO. 22-04

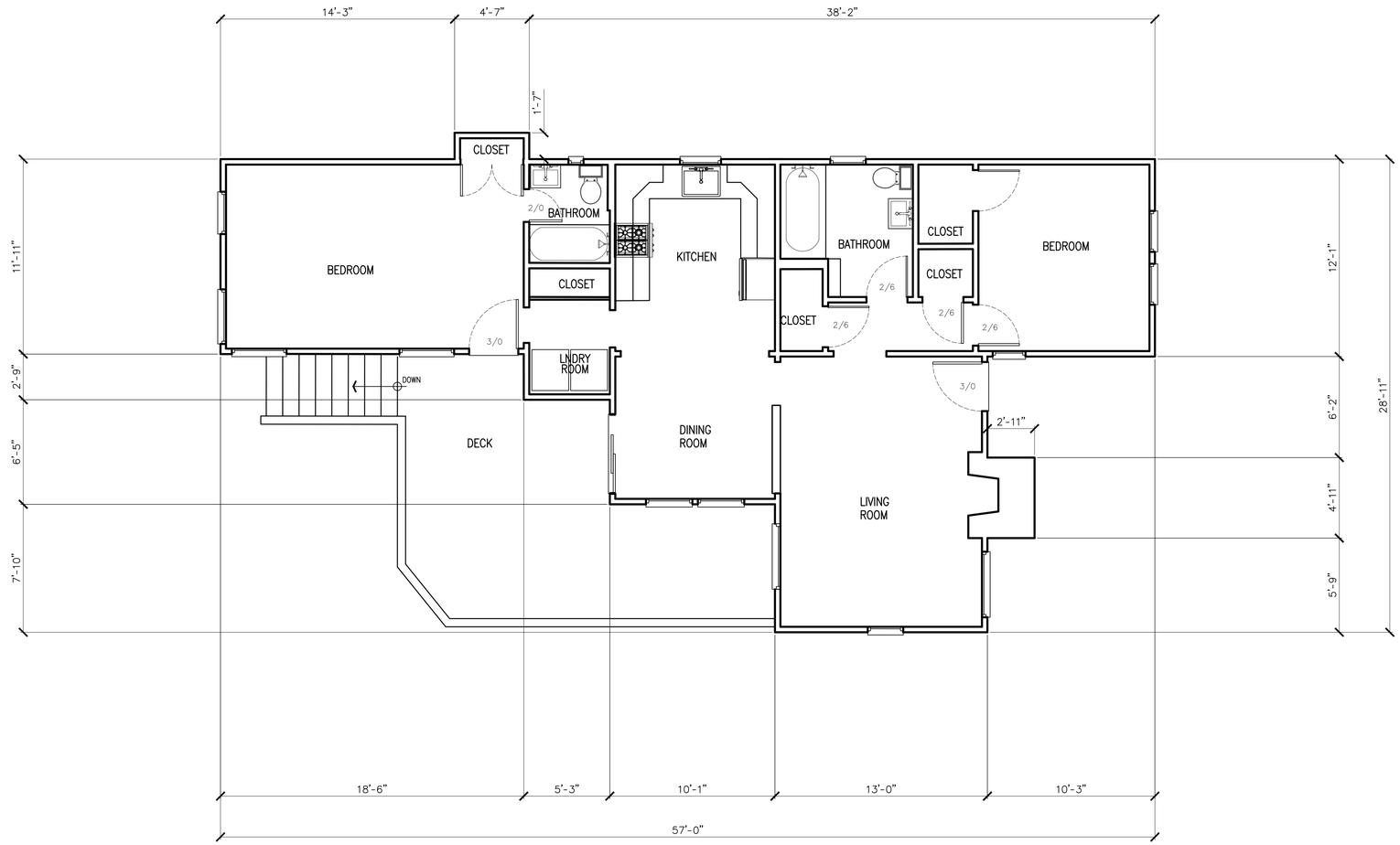
ISSUE:
08-07-2022
09-14-2022
01-12-2023

DRAWN BY: C.O.

TAKEDOWN AND REBUILD PLAN

SCALE: 1" = 1/4"

A3.0



Attachment 4

N

0 5 10 15

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

GRAPHIC SCALE

FLOOR PLAN (EXISTING)

SCALE: 1' = 1/4"

A4.0

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PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

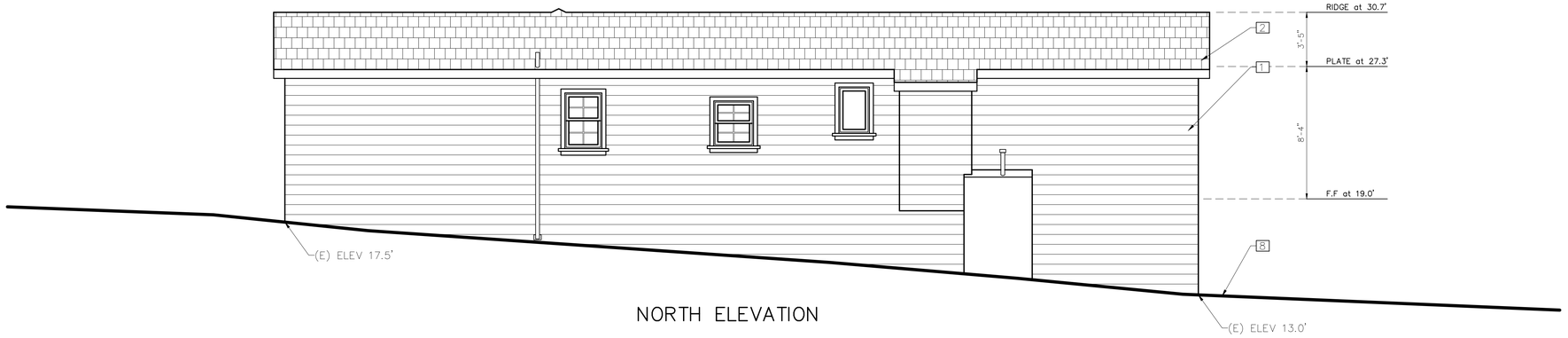
PROJECT NO.
22-04

ISSUE:
08-07-2022

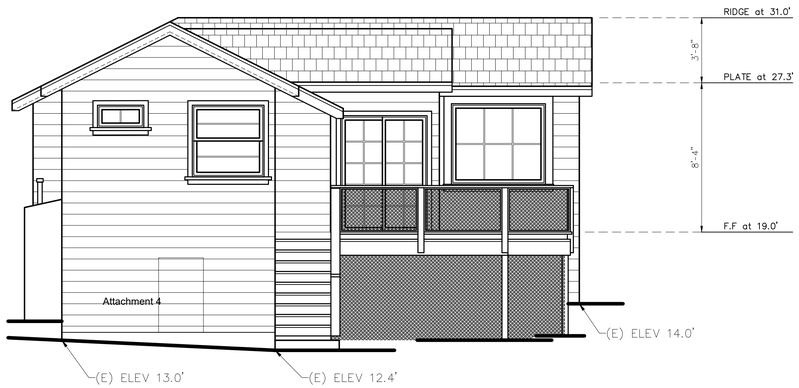
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KEY NOTES

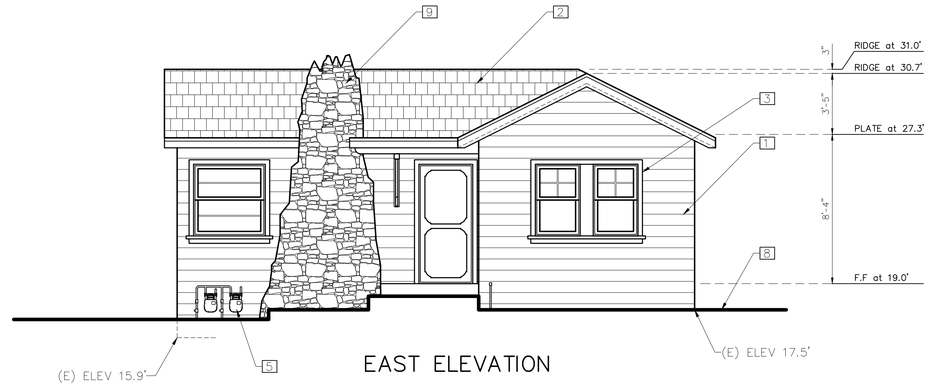
1. WOOD SHIPLAP SIDING
2. ASPHALT ROOF, PITCH 6:12
3. WOOD DOORS AND WINDOWS
4. ELECTRICAL MAIN PANEL
5. GAS METERS
6. WOOD GUARDRAIL
7. WOOD ENTRY DOOR
8. GRADE WHERE OCCURS
9. STONE CHIMNEY



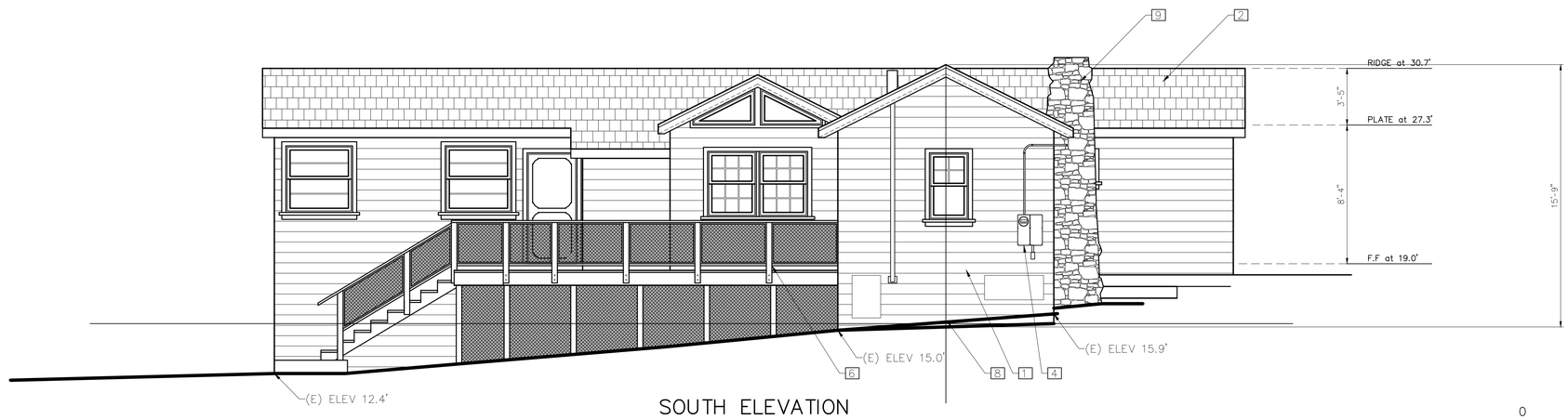
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0 5 10 15

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

GRAPHIC SCALE

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CLAUDIO ORTIZ DESIGN GROUP, INC
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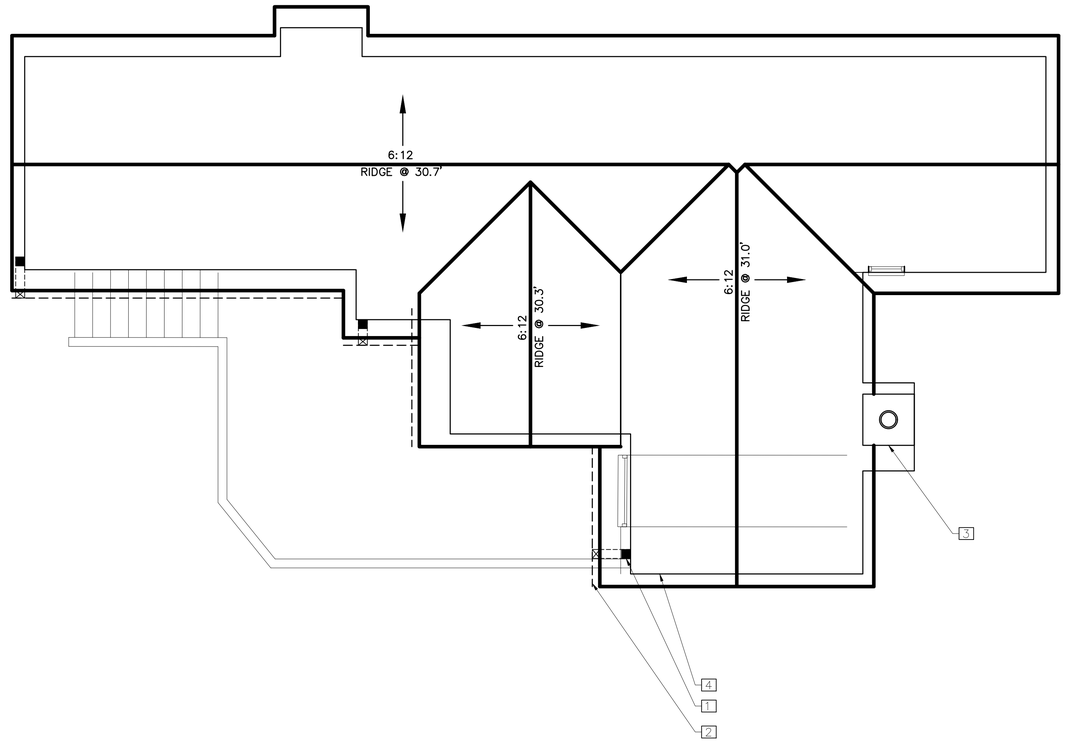
ISSUE:
08-07-2022

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C.O.

ELEVATIONS (EXISTING)

SCALE: 1" = 1/4"

A5.0



Attachment 4

KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. (E) CHIMNEY
4. (E) BUILDING FOOTPRINT

LEGEND

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

N

0 5 10 15

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

GRAPHIC SCALE

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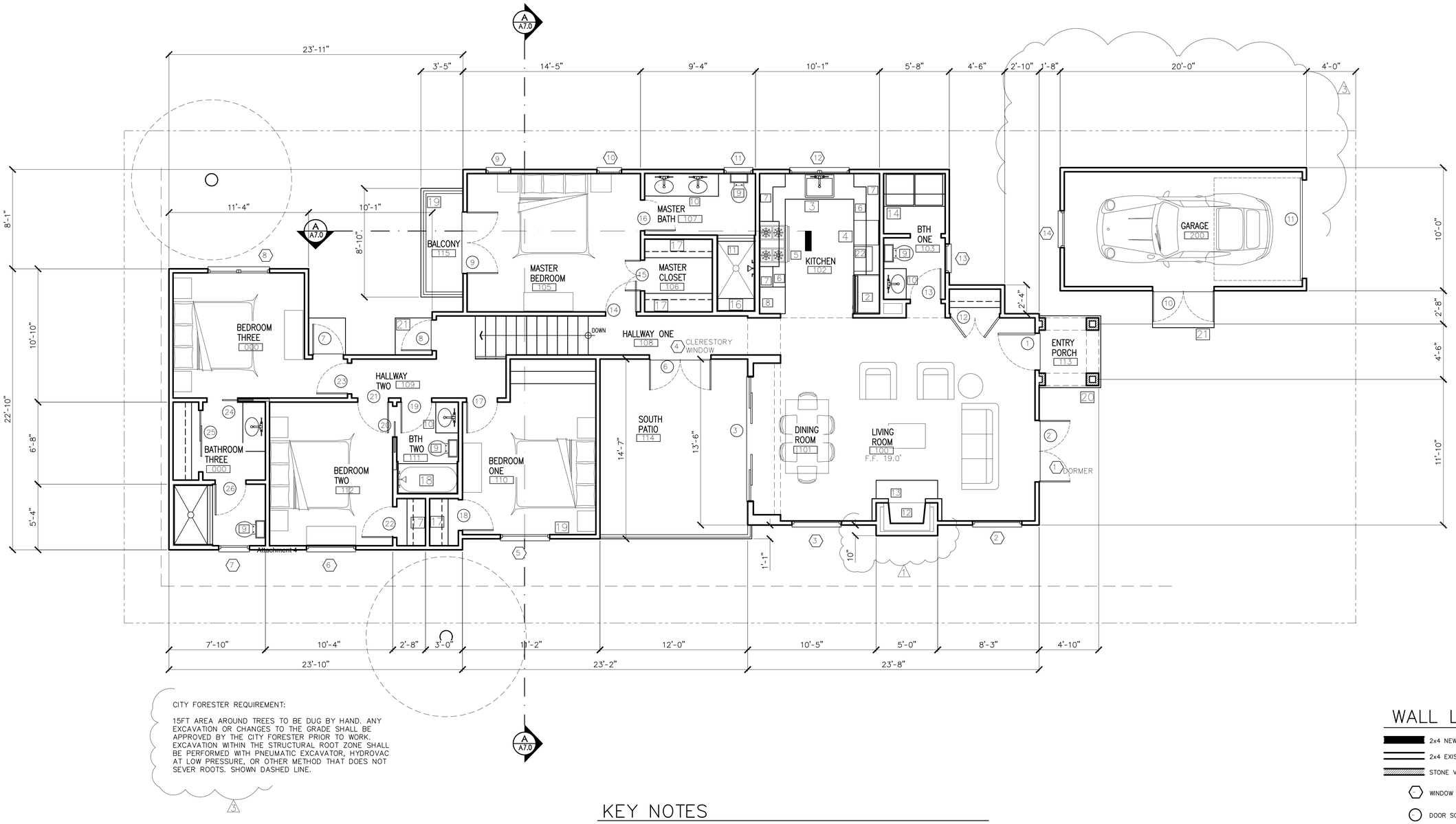
ISSUE:
08-07-2022

DRAWN BY:
C.O.

ROOF PLAN (EXISTING)

SCALE: 1" = 1/4"

A6.0



CITY FORESTER REQUIREMENT:

15FT AREA AROUND TREES TO BE DUG BY HAND. 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. SHOWN DASHED LINE.

KEY NOTES

1. WINE BAR
2. 36" BUILT-IN ALL REFRIGERATOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
3. KITCHEN SINK W/GARBAGE DISPOSAL SINGLE FAUCET WITH PULL OUT
4. DISHWASHER SPACE
5. 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
6. 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
7. UPPER CABINETS
8. BUILT IN PANTRY W/ PULL OUT SHELVES
9. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.2.1
10. BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
11. SHOWER STALL TILED WALLS FULL HEIGHT
12. GAS FIREPLACE
13. STONE HEARTH
14. SIDE-BY-SIDE WASHER & DRYER
15. BUILT-IN LINEN CABINET
16. SHOWER SEAT
17. ONE 2" ROD ONE SHELF
18. TUB
19. GUARDRAIL: WROUGHT IRON 42-IN HIGH
20. STONE VENEER SIDING
21. STONE STOOP AT EXTERIOR DOORS
22. MICROWAVE DRAWER

WALL LEGEND

- 2x4 NEW WALLS
- 2x4 EXISTING WALLS
- STONE VENEER
- WINDOW SCHEDULE
- DOOR SCHEDULE
- KEY NOTES

N

0 5 10 15

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

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REVISIONS:
1 01-23-2023
2 02-10-2023

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CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
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PROJECT NO.
22-04

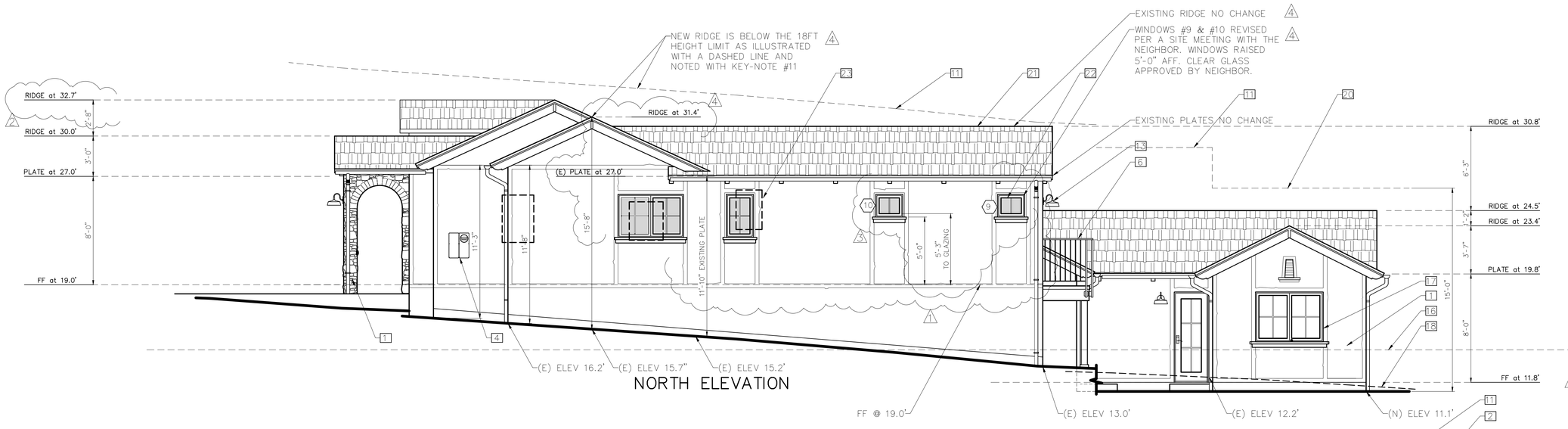
ISSUE:
09-25-2022
10-17-2022
01-12-2023

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FLOOR PLAN (PROPOSED)

SCALE: 1" = 1/4"

A7.0



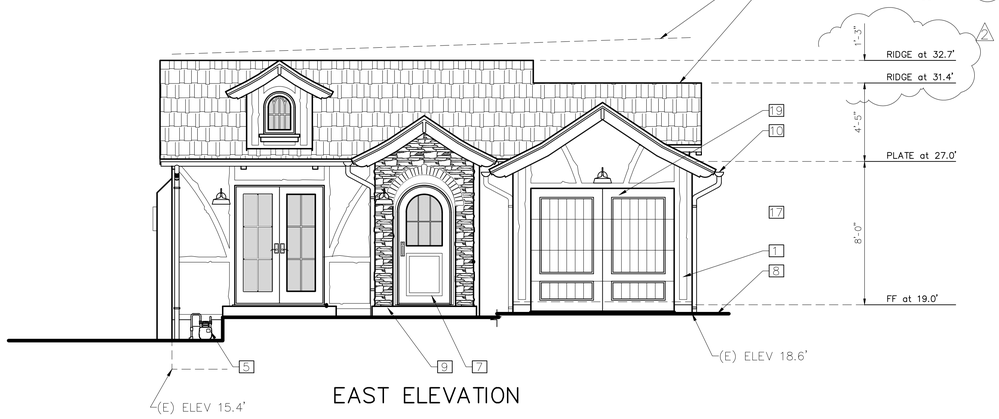
NORTH ELEVATION

KEY NOTES

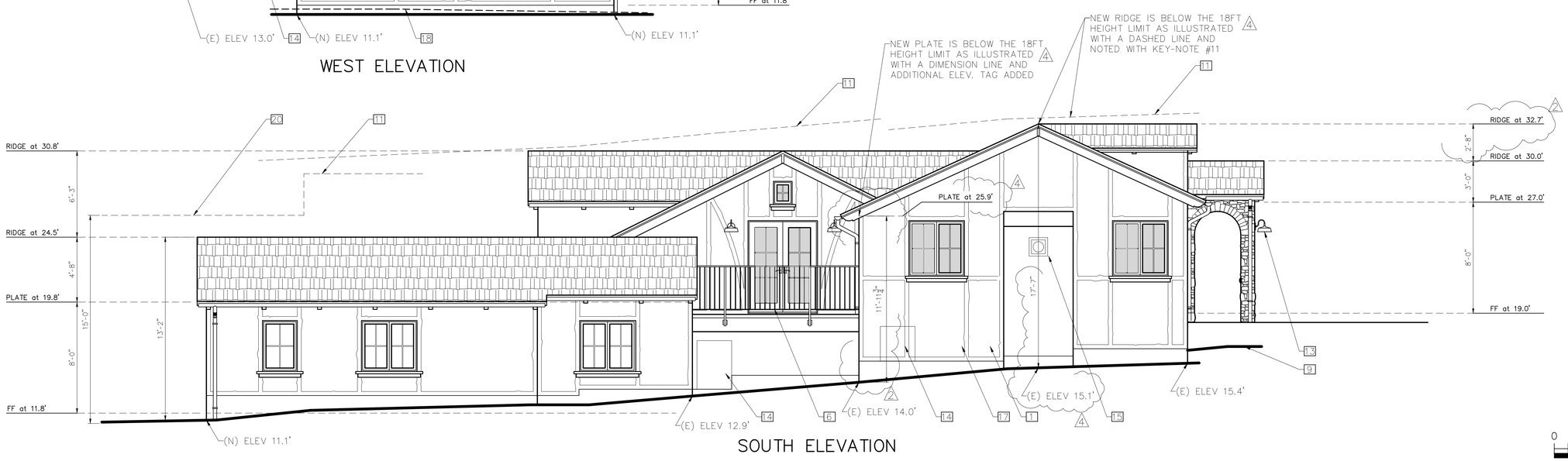
1. SIDING: CEMENT PLASTER, THREE COATS
2. ROOF: PITCH 6:12, CERTAINTEED, PRESIDENTIAL TL, COUNTRY GRAY
3. WOOD-CLAD DOORS AND WINDOWS
4. ELECTRICAL MAIN PANEL
5. GAS METER
6. GUARDRAIL: ROUGH IRON, DARK BRONZE FINISH
7. WOOD ENTRY DOOR
8. GRADE WHERE OCCURS
9. STONE VENEER
10. GUTTERS AND DOWNSPOUTS: GALVANIZED PAINTED.
11. 18-FT HEIGHT LIMIT SHOWN DASHED LINE
12. CHIMNEY SHROUD: GALVANIZED METAL, PAINTED.
13. LIGHT FIXTURES: SEE SPECIFICATIONS ON SHEET A8.0
14. CRAWLSPACE ACCESS DOORS
15. FIREPLACE DIRECT VENT EXHAUST
16. AVERAGE NATURAL GRADE 14.2 FT
17. 2X HALF-TIMBERS. SOLID STAIN, SEE TRIM COLOR SHEET A11.1
18. EXISTING GRADE SHOWN DASHED LINE
19. GARAGE DOOR: WOOD, ROLL-UP
20. 15-FT HEIGHT LIMIT FROM REAR YARD SHOWN DASHED LINE
21. EXISTING ROOF STRUCTURE TO REMAIN.
22. NEW WINDOWS REVISED, FROM FLOOR TO GLAZING THE DISTANCE IS 5'-3" +/-. IN ADDITION THERE WILL BE NIGHT STANDS PLACED IN FRONT OF THE WINDOWS KEEPING OCCUPANTS FROM THE WINDOWS.
23. LOCATION OF EXISTING WINDOWS SHOWN DASHED. EXISTING WINDOWS FROM EAST TO WEST: BATHROOM, KITCHEN, BATHROOM. NEW WINDOWS IN SAME ROOM CONFIGURATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0 5 10 15

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

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1 01-23-2023
2 02-06-2023
3 02-10-2023
4 03-06-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO. 22-04

ISSUE:
09-25-2022
10-17-2022
01-12-2023

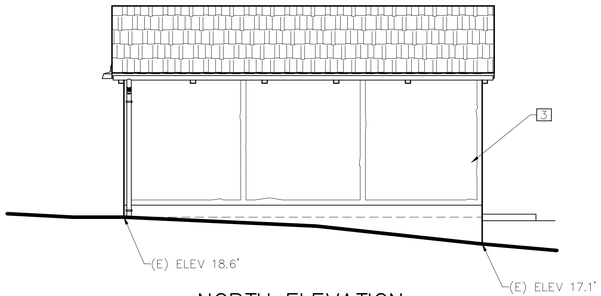
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ELEVATIONS (PROPOSED)

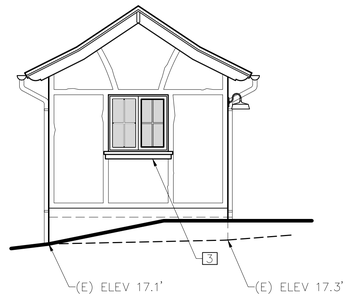
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A8.0

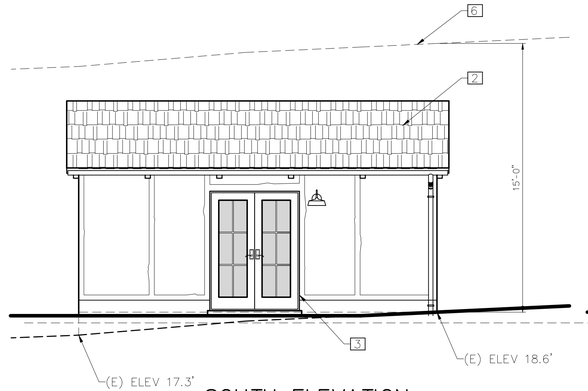
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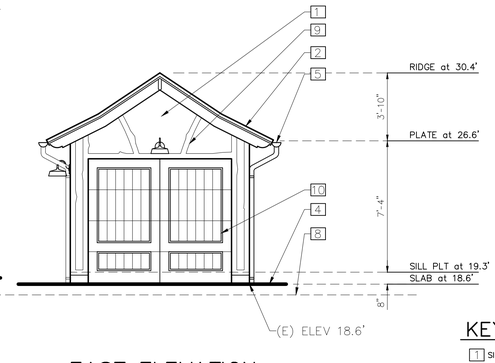
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

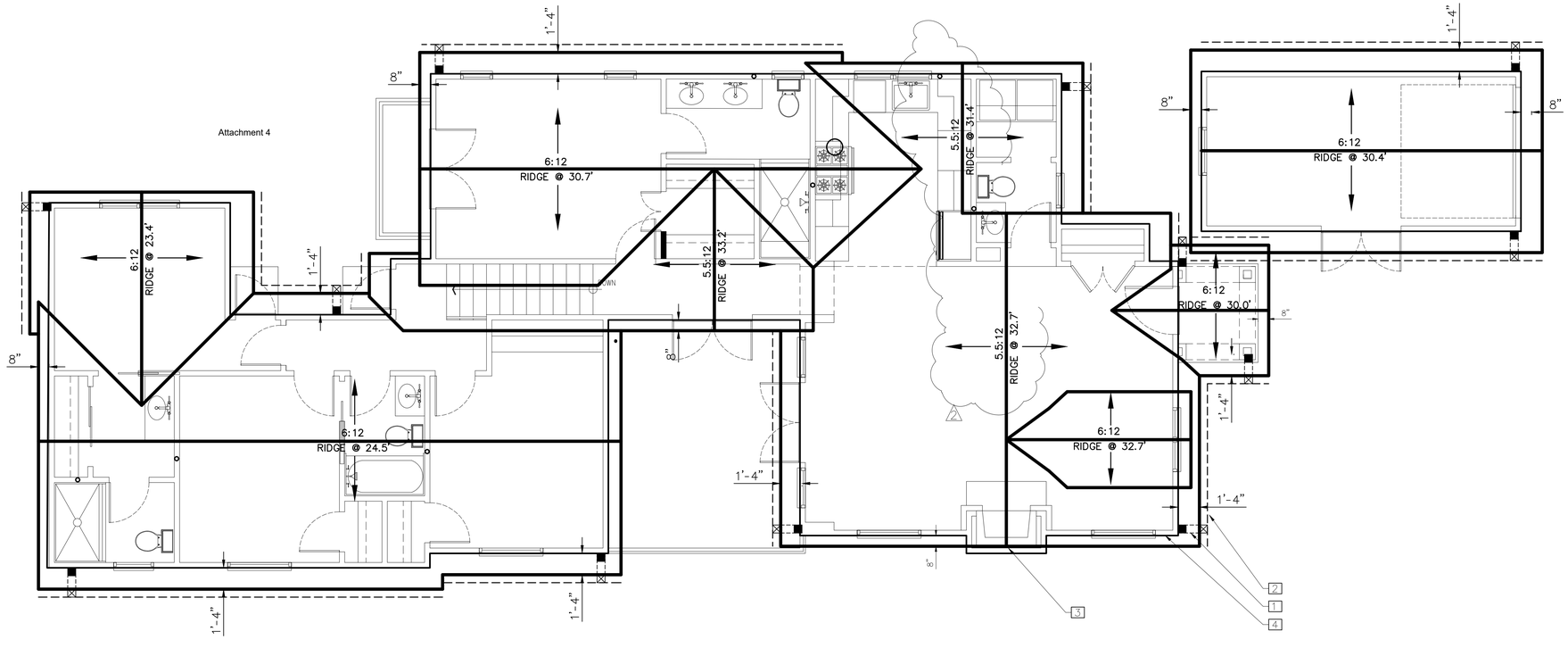


EAST ELEVATION

KEY NOTES

1. SIDING: CEMENT PLASTER
2. ROOF: PITCH 6:12, CERTAINTEED, PRESIDENTIAL TL, COUNTRY GRAY
3. WOOD-CLAD DOORS AND WINDOWS
4. GRADE WHERE OCCURS
5. GUTTERS AND DOWNSPOUTS: GALVANIZED PAINTED.
6. 15-FT HEIGHT LIMIT SHOWN DASHED LINE
7. LIGHT FIXTURES: SEE SPECIFICATIONS ON SHEET A8.0
8. AVERAGE NATURAL GRADE 18.0 FT
9. 2X HALF-TIMBERS, SOLID STAIN, SEE TRIM COLOR SHEET A11.1
10. GARAGE DOOR: WOOD, ROLL-UP

Attachment 4



KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. FIREPLACE DIRECT VENT EXHAUST
4. BUILDING FOOTPRINT

LEGEND

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

0 5 10 15

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

GRAPHIC SCALE

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APN: 010-185-007-000

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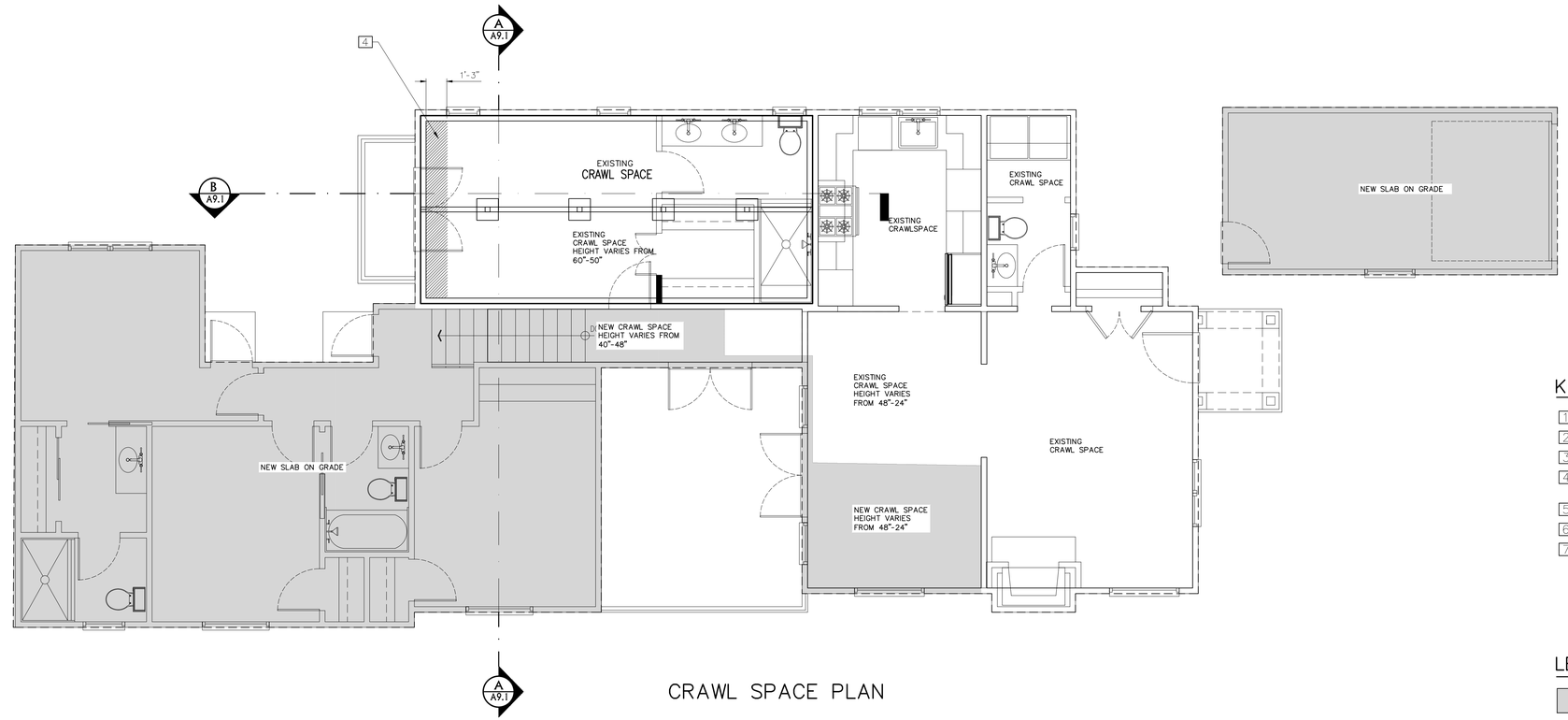
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GARAGE ELEVATIONS AND ROOF PLAN (PROPOSED)

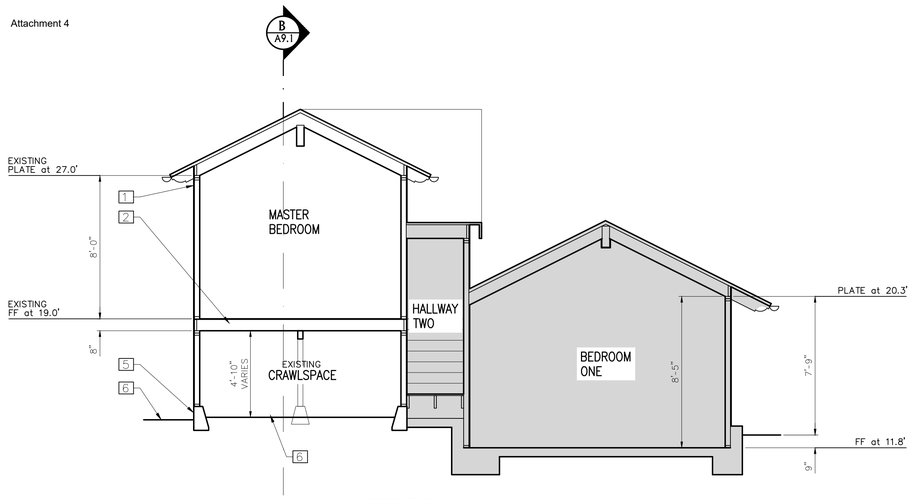
SCALE: 1" = 1/4"

A9.0

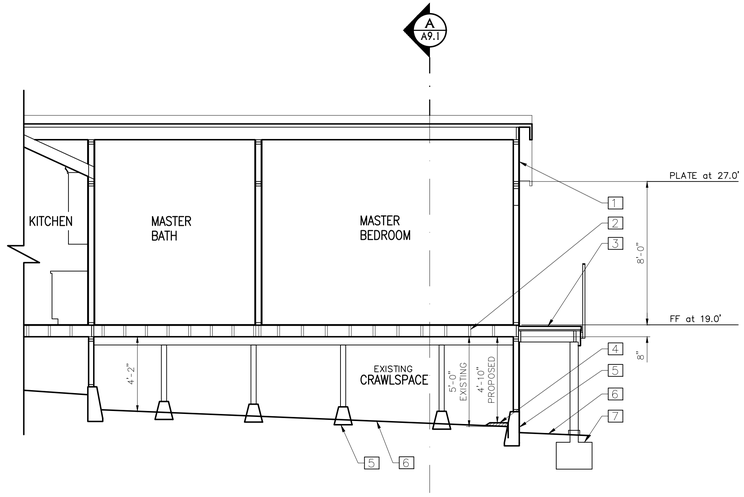
Attachment 4



CRAWL SPACE PLAN



SECTION A



SECTION B

KEY NOTES

1. EXISTING FRAMING
2. EXISTING FLOOR FRAMING TO REMAIN
3. NEW BALCONY AND GUARDRAIL
4. NEW GRAVEL FILL TO REDUCE HEIGHT OF CRAWL SPACE UNDER 5'-0" SHOWN HATCHED
5. EXISTING FOOTING TO REMAIN
6. EXISTING GRADE WHERE OCCURS
7. NEW CONC. FOOTING

LEGEND

- NEW ADDITION
- NEW GRAVEL ADDITION TO REDUCE HEIGHT OF CRAWL SPACE UNDER FIVE FEET

0 5 10 15

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

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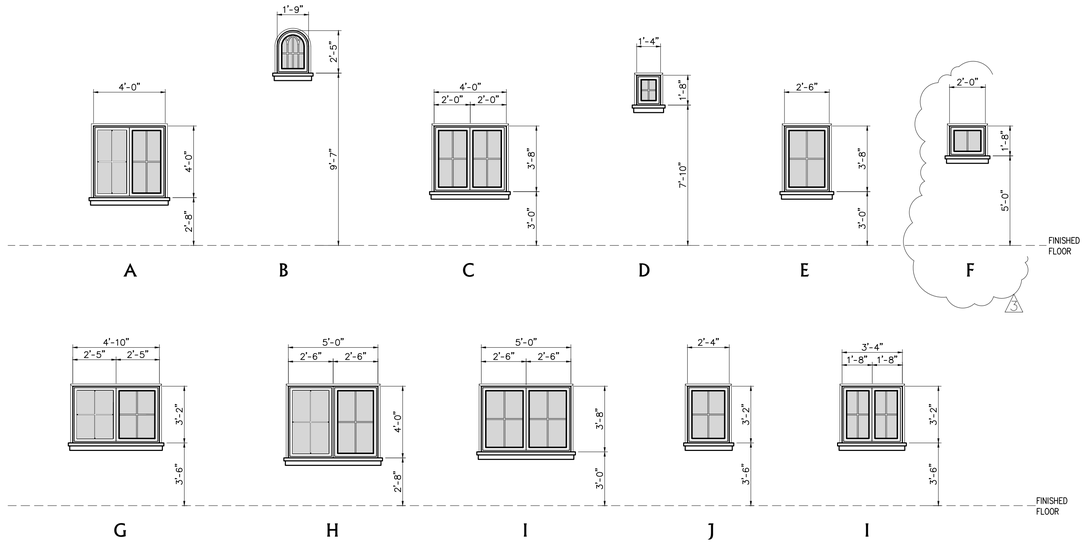
DRAWN BY:
C.O.

CRAWLSPACE PLAN & SECTIONS (PROPOSED)

SCALE: 1" = 1/4"

A9.1

Window Elevation Types



Window Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS	MATERIAL	GLAZING	TEMPERED	SCREEN	EGRESS WINDOWS
MAIN DWELLING	1	LIVING ROOM	B	1'-4" X 1'-8"	FF	FIXED ARCHED	WOOD-CLAD	YES	NO	NO	NO
	2	LIVING ROOM	A	4'-0" X 4'-0"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	3	LIVING ROOM	A	4'-0" X 4'-0"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	4	HALLWAY ONE	D	1'-4" X 1'-8"	FF	FIXED	WOOD-CLAD	YES	NO	NO	NO
	5	BEDROOM ONE	C	4'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	YES
	6	BEDROOM TWO	C	4'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	7	BATHROOM THREE	E	2'-6" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	YES	YES	NO
	8	BEDROOM THREE	I	5'-0" X 3'-8"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	9	MASTER BEDROOM	F	2'-0" X 1'-8"	FF	AWNING	WOOD-CLAD	YES	NO	YES	NO
	10	MASTER BEDROOM	F	2'-0" X 1'-8"	FF	AWNING	WOOD-CLAD	YES	NO	YES	NO
	11	MASTER BATHROOM	J	2'-4" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	12	KITCHEN	G	4'-10" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	13	BATHROOM ONE	J	2'-4" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	YES	NO
	14	GARAGE	I	3'-4" X 3'-2"	FF	CASEMENT	WOOD-CLAD	YES	NO	NO	NO

Door Notes:

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

Window Notes:

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

Note:

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

Tempered Glass Note:

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

A) GLAZING IN DOORS.

B) GLAZING IN A FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60-INCHES ABOVE THE FLOOR OR WALKING SURFACE AND ITS EITHER WITHIN 24-INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR "OR" WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR WITHIN 24-INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

C) GLAZING IN WINDOWS THAT MEET ALL THE FOLLOWING CONDITIONS:

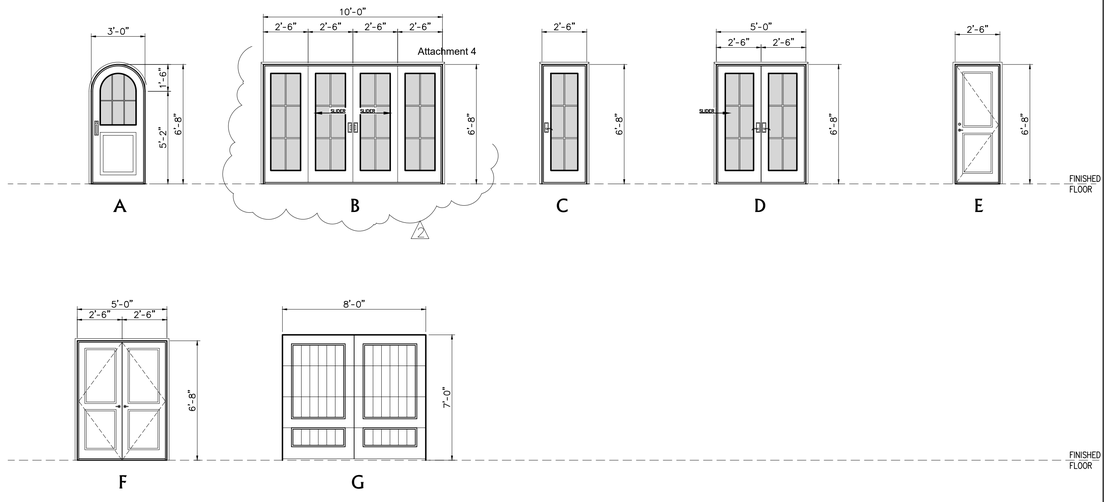
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS LESS THAN 18-INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36-INCHES, MEASURED HORIZONTALLY.

D) GLAZING IN GUARDS AND RAILINGS.

E) GLAZING IN WALLS CONTAINING OR FACING TUBS, SHOWERS AND OTHER WET SURFACES WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACES, INCLUDING SHOWER DOORS AND SURROUNDS.

F) GLAZING ADJACENT TO STAIRS AND RAMPS.

Door Elevation Types



Door Schedule

	NO.	LOCATION	TYPE	SIZE	FINISH	REMARKS		MATERIAL	GLAZING	TEMPERED
MAIN DWELLING	1	LIVING ROOM/ENTRY PORCH	A	3'-0" X 6-8"	FF	GLASS / FLUSHED PANELED ARCHED TOP	OUTSIDE	WOOD	YES	YES
	2	LIVING ROOM	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	3	DINING ROOM	B	10'-0" X 6'-8"	FF	GLASS / FLUSHED SLIDER FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	4	OMITTED	D	-	-	-	-	-	-	-
	5	OMITTED	B	-	-	-	-	-	-	-
	6	HALLWAY ONE	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	7	BEDROOM THREE	C	2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	8	HALLWAY ONE	C	2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	9	MASTER BEDROOM	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	YES	YES
	10	GARAGE	D	(2) PER- 2'-6" X 6'-8"	FF	GLASS / FLUSHED PANELED FRENCH DOOR	OUTSIDE	WOOD-CLAD	NO	NO
	11	GARAGE	G	8'-0" X 7'-0"	P	ROLLED-UP / WOOD PANELED DOOR	OUTSIDE	WOOD	NO	NO
	12	GARAGE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	13	BATHROOM ONE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	14	MASTER BEDROOM	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	15	MASTER CLOSET	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	16	MASTER BATHROOM	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	17	BEDROOM ONE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	18	BEDROOM ONE CLOSET	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	19	BATHROOM TWO	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	20	BATHROOM TWO	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	21	BEDROOM TWO	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	22	CLOSET THREE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	23	BEDROOM THREE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	24	BATHROOM THREE	I	2'-6" X 6'-8"	P	1-3/4" THK / PANELED/POCKET DOOR	INSIDE	WOOD	NO	NO
	25	CLOSET THREE	F	(2) PER- 2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO
	26	BATHROOM THREE	E	2'-6" X 6'-8"	P	1-3/4" THK / PANELED DOOR	INSIDE	WOOD	NO	NO

Symbols

WINDOW REFERENCES — WINDOW NUMBER

DOOR REFERENCES — DOOR NUMBER

Abbreviations

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

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REVISIONS:
1 02-06-2023
2 03-22-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
09-27-2022

DRAWN BY:
C.O.

WINDOW & DOOR SCHEDULES (PROPOSED)

SCALE: 1" = 1/4"

A10.0

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.



ROOF

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



BULB

MANUFACTURE:	FEIT ELECTRIC
WATTS:	4.5 WATTS
LUMENS:	250
BULB TYPE:	E26 BASE



FIXTURE A

MANUFACTURE:	FRANKLIN IRON WORKS
T24 COMPLIANT:	YES
COLOR:	BLACK
WATTS:	SEE LIGHT BULB
LUMENS:	SEE LIGHT BULB
BULB TYPE:	STANDARD
DIMENSIONS:	10.5"H X 12"W



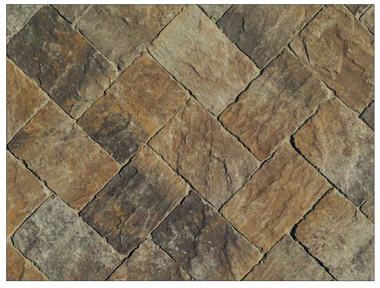
FIXTURE B

MANUFACTURE:	KICHLER
T24 COMPLIANT:	YES
COLOR:	BRONZE
WATTS:	4.3 WATTS
LUMENS:	294
BULB TYPE:	LED
DIMENSIONS:	18"H X 6.25"W



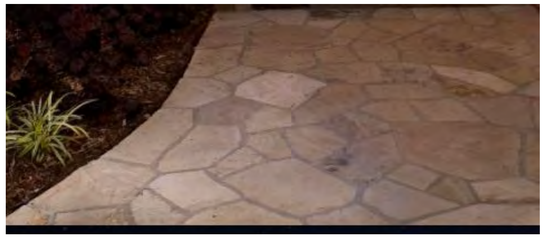
NEW 4-FOOT FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	4-FT.



DRIVEWAY

MANUFACTURE:	CALSTONE
COLOR:	OAK BARREL GRAY
INSTALLATION:	SET ON SAND



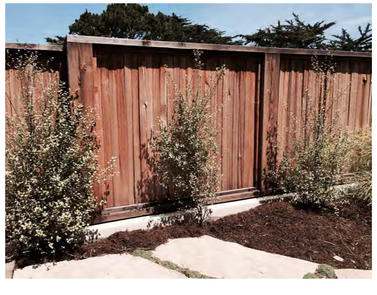
PATIO

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL
INSTALLATION:	SET ON SAND



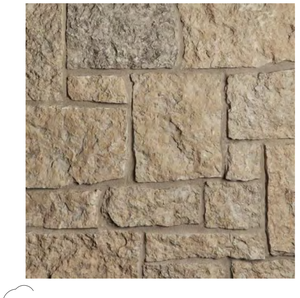
WALKWAY

MANUFACTURE:	CARMEL STONE
COLOR:	NATURAL
INSTALLATION:	SET ON SAND



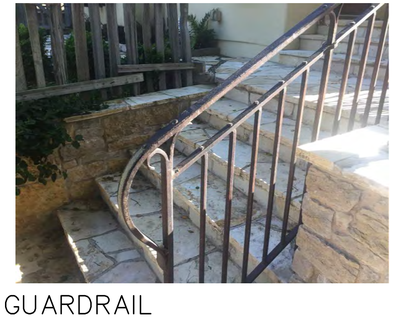
NEW 6-FOOT FENCE

MATERIAL:	REDWOOD
FINISH:	NATURAL
HEIGHT:	6-FT.



STONE VENEER

MANUFACTURE:	BEUCHELSTONE
MATERIAL:	NATURAL SAND-STONE
COLOR:	BROWN TO BUFF WITH OCCASIONAL GRAY
PATTERN:	UNCOURSE AND ROUGHLY SQUARED



GUARDRAIL

MANUFACTURE:	CUSTOM
COLOR:	BRONZE
MATERIAL:	ROUGH IRON, GALV.

0 5 10 15

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

GRAPHIC SCALE

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REVISIONS: 3 02-10-2023

PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 11TH CARMEL CA
BLOCK: E LOT: 13
APN: 010-185-007-000

PROJECT NO.
22-04

ISSUE:
08-07-2022

DRAWN BY:
C.O.

MATERIALS (PROPOSED)

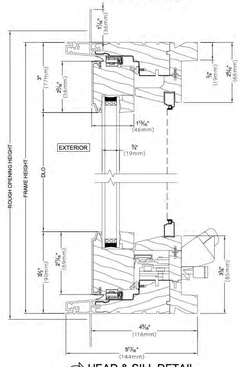
SCALE: 1" = 1/4"

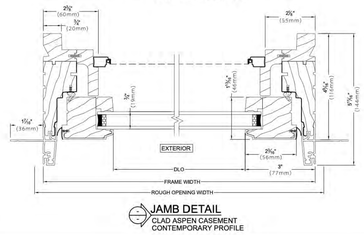
A11.0

Attachment 4

Clad Aspen Casement

Operable
4 9/16" JAMB





SIERRA PACIFIC WINDOWS

www.sierrapacificwindows.com
800-824-7744

Updated: 11/18

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

WINDOW

MANUFACTURE:	SIERRA PACIFIC
COLOR:	DEEP TAUPE 077
MATERIAL:	WOOD-CLAD
STYLE:	CASEMENT
MUNTIN:	7/8" PUTTY





SW 7568
Neutral Ground
Interior / Exterior
Location Number: 261-C5

BODY COLOR

MANUFACTURE:	SHERWIN WILLIAMS
TYPE:	PAINT
COLOR:	SW 7568 NEUTRAL GROUND
FINISH:	SATIN



Acorn

TRIM & GARAGE DOOR COLOR

MANUFACTURE:	CABOT
TYPE:	SOLID STAIN
COLOR:	ACORN
FINISH:	SATIN

0 5 10 15

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

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BLOCK: E LOT: 13
APN: 010-185-007-000
PROJECT NO.
22-04

ISSUE:
11-19-2022

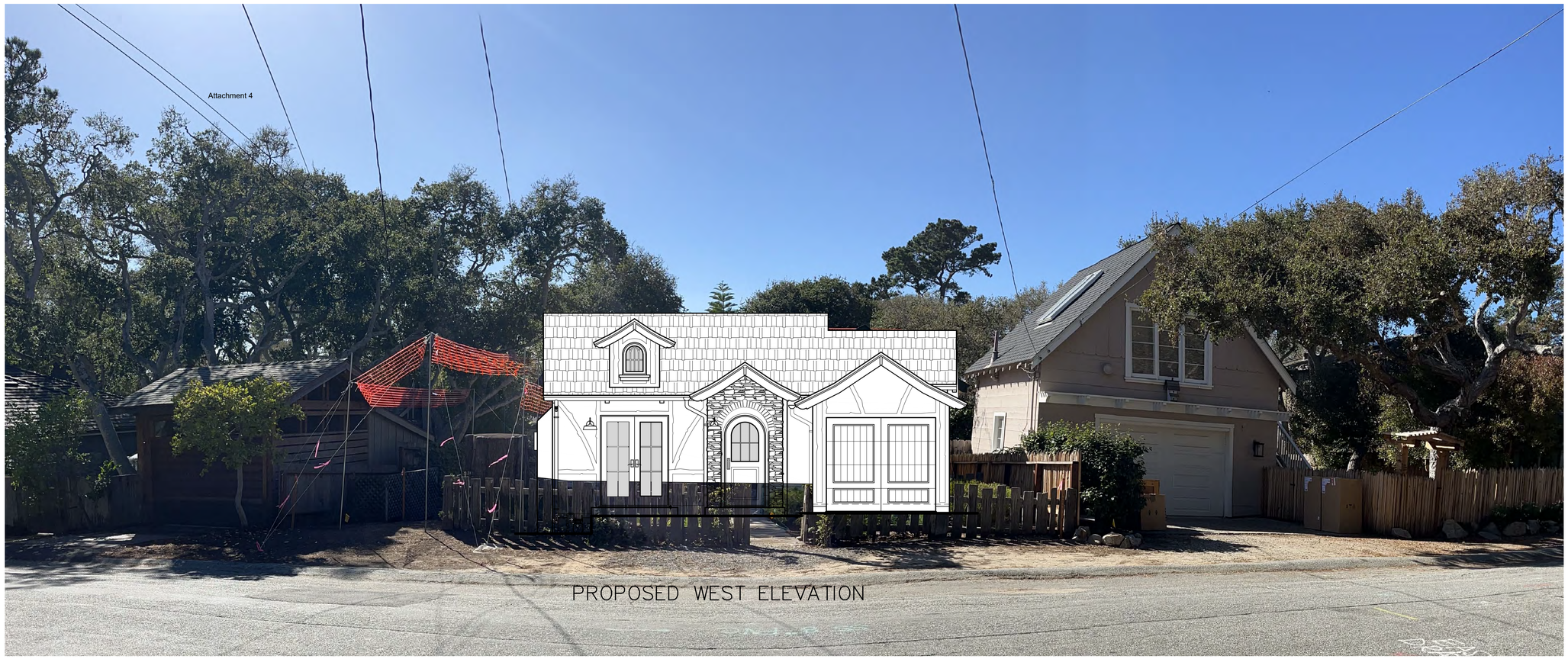
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MATERIALS (PROPOSED)

SCALE: 1" = 1/4"

A11.1





PROPOSED WEST ELEVATION

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22-04

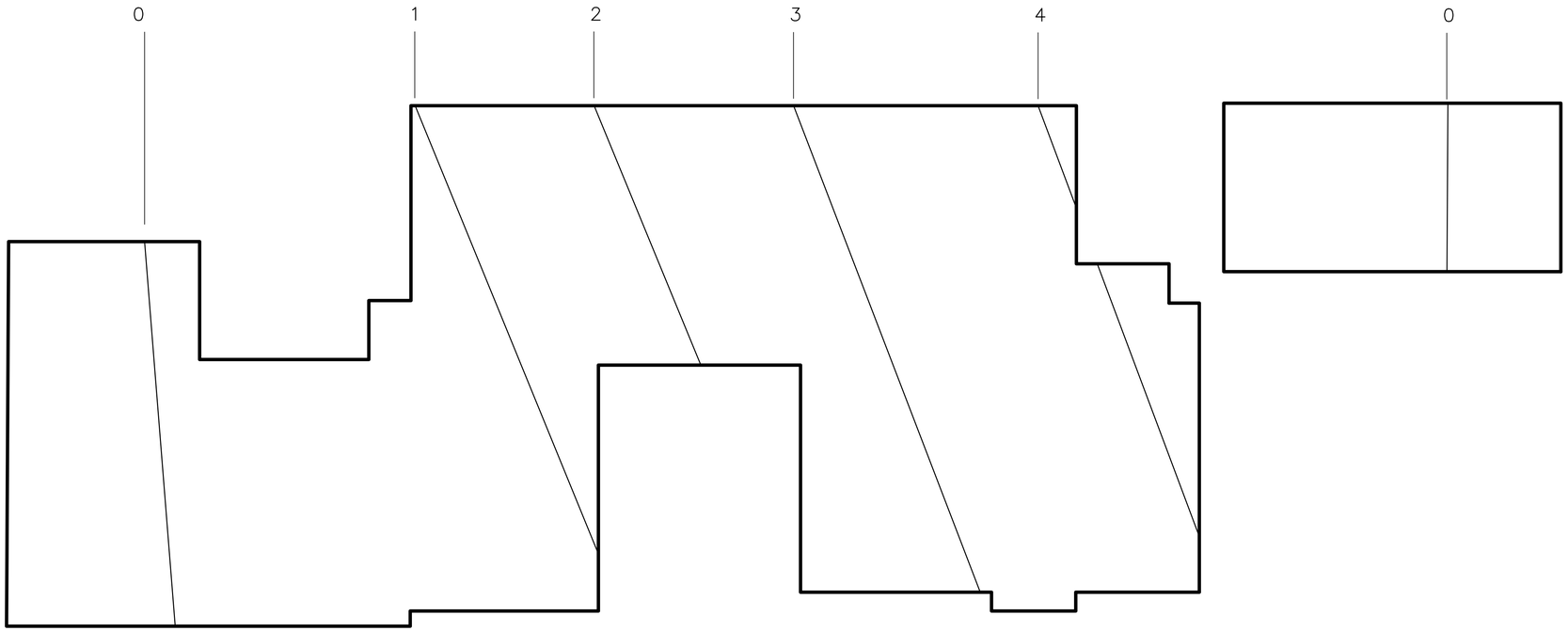
ISSUE:
09-30-2022
01-12-2023

DRAWN BY:
C.O.

STREETSCAPE

SCALE: N.T.S.

A12.0



AVERAGE NATURAL GRADE

DWELLING AVERAGE NATURAL GRADE			14.6 FT
ELEV.	LINE	LENGTH	TOTAL
12 FT 13 FT 14 FT 15 FT 16 FT	0 1 2 3 4	22.9' 28.8' 16.8' 30.9' 23.7'	0.0 28.8 57.6 92.7 94.8
TOTAL		123.1'	273.9

MATH: 273.9 / 123.1 = 2.23
FACTOR: = 2.2
A.N.G. = 12 FT + 2.2 FACTOR = 14.2 FT

AVERAGE NATURAL GRADE

GARAGE AVERAGE NATURAL GRADE			18.0 FT
ELEV.	LINE	LENGTH	TOTAL
18 FT	0	10.0'	0.0
TOTAL		10.0'	0.0

MATH: 10.0 / 0.0 = 0.0
FACTOR: = 0.0
A.N.G. = 18 FT + 0.0 FACTOR = 18.0 FT

VOLUME ANALYSIS

ALLOWED 983.3 SQ.FT. X12	11,799.6 CU.FT.
BEDROOMS	4,905.2 CU.FT.
HALLWAY	919.5 CU.FT.
LIVING ROOM	1,891.7 CU.FT.
KITCHEN	276.9 CU.FT.
CHIMNEY	60.6 CU.FT.
DORMER	78.4 CU.FT.
ENTRY PORCH	469.2 CU.FT.
FRONT GABLE	58.4 CU.FT.
BALCONY	105.6 CU.FT.
GARAGE	2,133.8 CU.FT.
PROPOSED	10,898.8 CU.FT.





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

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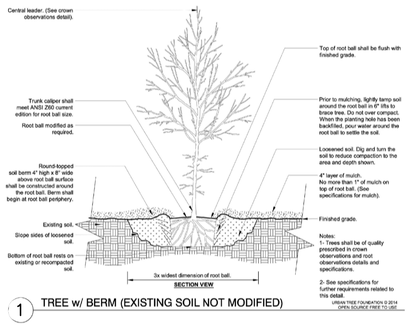
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22-04

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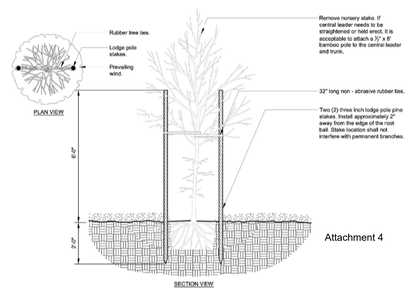
NATURAL AVERAGE GRADE ANALYSIS & VOLUME ANALYSIS

SCALE: 1' = 1/4"

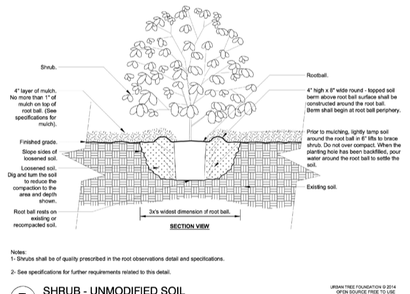
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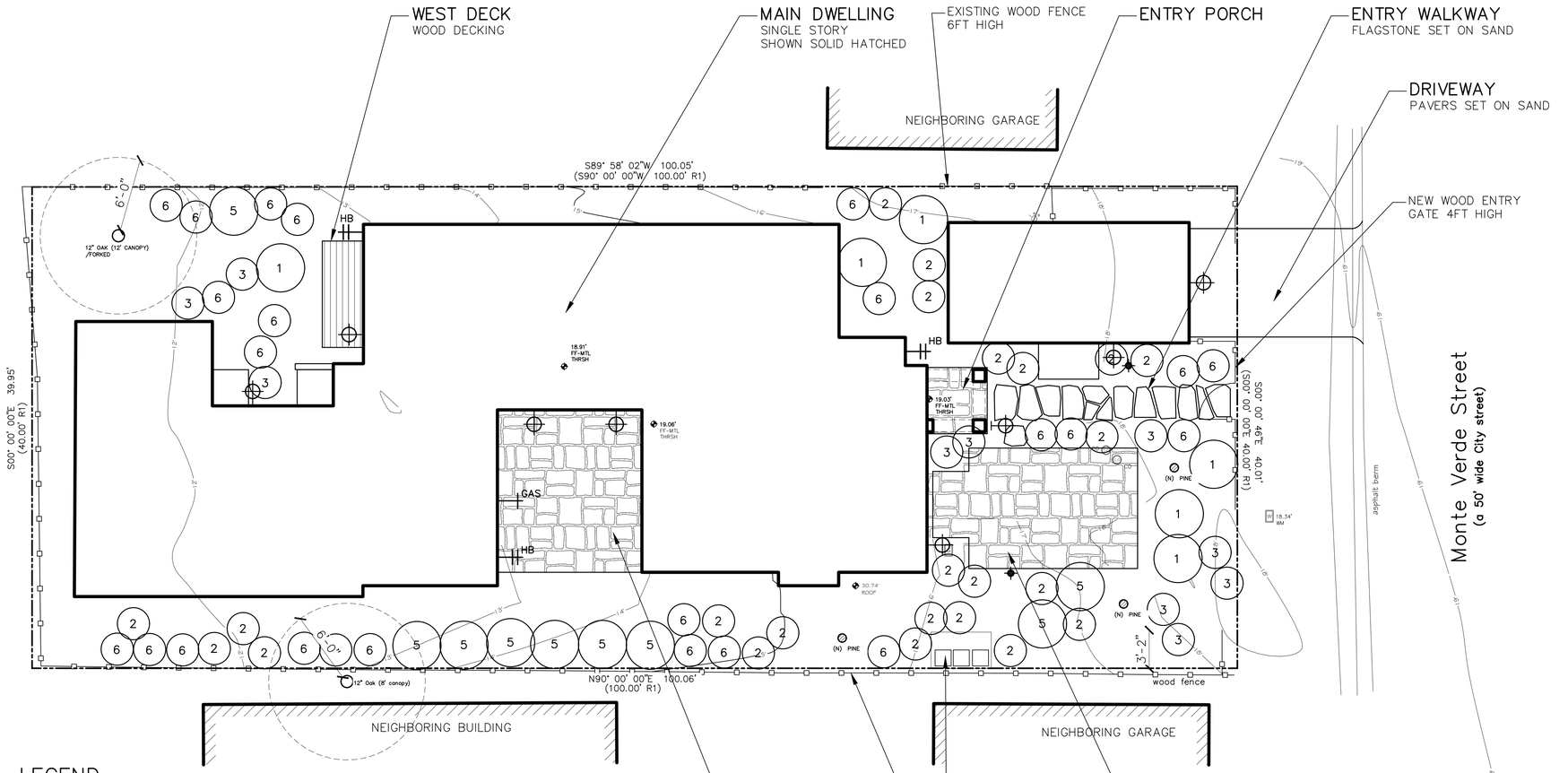
1 TREE w/ BERM (EXISTING SOIL NOT MODIFIED)



2 TREE STAKING - LODGE POLES (2)



3 SHRUB - UNMODIFIED SOIL



LEGEND

- STRUCTURES
- HARDSCAPE
- WOOD DECK
- PROPERTY LINE
- WOOD FOOT FENCE
- 100 CONTOURS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE TO REMAIN
- (N) TREE
- PATH LIGHT (10-FT APART)

EXTERIOR LIGHTING NOTES

1. ALL EXTERIOR LIGHTING ATTACHED TO THE MAIN BUILDING OR ANY ACCESSORY BUILDING MAY NOT BE HIGHER THAN 10-FEET ABOVE THE GROUND AND MAY NOT EXCEED 25-WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 375 LUMENS) IN POWER PER FIXTURE.
2. LANDSCAPE LIGHTING MAY NOT EXCEED 18-INCHES ABOVE THE GROUND NOR MORE THAN 15 WATTS (INCANDESCENT EQUIVALENT; i.e., APPROXIMATELY 225 LUMENS) PER FIXTURE AND MAY NOT BE SPACED CLOSER THAT 10-FEET APART. LANDSCAPE LIGHTING MAY NOT BE USED FOR TREE, WALL, FENCE OR ACCENT LIGHTING OF ANY TYPE. THE PURPOSE OF LANDSCAPE LIGHTING IS TO SAFETY ILLUMINATE WALKWAYS AND ENTRANCES TO THE SUBJECT PROPERTY.

CITY FORESTER REQUIREMENTS

1. 6FT SETBACK FROM TREE TO BUILD FOOTPRINT AND STRUCTURE.
2. EXCAVATION WITHIN THE STRUCTURAL ROOT ZONES, 15FT AREA AROUND TREES MIN., SHALL BE BE DUG BY HAND OR PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.
3. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF APROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS. THE STORAGE AREA, CONCRETE WASHOUT AND PAINT AND SOLVENT CLEAN OUT AREA NEED TO BE MOVED.
4. ALL MEASUREMENTS FROM THE SETBACK LINE TO PROPERTY BOUNDARY LINE SHALL BE MEASURE FROM THE FINISHED EXTERIOR SURFACE OF THE STRUCTURE.

TREE PRESERVATION & TREE PROTECTION

1. PRIOR TO GRADING, EXCAVATION, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. EXCAVATION WITHIN 6-FEET OF A TREE TRUNK IS NOT PERMITTED.
3. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
4. PER MUNICIPAL CODE CHAPTER 17.48.110 NO MATERIAL MAY BE STORED WITHIN THE DRIPLINE OF A PROTECTED TREE TO INCLUDE THE DRIP LINES OF TREES ON NEIGHBORING PARCELS.
5. IF ROOTS GREATER THAN 2 INCHES IN DIAMETER OR LARGER ARE ENCOUNTERED WITHIN THE APPROVED STRUCTURAL ROOT ZONE THE CITY FORESTER SHALL BE CONTACTED FOR APPROVAL TO MAKE ANY ROOT CUTS OR ALTERATIONS TO STRUCTURES TO PREVENT ROOTS FROM BEING DAMAGED.
6. IF ROOTS ARE LARGER THAN 2 INCHES IN DIAMETER ARE CUT WITHOUT PRIOR CITY FORESTER APPROVAL OR ANY SIGNIFICANT TREE IS ENDANGERED AS A RESULT OF CONSTRUCTION ACTIVITY, THE BUILDING PERMIT WILL BE SUSPENDED AND ALL WORK STOPPED UNTAIL AN INVESTIGATION BY THE CITY FORESTER HAS BEEN COMPLETED AND MITIGATION MEASURES HAVE BEEN PUT IN PLACE.

IRRIGATION NOTES

1. NO TURF TO BE INSTALLED
2. COMPOST AT THE RATE OF 4 CUBIC YARD PER 1,000 SQ.FT. TO BE INCORPORATED TO A DEPTH OF 6" INTO THE LANDSCAPE AREA
3. ALL LANDSCAPE AREA TO RECEIVE 3" OF TOP DRESSING MULCH
4. IRRIGATION SYSTEM TO HAVE AN AUTOMATIC RENEGOTIATION CONTROLLER THAT HAS A SOIL MOISTURE SENSING DEVICE AND RAIN SENSOR.
5. IRRIGATION CONTROLLER TO HAVE A BATTERY BACKUP AN NON-VOLATILE MEMORY.
6. IRRIGATION SYSTEM TO BE SUBSURFACE PONT OF DRIP. VLAVES TO HAVE PRESSURE REGULATORS TO SYSTEM WITHIN MANUFACTURE'S PRESSURE RANGE. SHUT OFF VALVES TO BE CLOSE TO POINT OF CONNECTION.

PLANT INDEX

No.	BOTANICAL NAME	COMMON NAME	SIZE
1	DONONAEA ATROPURPOREA	DONONAEA ATROPURPUREA	5 GAL
2	ARCTOSTAPHYLOS	ARCTOSTAPHYLOS "PACIFIC MUST"	5 GAL
3	WOODWARDIA FIMBRIATA	WOODWARDIA FIMBRIATA	5 GAL
4	LOMANDRA LONGIFOLIA	LOMANDRA LONGIFOLIA BREEZE	5 GAL
5	CEANOTHUS	CEANOTHUS "JULIA PHELPS"	5 GAL
6	RHAMNUS CALIFORNIA	RHAMNUS CALIFORNIA "EVE CASE"	5 GAL
PINE	PINUS RADIATA	MONTEREY PINE	15 GAL

LIGHT KEY

PATH LIGHT, 3 WATTS LED, SEE FIXTURE "B" ON SHEET 6.0
MAY NOT BE SPACED CLOSER THAN 10-FEET APART

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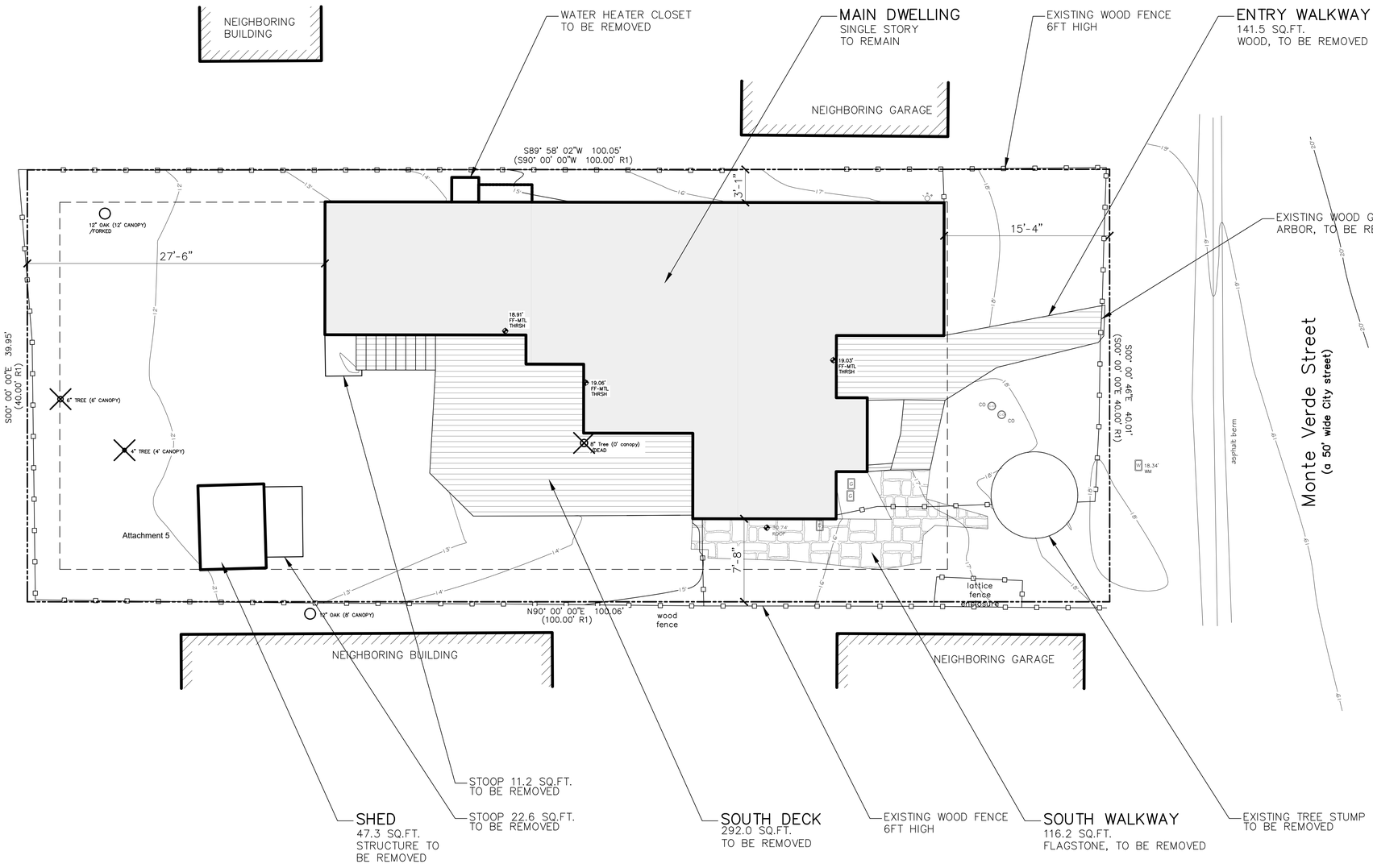
PROJECT:
CRUZ RESIDENCE
MONTE VERDE 3 NW OF 1TH, CARMEL CA
BLOCK:E LOTS:13
APN: 010-185-007
PROJECT NO.
22-04

ISSUE:
09-30-2022
11-19-2022
01-12-2023
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LANDSCAPE PLAN

SCALE: 1" = 3/16"

L1.0



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PROJECT NO.
22-04

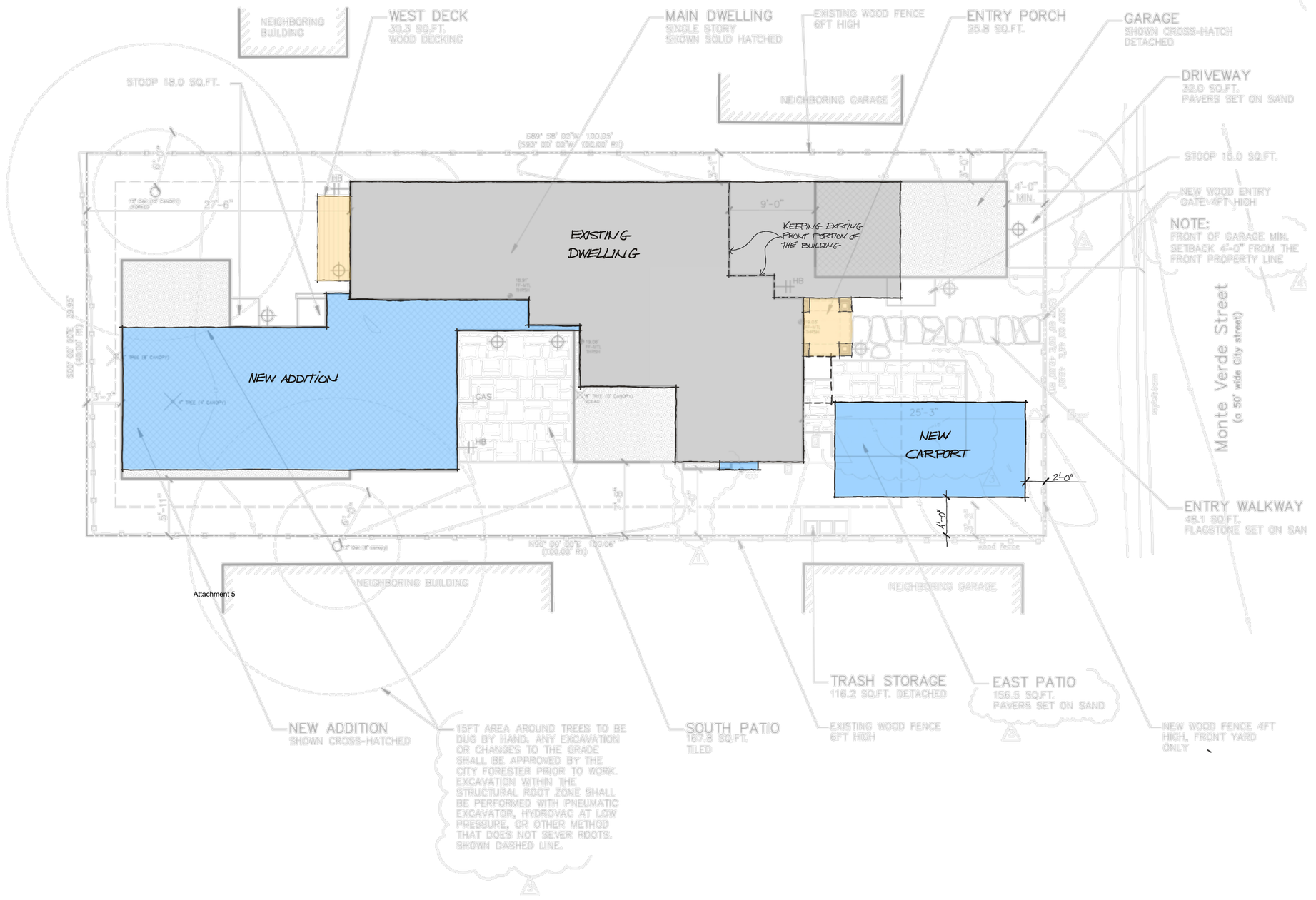
ISSUE:
08-07-2022

DRAWN BY:
C.O.

SITE PLAN (EXISTING)

SCALE: 1" = 3/16"

A2.0



Attachment 5

CITY FORESTER REQUIREMENT:

1. 6FT SETBACK FROM TREE TO BUILDING FOOTPRINT AND STRUCTURE.
2. 15FT AREA AROUND TREES TO BE DUG BY HAND.
4. 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.
5. ALL MEASUREMENTS OF THE SETBACK TO PROPERTY BOUNDARY IS FROM THE FINISHED EXTERIOR SURFACE.

LEGEND

- MAIN DWELLING
- NEW ADDITION
- HARDSCAPE
- WOOD DECK
- PROPERTY LINE
- MIN. SETBACKS
- WOOD FOOT FENCE
- 100 CONTOURS
- LIGHT FIXTURE, SEE SHEET 6 FOR SPEC'S
- HB HOSE BIB
- GAS GAS VALVE
- (E) TREE TO REMAIN
- (E) TREE TO BE REMOVED
- NEW ADDITIONS REPLACING APPROVED ADDITIONS
- APPROVED ADDITIONS TO REMAIN

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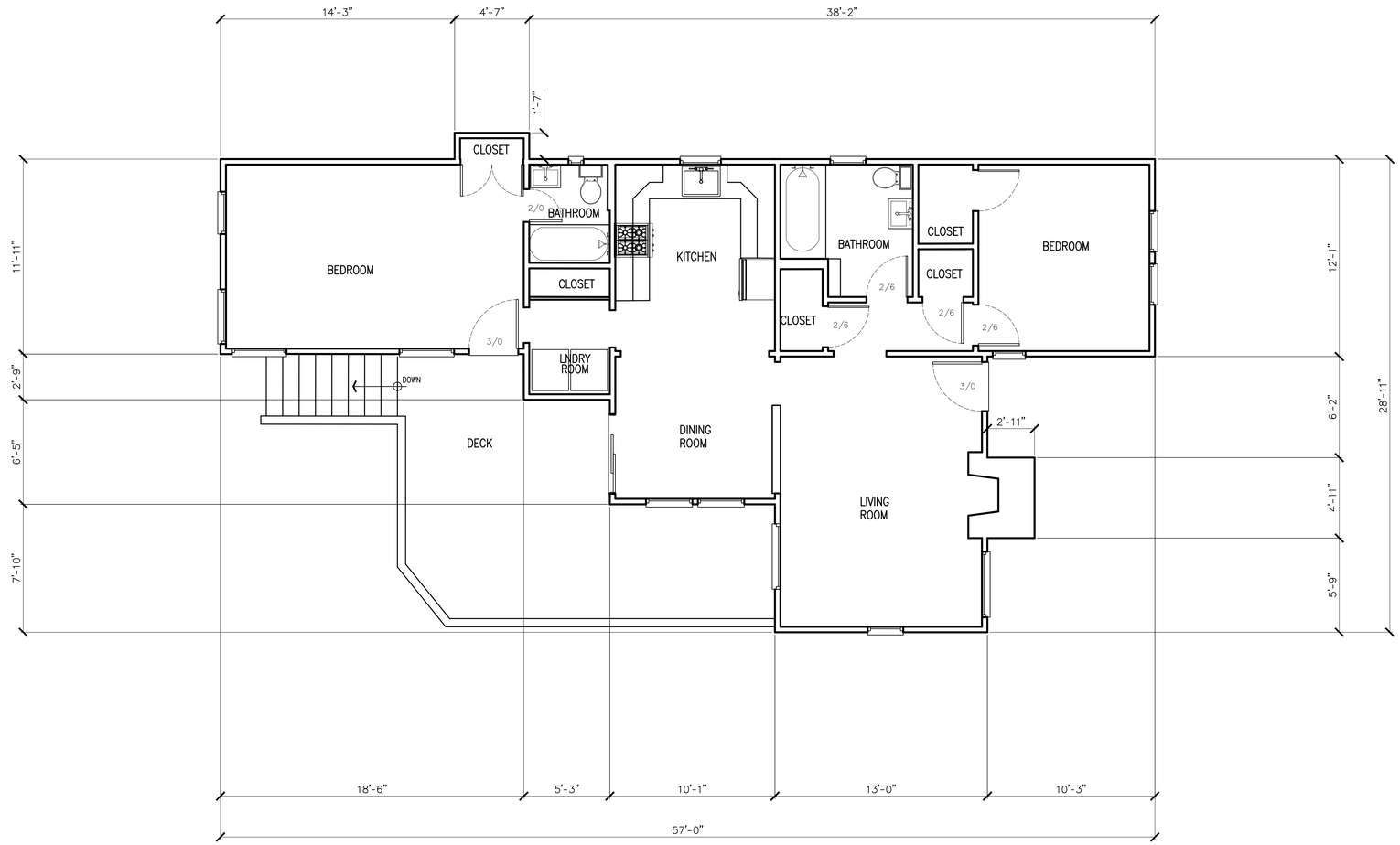
ISSUE:
09-15-2023

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C.O.

SITE PLAN (PROPOSED)

SCALE: 1' = 3/16"

A2.1



Attachment 5

N

0 5 10 15

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

GRAPHIC SCALE

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22-04

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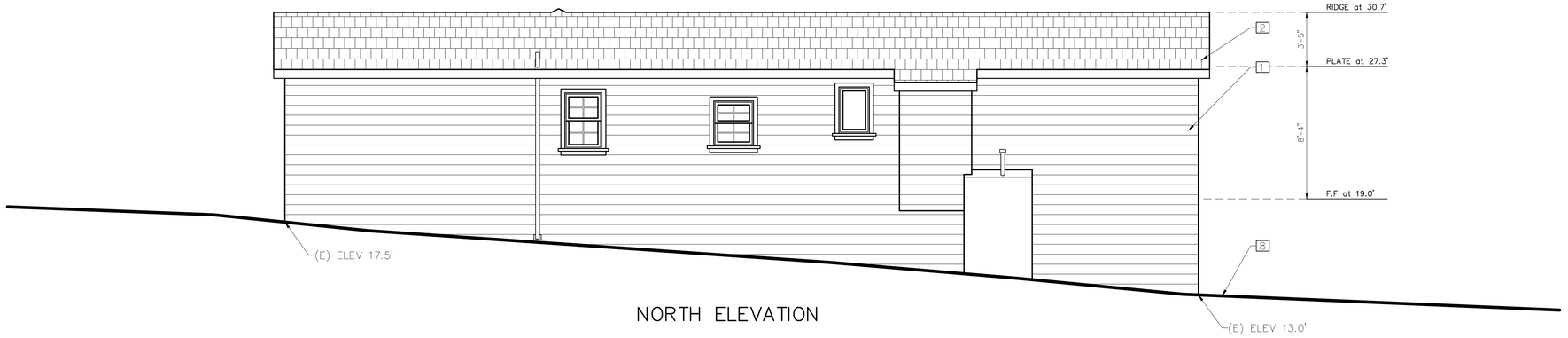
FLOOR PLAN (EXISTING)

SCALE: 1' = 1/4"

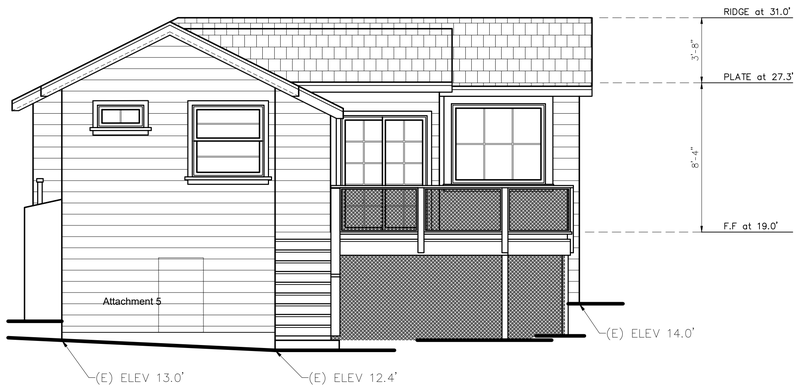
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KEY NOTES

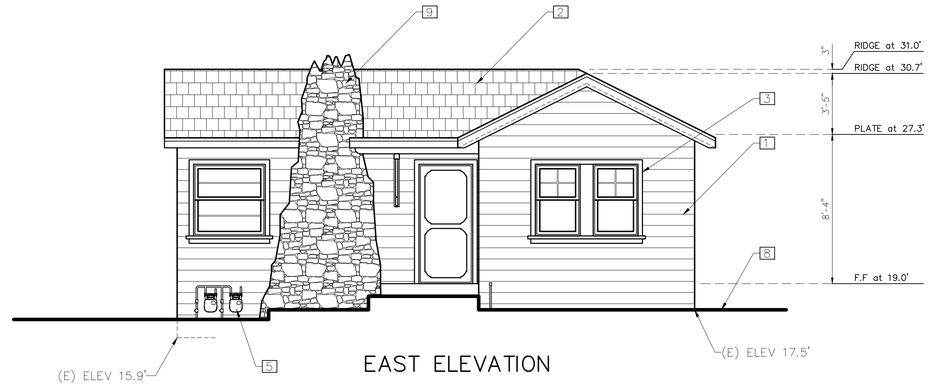
1. WOOD SHIPLAP SIDING
2. ASPHALT ROOF, PITCH 6:12
3. WOOD DOORS AND WINDOWS
4. ELECTRICAL MAIN PANEL
5. GAS METERS
6. WOOD GUARDRAIL
7. WOOD ENTRY DOOR
8. GRADE WHERE OCCURS
9. STONE CHIMNEY



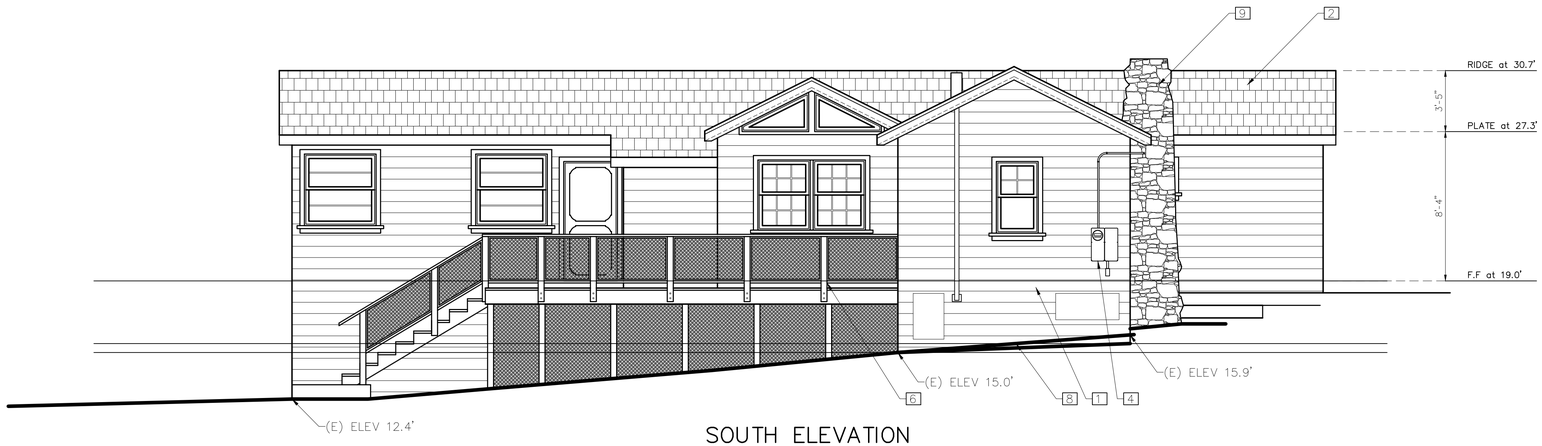
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

0 5 10 15

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

GRAPHIC SCALE

Attachment 5

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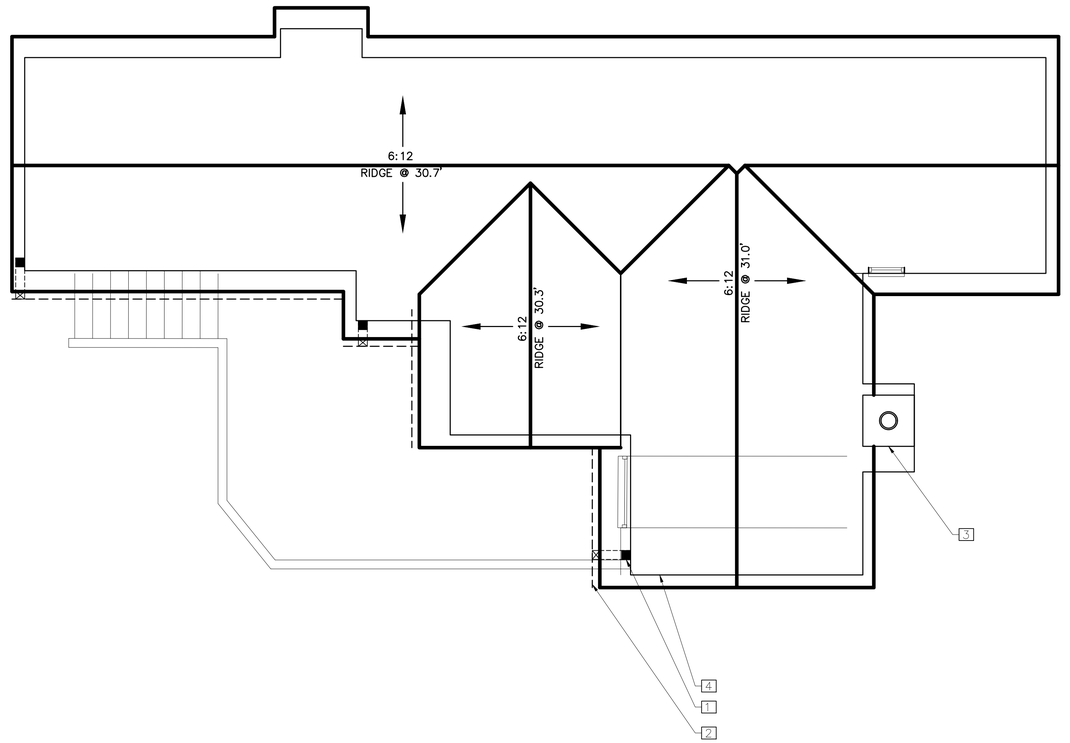
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C.O.

ELEVATIONS (EXISTING)

SCALE: 1" = 1/4"

A5.0



Attachment 5

KEY NOTES

1. DOWNSPOUTS
2. GUTTERS W/ 2% SLOPE
3. (E) CHIMNEY
4. (E) BUILDING FOOTPRINT

LEGEND

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

N

0 5 10 15

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

GRAPHIC SCALE

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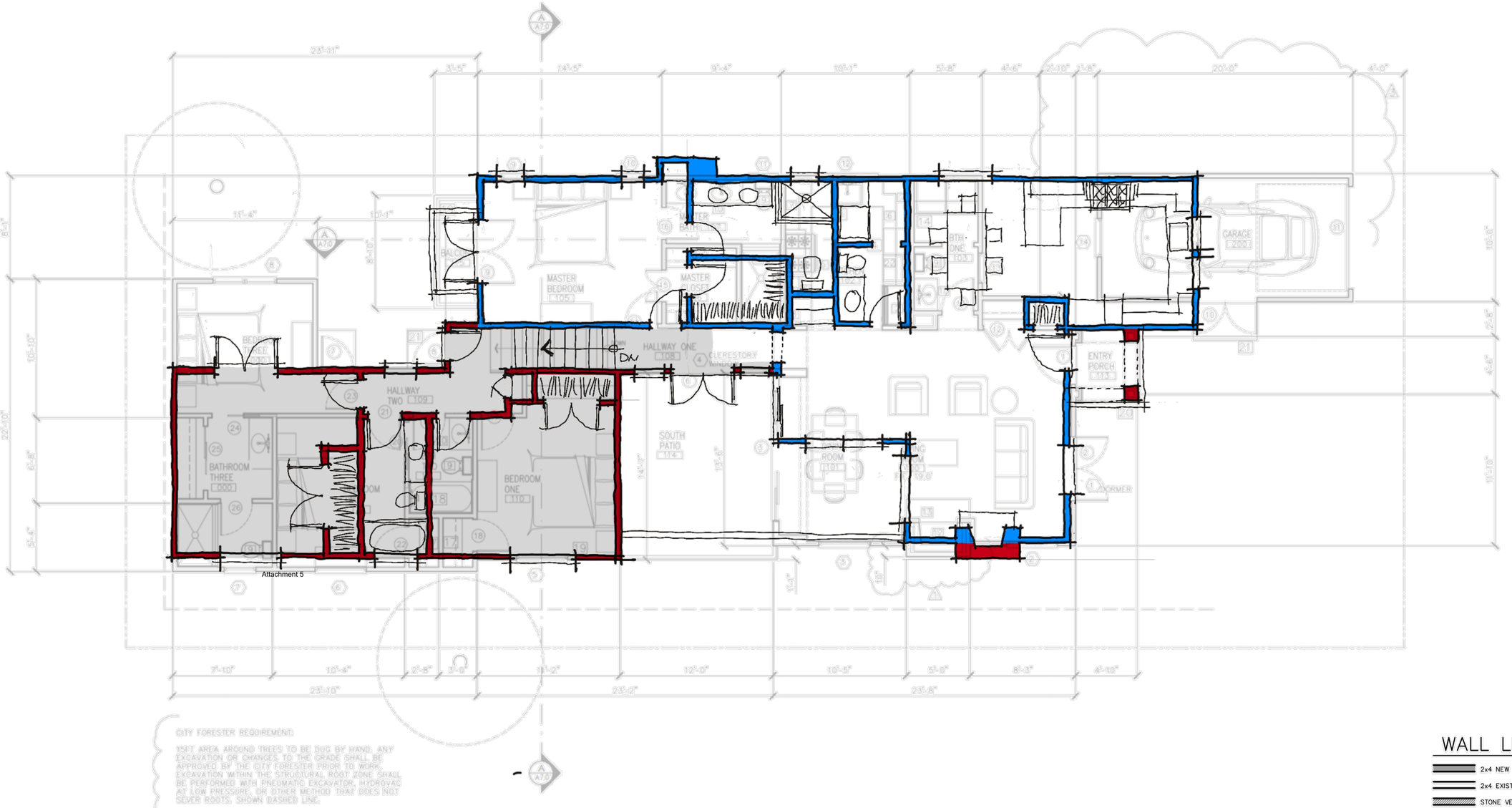
ISSUE:
08-07-2022

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ROOF PLAN (EXISTING)

SCALE: 1" = 1/4"

A6.0



CITY FORESTER REQUIREMENT:

15FT AREA AROUND TREES TO BE DUG BY HAND. 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. SHOWN DASHED LINE.

KEY NOTES

1. WINE BAR
2. 36" BUILT-IN ALL REFRIGERATOR. PROVIDE RECESSED COLD WATER BIB & SHUT-OFF FOR ICE-MAKER.
3. KITCHEN SINK W/GARBAGE DISPOSAL SINGLE FAUCET WITH PULL OUT
4. DISHWASHER SPACE
5. 36" RANGE DUAL-FUEL RANGE VENTILATED W/42" HOOD ABOVE.
6. 36-INCH HIGH COUNTER TOP WITH BACKSPLASH.
7. UPPER CABINETS
8. BUILT IN PANTRY W/ PULL OUT SHELVES
9. WATER CLOSET: TO BE MAXIMUM 1.28 GALLONS PER FLUSH PER C.P.C. 402.2.1
10. BATHROOM SINK W/36-INCH HIGH VANITY WITH STONE TOP AND BACKSPLASH.
11. SHOWER STALL TILED WALLS FULL HEIGHT
12. GAS FIREPLACE
13. STONE HEARTH
14. SIDE-BY-SIDE WASHER & DRYER
15. BUILT-IN LINEN CABINET
16. SHOWER SEAT
17. ONE 2" ROD ONE SHELF
18. TUB
19. GUARDRAIL: WROUGHT IRON 42-IN HIGH
20. STONE VENEER SIDING
21. STONE STOOP AT EXTERIOR DOORS
22. MICROWAVE DRAWER

WALL LEGEND

- 2x4 NEW WALLS
- 2x4 EXISTING WALLS
- STONE VENEER
- WINDOW SCHEDULE
- DOOR SCHEDULE
- KEY NOTES

N

0 5 10 15

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

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23-09

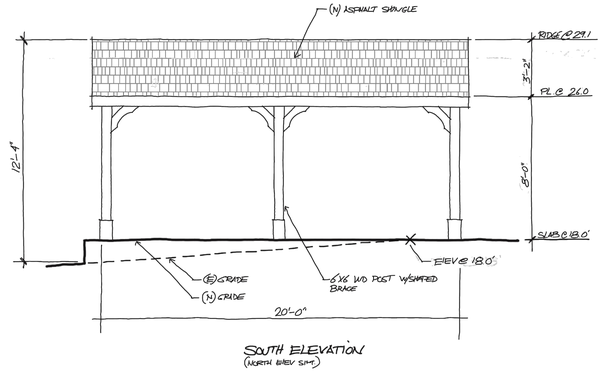
ISSUE:
09-15-2023

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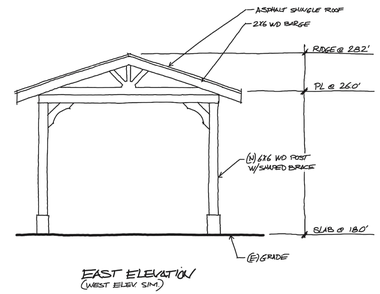
FLOOR PLAN (PROPOSED)

SCALE: 1" = 1/4"

A7.0

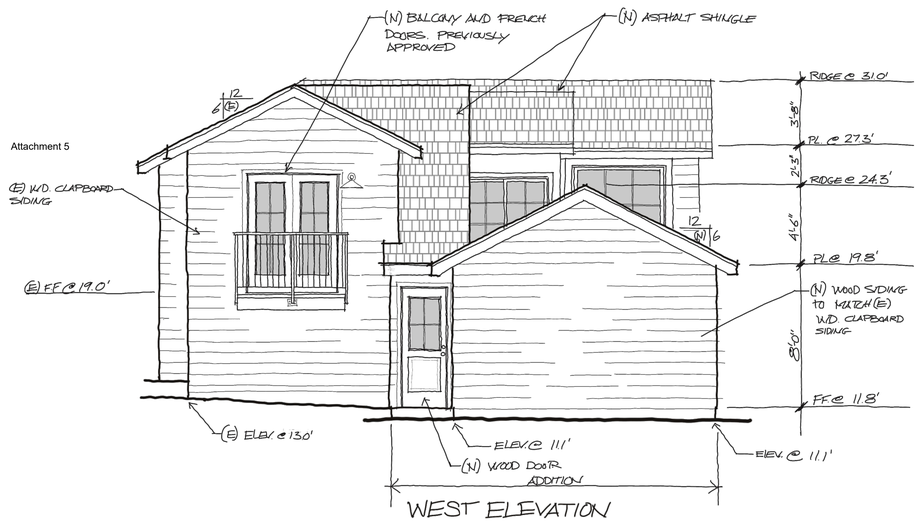


SOUTH ELEVATION
(NORTH ELEV SIM.)



EAST ELEVATION
(WEST ELEV SIM.)

CARPORT

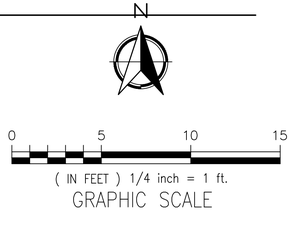


WEST ELEVATION



EAST ELEVATION

MAIN DWELLING MODIFICATIONS



Attachment 5

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23-09

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09-15-2023

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C.O.

ELEVATIONS (PROPOSED)

SCALE: 1" = 1/4"

A8.0

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

August 14, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	**DS 23-108 (Chadwick):** Consideration of a Track 1 Design Study referral and associated Coastal Development Permit for the installation of a driveway gate located on Scenic Road 2 northwest of 8th Avenue in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-312-026-000.

Application: DS 23-108 (Chadwick)
APN: 010-312-026-000
Block: C2
Lot: 10 and 11
Location: Scenic Road 2 northwest of 8th Avenue
Applicant: Eric Miller Architects, Inc., Architect
Property Owner: CHADWICK ART & FARAH TRS

Executive Summary:

The applicant is proposing to construct a four-foot-high driveway gate at a recently constructed single-family residence (DS 15-217, Chadwick; building permit finaled November 4, 2021) on a 4,006 square foot lot. The project was referred to the Planning Commission for review due to previous decisions of the Commission to deny driveway gates associated with construction of single-family residences based on findings that driveway gates conflict with the Residential Design Guidelines. The Planning Commission denied the request and the applicant filed a timely appeal for consideration by the City Council.

The City Council considered the appeal, however, at the hearing, the applicant presented an alternative design that had not been presented to, or considered by, the Planning Commission. As such, the City Council denied the appeal without prejudice and remanded the matter back to the Planning Commission to consider the new information not previously presented to the Commission.

Recommendation:

Consideration of a Track 1 Design Study referral (DS 23-108) and associated Coastal Development Permit for the installation of a driveway gate located on Scenic Road 2 northwest of 8th Avenue in the Single-

Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay, and provide direction to staff to prepare a resolution for approval or denial.

Background and Project Description:

The project site is developed with a 2,072 square-foot, two-story residence with basement. The site is 4,006 square feet in size and the floor area of the residence is non-conforming. The applicant is requesting approval to construct a four-foot driveway gate.

This item was initially scheduled at the July 12, 2023 Planning Commission hearing, however, the applicant requested a continuance following the publication of the staff report to revise the project. The application was re-agendized for the January 24, 2024 Planning Commission hearing following additional requests for continuances by the applicant. The January 24, 2024 staff report and the July 12th staff report were substantially similar as the revised plans did not substantially change the analysis or recommendation.

In the proposal for the July 12, 2023 hearing, an inward swining driveway gate was designed as a continuation of the existing solid wood fence that was approved as part of the previous design study (DS 15-217) and be supported by metal posts. Staff referred this Track 1 Design Study to the Planning Commission for review due to previous decisions of the Commission to deny driveway gates associated with construction of single family residences.

On November 10, 2023, the applicant submitted revised plans in an effort to address some of the issues described in the July 2023 staff report and has proposed bronze inward swining gate elements (driveway and pedestrian) designed in an ornate and decorative fashion.

Ultimately, the Planning Commission rejected both design proposals and adopted a Resolution, Resolution 2024-003-PC, denying the installation of the driveway gate. The staff report from the January 24, 2024 Planning Commission meeting provides a detailed analysis for the decision (click here for the January 24, 2024 Staff Report). The video of the hearing is also available online (click here for YouTube link).

On February 6, 2024, Carla Hashimoto submitted a timely appeal on behalf of the property owners, Art and Farah Chadwick (refer to Attachment 3). As the project site is located in the Beach and Riparian Overlay (Coastal Commission Appeal Jurisdiction), no fee was charged to the appellant in accordance with CMC 17.54.050.A.4.

On April 2, 2024, the City Council considered the Appeal (APP 24036). At the hearing, the applicant presented to the council a new design that had not been provided to staff, nor to the Planning Commission, as an alternative to the plans shown and described in the staff report. Additional changes made to the design that were presented for the first time at the City Council meeting was new stonework added to the design of the gate and fence, and the action of the driveway gate being changed from an inward swinging gate to a sliding gate. As such, the City Council denied the appeal without prejudice and remanded the matter back to the Planning Commission to consider the new information not previously presented to the Commission. The staff report from the April 2, 2024 City Council meeting provides a detailed analysis for the decision (click here for the April 2, 2024 Staff Report). The video of the hearing is also available online (click here for YouTube link).

Staff Analysis:

Design Guidelines and Zoning Standards

Neither the zoning code nor Residential Design Guidelines explicitly address driveway gates. These documents address "fences" and "gates" separately, however, they do not address "driveway gates" specifically. Department and Planning Commission practice has been to align driveway gates with fences in the application of height limits, and their treatment and application of the Residential Design Guidelines as a driveway gate functions as an extension of a fence, more than a the pedestrian gate which is described in Residential Design Guidelines 11.6-11.7, "gates and arbors". The Planning Commission denied the request for the installation of the driveway gate finding that the inclusion of the feature is inconsistent with the Residential Design Guidelines and design objectives for the R-1 Zoning District.

Design Changes and Options

The applicant has revised the design based on comments provided by the Commission at the previous Planning Commission meeting (January 2024) which included changes to the action of the gate which would allow the gate to open while a vehicle is parked in the driveway. Additionally, the applicant has added stone, and added stone columns to the supporting elements of the pedestrian gate and proposed driveway gate.

While the proposed modifications respond to comments previously provided by the Planning Commission, the changes in design do not substantially resolve the previous concerns and basis for the previous decision, and the basis for the policy direction for driveway gates in general. The Commission has previously given direction that driveway gates create a formal compound like appearance. Additionally, the Commission has adopted findings that gates are not consistent with the City's design objectives for protection and enhancement of the urbanized forest and open space resources, and that driveway gates generally do not contribute to neighborhood character including the type of forest resources present, the character of the street, and the treatment of open space resources.

That said, the Commission could continue uphold the previous decision and direction that driveway gates are inconsistent with the Residential Design Guidelines and should not be permitted until a time in which a further policy or direction has been explored and/or adopted. The Commission could also authorize the installation of the subject gate with specific findings, as projects are considered on a site-specific basis and based on the merits of the individual project alone.

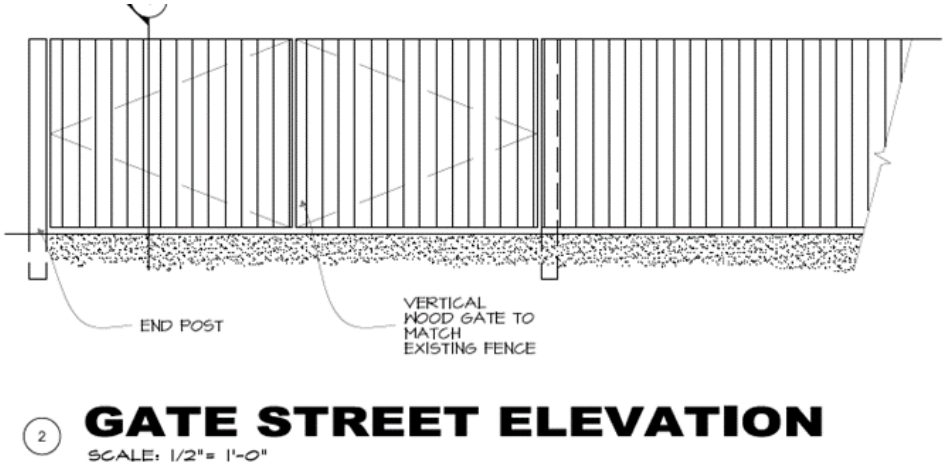


Figure 1. Initial Driveway Gate elevation. Solid inward swinging gate to match adjacent fence. Part of July 12, 2023 Planning Commission packet. July 12th hearing was continued at the request of the applicant.

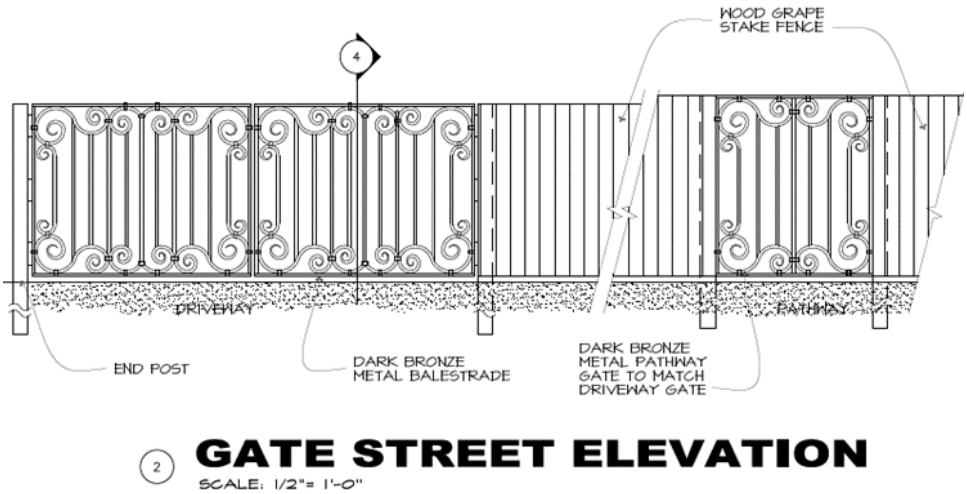


Figure 2a. Revised Driveway Gate elevation #1. Iron inward swinging driveway gate and pedestrian gate. Design revised following publication of July 12, 2023 staff report. Considered at January 24, 2024 meeting. Proposal denied by Planning Commission.

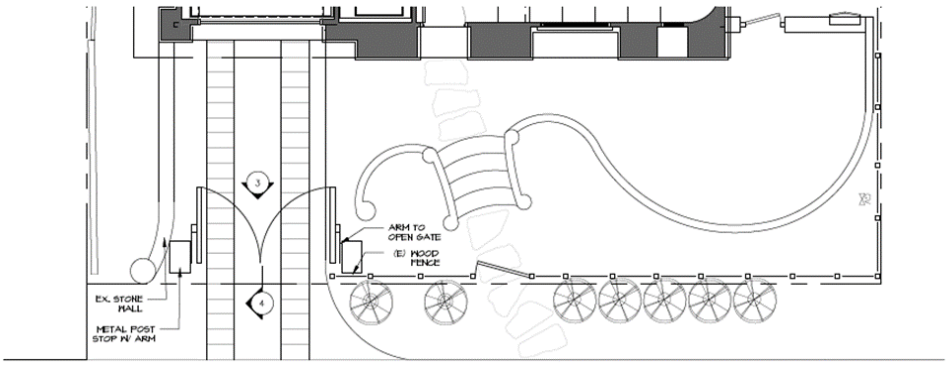


Figure 2b. Associated site plan – refer to Figure 2a.

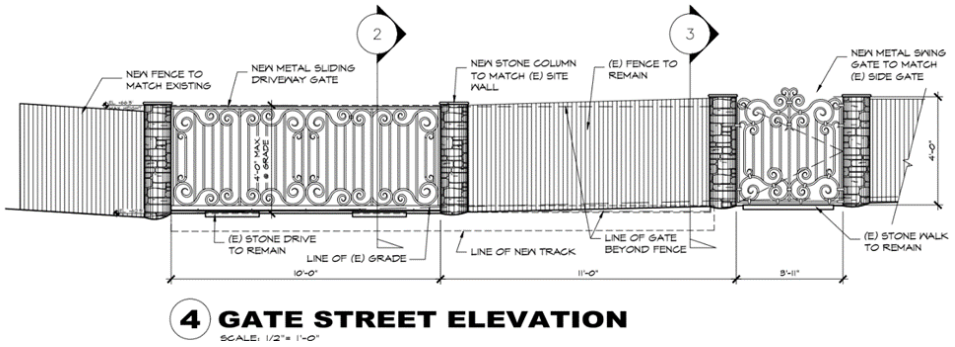


Figure 3a. Revised Driveway Gate elevation #2. Iron sliding driveway gate and iron swinging pedestrian gate with stone columns. Design revised following January 24, 2024 Planning Commission hearing. Design introduced at April 2, 2024 City Council Meeting and remanded back to Planning Commission for consideration of new information.

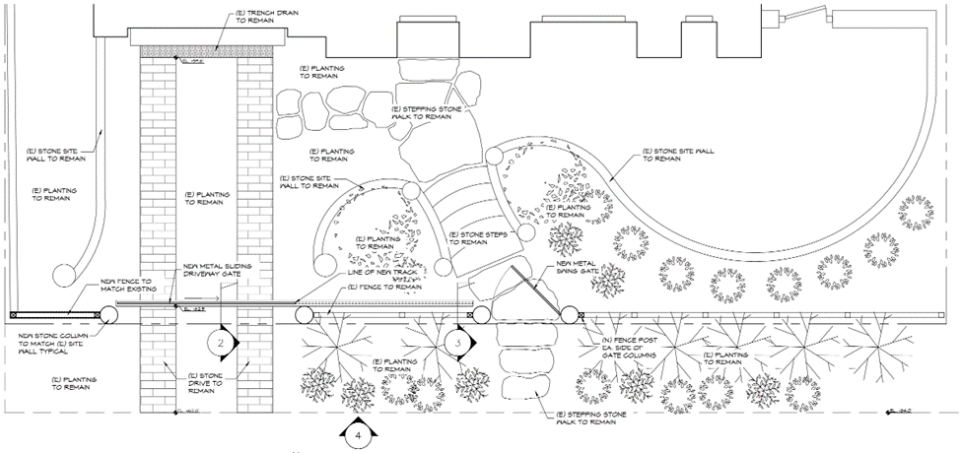


Figure 3b. Associated site plan – refer to Figure 3a.

Other Project Components:

Should the Commission make findings to deny the project, staff recommends the Planning Commission find the project Statutorily Exempt from the California Environmental Quality Act (CEQA). According to Section 15270 of CEQA, State CEQA guidelines, and local environmental regulations, CEQA does not apply to projects which a public agency rejects or disapproves.

Should the Commission make findings to approve the project, staff recommends the Planning Commission find the project Categorically Exempt from the California Environmental Quality Act (CEQA State CEQA guidelines and local environmental regulations, pursuant to Section 15301 (Class 1) – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project consists of extending an existing fence line at the front property line to create a driveway gate across the existing driveway; there is no change in use existing single-family residence located on the subject site. 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 - Project Plans

CHADWICK GATE

SCENIC 2 NW OF 8th AVENUE
CARMEL-BY-THE-SEA, CA 93921

Attachment 1

PROJECT DATA

SCOPE OF WORK / PROJECT DESCRIPTION:

ADDITION OF 10 FOOT WIDE MOTORIZED SLIDING METAL GATE AT THE DRIVEWAY. NEW METAL PATHWAY GATE TO MATCH THE DRIVEWAY GATE. NEW STONE COLUMNS AT GATES. EXISTING WOOD FENCE TO REMAIN.
ALL EXISTING SITE CONDITIONS TO REMAIN. REMOVAL OF EXISTING BOULDERS IN FRONT RIGHT OF WAY.

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
CARMEL-by-the-SEA, CA 93923

LOT SIZE: 4,006.8 S.F.
ZONING: R-1, BR DISTRICT
BLOCK: C-2
LOTS: 10 & 11
A.P.N.: 010-312-026-000

SITE & BUILDING STANDARDS

	ALLOWED	EXISTING
FRONT SETBACK	15.0' MIN.	15.0'
SIDE SETBACKS	25% OF SITE WIDTH (MIN. 3 FT.)	3.0' MIN., 13.25' TOTAL
NORTH SIDE	7.25' MIN.	7.25'
SOUTH SIDE	6.0' MIN.	6.0'
REAR SETBACK	3.0'	21.4'

UTILITIES

1. ELECTRICAL : PACIFIC GAS & ELECTRIC

TREE REMOVAL

1. NO TREES ARE TO BE REMOVED.

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY THE ARCHITECT, ERIC MILLER HEREINAFTER REFERRED TO AS "THE ARCHITECT" WITHOUT PREJUDICE.VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED

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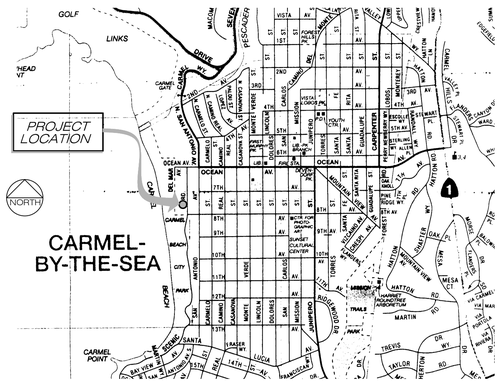
PROJECT INFORMATION

OWNER: ART AND FARAH CHADWICK
THE CHADWICK LIVING TRUST
P.O. BOX 3410
SARATOGA, CA 95070

ADDRESS: SCENIC 2 NW OF 8TH AVENUE
BLOCK C2, LOTS 10 & 11

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE
MONTEREY, CA 93940 PH:
831-372-0410

LOCATION MAP

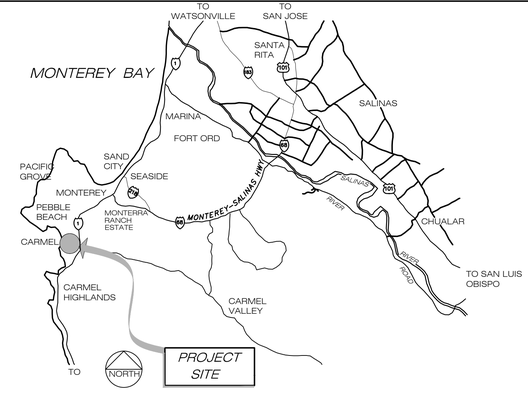


SHEET INDEX

ARCHITECTURAL

A-1 TITLE SHEET
A-2 SITE PLAN
A-7 PROPOSED GATE DETAILS

VICINITY MAP



CONSULTANT:

REVISION	No.

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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

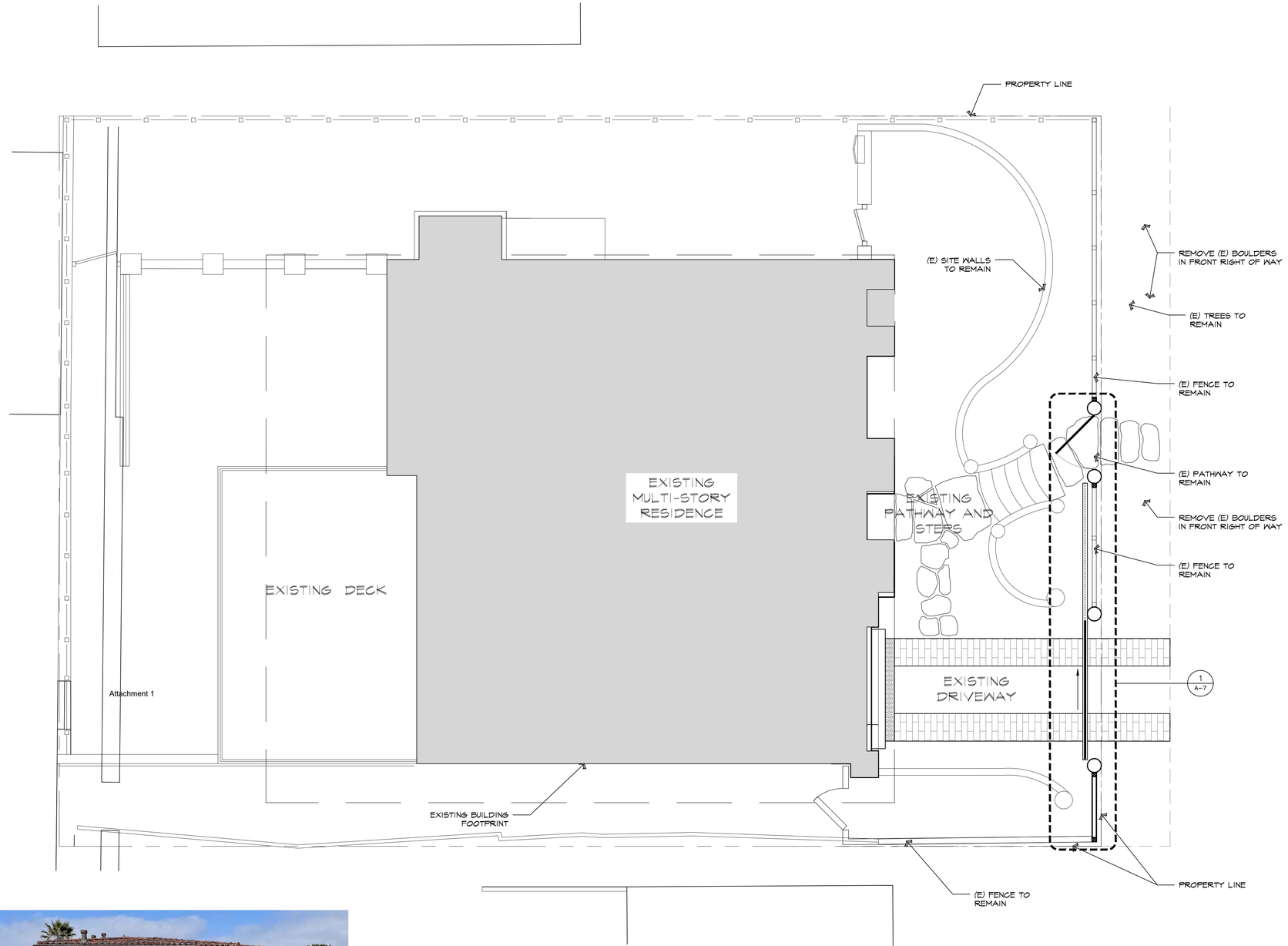
TITLE SHEET

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE:	5/31/2024
SCALE:	N.T.S.
DRAWN:	CJH
JOB NUMBER:	14.34

A-1
SHEET OF

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EXISTING STREET ELEVATION

N

SITE PLAN

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

0 4' 8'

REVISION	No.

CONSULTANT:

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211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

SITE PLAN

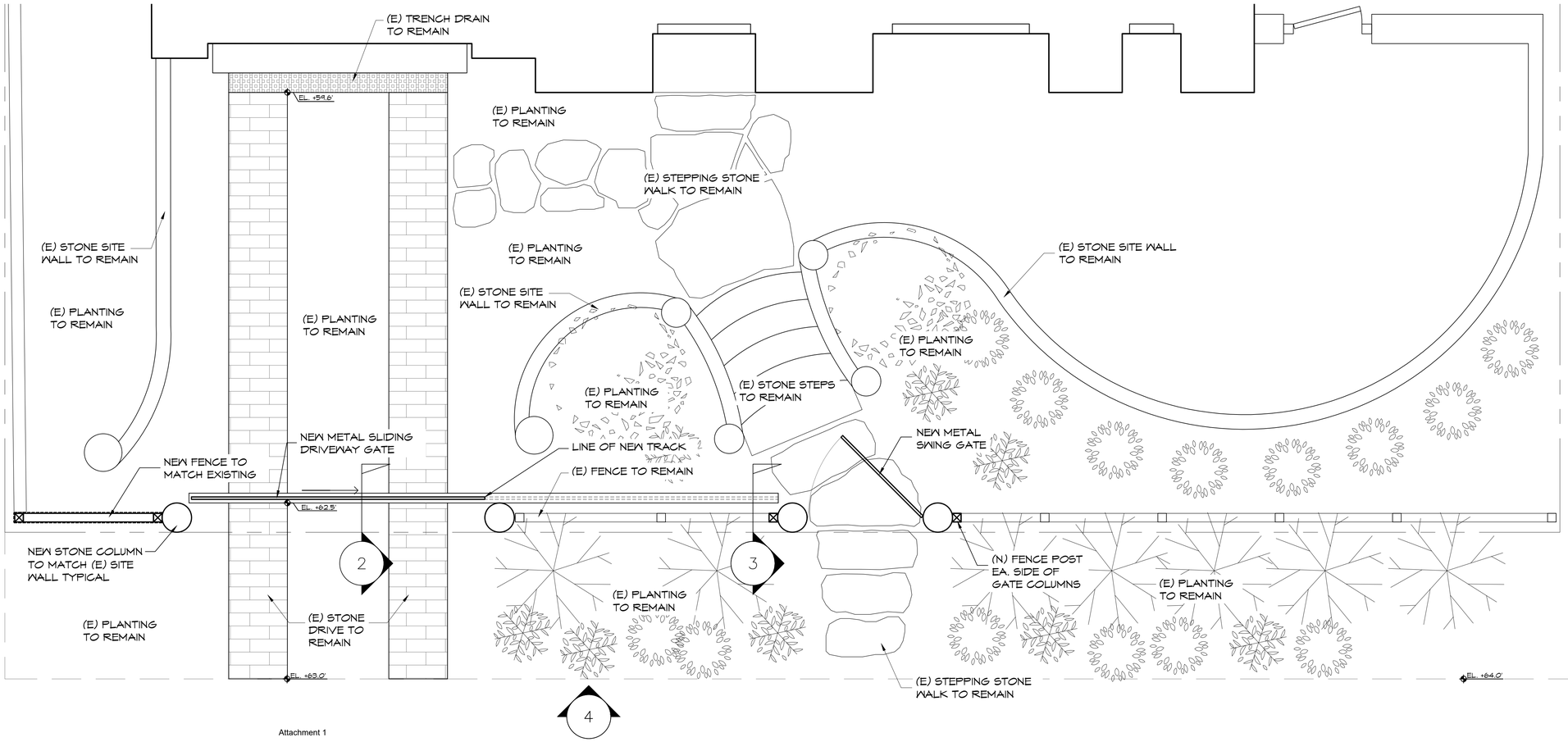
JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE:	5/31/2024
SCALE:	1/4" = 1'-0"
DRAWN:	CJH
JOB NUMBER:	1434

A-2

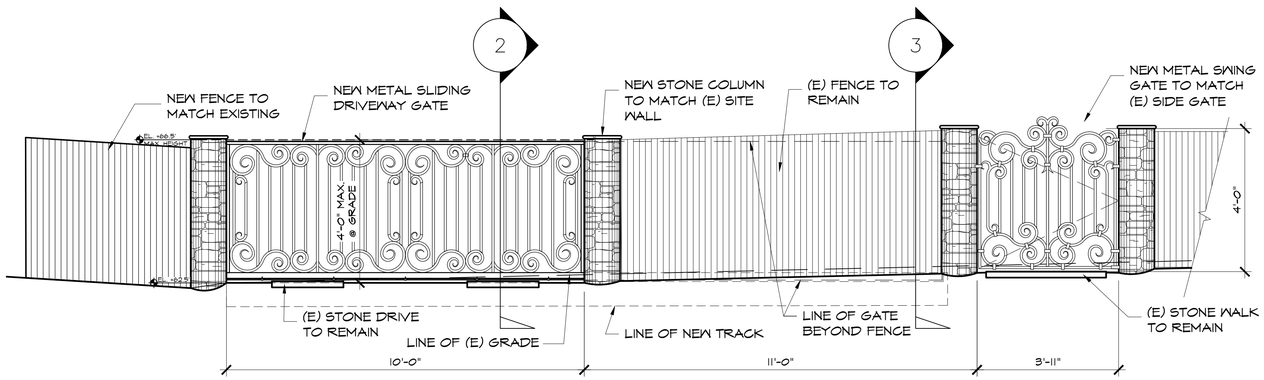
SHEET OF

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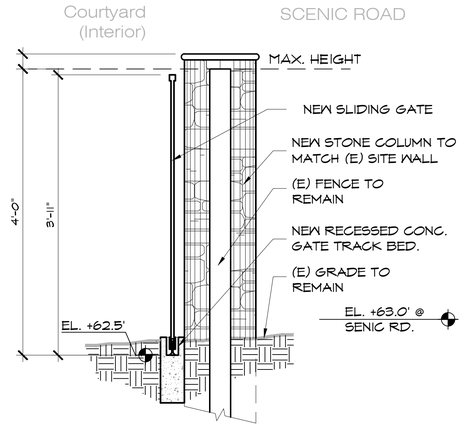
1 PROPOSED GATE PLAN

SCALE: 1/2"= 1'-0"



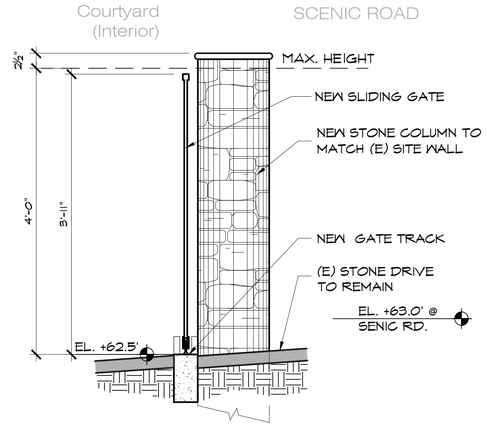
4 GATE STREET ELEVATION

SCALE: 1/2"= 1'-0"



3 GATE DETAIL

SCALE: 1"= 1'-0"



2 GATE DETAIL

SCALE: 1"= 1'-0"

REVISION	No.

CONSULTANT:

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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

PROPOSED DRIVE GATE

JOB NAME: Chadwick Residence
Scenic 2 NW of 8th Avenue
Carmel, CA 93921
A.P.N. 010-312-026-000

DATE:	5/31/2024
SCALE:	VARIES
DRAWN:	SSH
JOB NUMBER:	14.34

A-7
SHEET OF

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

August 14, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DS 24017 (Newman):** Consideration of a Final Design Study, DS 24017 (Newman), and associated Coastal Development Permit for the demolition of two existing cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District. APN: 010-252-020-000.

Application: DS 24017 (Newman)
APN: 010-252-020-000
Block: GG
Lot: N. 30' of 20 and all of 22
Location: Carmelo Street 3 southeast of 4th Avenue
Applicant: Holdren + Lietzke Architecture, Architect
Property Owner: NEWMAN JEFFREY R & NOELLE Q TRS

Executive Summary:

The project involves demolishing two existing cottages and constructing a two-story single-family residence with an attached garage. On January 29, 2024, the cottage was found ineligible for the Carmel Historic Inventory, and no trees are proposed for removal. The Planning Commission adopted Resolution 2024-051-PC approving the concept design, with conditions, on June 12, 2024.

Recommendation:

Adopt a Resolution (Attachment 1) approving a Final Design Study and associated Coastal Development Permit for the demolition of two cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District, APN 010-252-020-000.

Background and Project Description:

The project site is a 7,000-square-foot lot developed with two cottages. The cottages are 588 square feet and 607 square feet, for a total of 1,195 square feet.

The applicant is proposing to demolish both cottages and redevelop the site with a 2,730-square-foot two-story single-family residence, including a 300-square-foot attached garage. The building is proposed to be finished with flagstone and cement plaster, wood doors and window trim, a wood shake roof, and oxidized stainless steel gutters and downspouts.

The project is substantially similar to Design Study DS 13-112 (Adoi, LLC), which the Planning Commission approved on February 11, 2014. A building permit was never issued, and the approval expired on February 12, 2015. Therefore, the proposed project—which includes design refinements to the previously approved project—requires the review and approval of a new Track Two Design Study by the Planning Commission.

The Planning Commission adopted Resolution 2024-051-PC on June 14, 2024, accepting the concept design with conditions. The Commission will now consider approving the project.

Staff Analysis:

Conditions for Concept Acceptance

Required Tree Plantings. Prior to Final Details Review, the applicant shall identify on the preliminary landscape plan the type and location of two upper canopy trees.

Staff Response: The applicant has identified two Monterey pine trees in the northeast corner of the lot.

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

Staff Response: The volume study was completed on July 19, 2024, and the project is under the allowable volume 4,200+ cubic feet.

Site Coverage. Prior to Final Details Review, the applicant shall submit for review and acceptance by the Community Planning and Building Department a revised site plan demonstrating compliance with site coverage requirements.

Carmel Municipal Code (CMC) Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and

balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

Staff Response: The existing site contains 1,188 square feet of impermeable site coverage and is nonconforming. For a 7,000-square-foot lot, up to 880 square feet of site coverage is permitted if at least 440 square feet are permeable/semi-permeable. The applicant proposes 546 square feet of permeable site coverage, including a sand-set patio in the rear yard and a sand-set paver driveway. The remaining 334 square feet of site coverage would be impermeable.

Primary Bedroom, West Elevation. Prior to the Final Details Review, the applicant shall reevaluate the location of the west elevation of the primary bedroom to ensure that no more than 1/3 of the south neighbor's kitchen window is obstructed.

Staff Response: The applicant has revised the plans to reflect a reduced roof overhang at the southwest corner of the proposed residence consistent with the 2014 design approval and as agreed to with the south neighbor. The rake above the primary bedroom will not extend beyond the center line of the south neighbor's kitchen window.

Finish Details: The applicant proposes a CeDUR synthetic shake "Walden" roof and oxidized stainless steel gutters and downspouts. Wood windows and doors from Pella's Architect Series Traditional line would have a factory-painted brown EnduraClad protective finish and true-divided lights. The proposed wall cladding is a combination of stucco and a thin Fond Du Lac Rustic stone veneer in a rustic color. The driveway paver is a rustic Yellowstone from Calstone that combines shades of tan and gray.

Public Correspondence: Prior to the publishing of this report, a resident contacted staff with concerns regarding parking during construction. This block of Carmel has had two residential remodel projects under construction since 2021. Condition of Approval No. 37 requires that a Construction Management Plan be approved by the Director prior to the issuance of a building permit. The Construction Management Plan will include, among other things, a plan for construction parking throughout the project.

Other Project Components:

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the demolition of two cottages on a 7,000-square-foot lot and the construction of a two-story single-family dwelling and, therefore, qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines.

Attachment 1 - Resolution
Attachment 2 – Project Data Table
Attachment 3 – Project Plans
Attachment 4 - Public Comments

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XXX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA APPROVING A FINAL DESIGN STUDY AND ASSOCIATED COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF TWO EXISTING RESIDENCES TOTALING 1,195 SQUARE FEET AND THE CONSTRUCTION OF A NEW 2,730-SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE INCLUSIVE OF A 300-SQUARE-FOOT ATTACHED GARAGE LOCATED AT CARMELO STREET 3 SOUTHEAST OF 4TH AVENUE IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT
APN 010-252-020-000

WHEREAS, on May 8, 2024, Holdren + Lietzke Architecture ("Applicant") submitted an application on behalf of NEWMAN JEFFREY R & NOELLE Q TRS ("Owners") requesting approval of Track 2 Design Study application DS 24017 (Newman) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 7,000-square-foot lot located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District (Block GG, Lot N. 30' of 20 and all of 22); and

WHEREAS, the Applicant is requesting approval of a Final Design Study and associated Coastal Development Permit for the demolition of two existing cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage; and

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

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

WHEREAS, the Planning Commission adopted Resolution 2024-051-PC accepting the Concept Design at the June 12, 2024 meeting; and

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

WHEREAS, on August 2, 2024, a notice of public hearing was published in the Carmel Pine Cone for the August 14, 2024, Planning Commission meeting in compliance with State law

(California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 4, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before August 9, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on August 14, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, the Planning Commission finds the project categorically exempt from the California Environmental Quality Act (CEQA), State CEQA guidelines, and local environmental regulations, pursuant to Section 15303 (Class 3) – New Construction or Conversion of Small Structures. The project includes the demolition of two cottages on a 7,000-square-foot lot and the construction of a two-story single-family dwelling and, therefore, qualifies for a Class 3 exemption. The proposed project does not present any unusual circumstances that would result in a potentially significant environmental impact, and no exceptions to the exemption exist pursuant to section 15300.2 of the CEQA Guidelines; and

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

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

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby APPROVE Design Study (DS 24017, Newman) for the demolition of two cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District, APN 010-252-020-000, subject to the following Conditions of Approval:

CONDITIONS OF APPROVAL	
No.	Standard Conditions
1.	Authorization. This approval of Design Study application DS 24017 (Newman) authorizes the demolition of two existing cottages totaling 1,195 square feet and the construction of a new 2,730-square-foot two-story single-family residence inclusive of a 300-square-foot attached garage located at Carmelo Street 3 southeast of 4th Avenue in the Single-Family Residential (R-1) District as depicted in the plans prepared by Holdren + Lietzke Architecture approved by the Planning Commission on August 14, 2024, and stamped approved and on file in the Community Planning & Building Department unless modified by the conditions of approval contained herein.
2.	Codes and Ordinances. The project shall be constructed in conformance with all requirements of the R-1 zoning district. All adopted building and fire codes shall be adhered to in preparing the working drawings. If any codes or ordinances require design elements to be changed, or if any other changes are requested when such plans are submitted, such changes may require additional environmental review and subsequent approval by the Planning Commission.
3.	Permit Validity. In accordance with CMC Section 17.52.170 (Time Limits on Approvals and Denials), a residential design study approval remains valid for a period of 12 months from the date of action. During this time, the project must be implemented, or the approval becomes void. Implementation is effected by erecting, installing, or beginning the installation of the improvement authorized by the permit, as determined by the Director. Extensions to this approval may be granted consistent with CMC 17.52.170.C.
4.	Water Use. Approval of this application does not permit an increase in water use on the project site without adequate supply. Should the Monterey Peninsula Water Management District determine that adequate water is unavailable for this site, this permit will be scheduled for reconsideration, and appropriate findings will be prepared for review and adoption by the Planning Commission.
5.	Setback and Height Certifications. A State licensed surveyor shall survey and certify the following in writing: • The footing locations are in conformance with the approved plans prior to footing/foundation inspection; • The roof heights and plate heights of each building are in conformance with the approved plans prior to the roof sheathing inspection. Roofs and plates shall not

	exceed the elevation points as identified in the approved project plans, and the roofs include an appropriate allowance for roofing material thickness. Written certifications prepared, sealed, and signed by the surveyor shall be provided prior to footing/foundation inspection and roof sheathing inspection. In the event that multiple footing/foundation pours are required, a survey letter shall be submitted for each separate section.
6.	Service Laterals. Prior to final inspection, all electrical service laterals to any new building or structure, or to any building or structure being remodeled when such remodeling requires the relocation or replacement of the main service equipment, shall be placed underground on the premises upon which the building or structure is located. Undergrounding will not be required when the project valuation is less than $200,000, or the City Forester determines that undergrounding will damage or destroy significant trees(s) (CMC 15.36.020).
7.	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.	Windows & Doors. Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for windows and doors in the construction drawings. Windows that have been approved with divided lights shall appear to be true divided lights, including the use of internal and external mullions and muntins on insulated windows. Any window pane dividers, which are snap-in or otherwise superficially applied, are not permitted. The painted finish shall be matte or low gloss.

16.	**Roofing.** Prior to the issuance of a building permit, the Applicant shall include the manufacturer's specifications for the roofing material in the construction drawings. The material shall convey color and texture similar to that of wood shingles.
17.	**Indemnification.** The Applicant agrees, at his or her sole expense, to defend, indemnify, and hold harmless the City, its public officials, officers, employees, and assigns from any liability; and shall reimburse the City for any expense incurred, resulting from, or in connection with any project approvals. This includes any appeal, claim, suit, or other legal proceedings to attack, set aside, void, or annul any project approval. The City shall promptly notify the Applicant of any legal proceeding and cooperate fully in the defense. The City may, at its sole discretion, participate in any such legal action, but participation shall not relieve the Applicant of any obligation under this condition. Should any party bring any legal action in connection with this project, the Superior Court of the County of Monterey, California, shall be the situs and have jurisdiction for resolving all such actions by the parties hereto.
18.	**Driveway.** Prior to the issuance of a building permit, the Applicant shall clearly identify the driveway material and asphalt connection to the paved street edge on the construction drawings. The driveway material may be extended beyond the property line into the public right-of-way to connect to the paved street edge. A minimal asphalt connection at the street edge may be required by the Superintendent of Streets or the Building Official, depending on site conditions, to accommodate the drainage flow line of the street. If the driveway material is proposed to be sand set, a dimensioned construction detail showing the base material shall be included in the construction drawings.
19.	**Hazardous Materials Waste Survey.** Prior to the issuance of a demolition permit, the Applicant shall submit a hazardous materials waste survey to the Building Division in conformance with the Monterey Bay Unified Air Pollution Control District.
20.	**Cultural Resources.** Throughout construction, all activities involving excavation shall immediately cease if cultural resources are discovered on the site, and the Applicant shall notify the Community Planning & Building Department within 24 hours. Work shall not be permitted to recommence until such resources are properly evaluated for significance by a qualified archaeologist. If the resources are determined to be significant, prior to the resumption of work, a mitigation and monitoring plan shall be prepared by a qualified archaeologist and reviewed and approved by the Community Planning and Building Director. In addition, if human remains are unearthed during the excavation, no further disturbance shall occur until the County Coroner has made the necessary findings regarding origin and distribution pursuant to California Public Resources Code (PRC) Section 5097.98.
21.	**Truck Haul Route.** Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building Director, in consultation with the Public Works and Public Safety Departments, a truck-haul route and any necessary traffic control measures for the grading activities. The Applicant shall be responsible for ensuring adherence to the truck-haul route and implementation of any required traffic control measures.

22.	**USA North 811.** Prior to any excavation or digging, the Applicant shall contact the appropriate regional notification center (USA North 811) at least two working days, but not more than 14 calendar days, prior to commencing that excavation or digging. No digging or excavation is authorized to occur on-site until the Applicant has obtained a Ticket Number and all utility members have positively responded to the dig request. (Visit USANorth811.org for more information)
23.	**Conditions of Approval.** Prior to the issuance of a building permit, the Applicant shall print a copy of the Resolution adopted by the Planning Commission and signed by the property owner(s) on a full-size sheet within the construction plan set submitted to the Building Safety Division.
	Landscape Conditions
24.	**Landscape Plan Required.** 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. It 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. The landscape plan shall also identify landscaping in the right-of-way at the front of the property. Refer to Condition of Approval No. 34 for erosion control.
25.	**Tree Planting Requirements.** Prior to issuance of a building permit, the Applicant shall identify the location, size, and species of required tree plantings on the landscape plan. 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.
26.	**Tree Removal Prohibited.** Throughout construction, the Applicant shall protect all trees identified for preservation by methods approved by the City Forester. Trees on or adjacent to the site shall only be removed upon the approval of the City Forester or Forest and Beach Commission.
27.	**Tree Protection Measures.** Requirements for tree preservation shall adhere to the following tree protection measures on the construction site. • Prior to grading, excavation, or construction, the developer shall clearly tag or mark all trees to be preserved.

	• Excavation within 6 feet of a tree trunk is not permitted. • No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree. • Per Municipal Code Chapter 17.48.110, no material may be stored within the dripline of a protected tree, including the drip lines of trees on neighboring parcels. • Tree Protection Zone. The Tree Protection Zone shall be equal to dripline or 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line, whichever is greater. A minimum of 4-foot-high transparent fencing is required unless otherwise approved by the City Forester. Tree protection shall not be resized, modified, removed, or altered in any manner without written approval. The fencing must be maintained upright and taught for the duration of the project. No more than 4 inches of wood mulch shall be installed within the Tree Protection Zone. When the Tree Protection Zone is at or within the drip line, no less than 6 inches of wood mulch shall be installed 18 inches radially from the tree for every one inch of trunk diameter at 4.5 feet above the soil line outside of the fencing. • Structural Root Zone. The Structural Root Zone shall be 6 feet from the trunk or 6 inches radially from the tree for every one inch of trunk diameter at 4.5' above the soil line, whichever is greater. Any excavation or changes to the grade shall be approved by the City Forester prior to work. Excavation within the Structural Root Zone shall be performed with a pneumatic excavator, hydro-vac at low pressure, or another method that does not sever roots. • If roots greater than 2 inches in diameter or larger are encountered within the approved Structural Root Zone, the City Forester shall be contacted for approval to make any root cuts or alterations to structures to prevent roots from being damaged. • If roots larger than 2 inches in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended, and all work stopped until an investigation by the City Forester has been completed, and mitigation measures have been put in place.
28.	Foundation Work Near Significant Trees. All foundations within 15 feet of significant trees shall be excavated by hand. If any tree roots larger than two inches (2") are encountered during construction, the City Forester shall be contacted before cutting the roots. The City Forester may require the roots to be bridged or may authorize the roots to be cut. If roots larger than two inches (2") in diameter are cut without prior City Forester approval or any significant tree is endangered as a result of construction activity, the building permit will be suspended and all work stopped until an investigation by the City Forester has been completed. Six inches (6") of mulch shall be evenly spread across the inside the dripline of all trees prior to the issuance of a building permit.
	Environmental Compliance Conditions
29.	Drainage Plan. Prior to the issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments a drainage plan that meets the requirements of the City's drainage guidance,

	SOG 17-07. At a minimum, new and replaced impervious area drainage must be dispersed around the site rather than focused on one corner of the property; infiltration features must be sized appropriately and located at least 6 feet from neighboring properties. The drainage plan shall include information on drainage from new impervious areas and semi-pervious areas.
30.	**BMP Tracking Form.** Prior to issuance of a building permit, the Applicant shall submit a completed BMP Tracking form for review and approval by the Community Planning & Building and Public Works Departments.
31.	**Semi-Permeable Surfaces.** Prior to issuance of a building permit, the Applicant shall submit cross-section details for all semi-permeable surfaces for review and approval by the Community Planning & Building and Public Works Departments.
32.	**Erosion and Sediment Control Plan.** Prior to issuance of a building permit, the Applicant shall submit for review and approval by the Community Planning & Building and Public Works Departments an erosion and sediment control plan that includes locations and installation details for erosion and sediment control BMPs, material staging areas, and stabilized access.
33.	**Erosion Control in the Right-of-Way.** Prior to issuance of a building permit, the Applicant shall identify on the landscape plan any natural slope within the right-of-way immediately adjacent to the property where parking is not practical. Jute netting and a drought-tolerant ground cover to manage post-construction erosion control shall be installed. Plants installed within the drip line of trees shall be selected from the City's "List of Compatible Plants Under and Around Native Trees" in the Forest Management Plan. The Public Works Director or their designee may waive this requirement.
	Special Conditions
34.	**Conditions of Approval Acknowledgement**. Prior to the issuance of a building permit revision, a completed **Conditions of Approval Acknowledgment** form shall be included in the construction drawings. The form shall be signed by the Property Owner, Applicant, and Contractor prior to the issuance of a building permit.
35.	**Gutters & Downspouts.** Prior to the issuance of a building permit, the applicant shall identify the material for new gutters and downspouts in the construction drawings. Copper is not permitted.
36.	**Construction Management Plan.** Prior to the issuance of a building permit, the Applicant shall submit a Construction Management Plan for review and approval by the Community Planning & Building Director.
37.	**Building Permit Required.** Prior to commencing work on-site, the applicant shall apply for and obtain a building permit from the Community Planning & Building Department.
38.	**Right-of-Way Encroachments.** Prior to the final inspection, all right-of-way encroachments shall be removed. Refer to Condition of Approval No. 34 for erosion control.

Acknowledgment and acceptance of conditions of approval:

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

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA on this 14th day of August 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:	ATTEST:
_____	_____
Michael LePage Chair	Leah Young Planning Commission Secretary

DS 24017 (Newman)
Project Data Table
August 14, 2024

PROJECT DATA FOR A 7,000 SQUARE-FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	2,730 SF (39%)	1,195 SF	2,730 SF
Site Coverage	880 SF (w/ bonus)	1,188 SF	881 SF
Trees (Upper/Lower)	3/1	3/7	No Change
Ridge Height	18’/24’	14’-4” House #1 19’-6” House #2	15’-7”/23’-7”
Plate Height	12’/18’	Unknown	10’/18’
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15’	21’-2” House #1 51’-4” House #2	20’
Composite Side Yard	17’6” (25%)	43’-10” House #1 42’-6” House #2	16’
Minimum Side Yard	3’	2’-6”	7’-3”
Rear*	15’/3’	43’-6” House #1 16’-1” House #2	6’-10”

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

NEWMAN RESIDENCE

ABBREVIATIONS

A.B.	ANCHOR BOLT	HDR.	HEADER
ALT.	ALTERNATE	HGR.	HANGER
APPROX.	APPROXIMATE	HORIZ	HORIZONTAL
ARCH.	ARCHITECT	INT.	INTERIOR
BD.	BOARD	JST.	JOIST
BLDG.	BUILDING	MAX.	MAXIMUM
BM.	BEAM	M. B.	MACHINE BOLT
BOT.	BOTTOM	M. I. W.	MALLEABLE IRON WASHER
BTWN.	BETWEEN	MIN.	MINIMUM
CLR.	CLEAR	N. I. C.	NOT IN CONTRACT
COL.	COLUMN	N. T. S.	NOT TO SCALE
CONC.	CONCRETE	O/	OVER
CONC. BLK.	CONCRETE BLOCK	O. C.	ON CENTER
CONN.	CONNECTION	O. H.	OVER HANG/OVER HEAD
CONST.	CONSTRUCTION	PL.	PLATE
CONT.	CONTINUOUS	P. I.	PANEL INDEX
CTR.	CENTER	P. T. D. F.	PRESSURE TREATED D.F.
CTSK.	COUNTERSINK	PLYWD.	PLYWOOD
DBL.	DOUBLE	REINF.	REINFORCING
D. F.	DOUGLAS FIR	REQ'D.	REQUIRED
DIA.	DIAMETER	RDWD.	REDWOOD
DRWG	DRAWING	S. B.	SOLID BLOCKING
(E)	EXISTING	S. O. G.	SLAB ON GRADE
E. N.	EDGE NAILING	SCHED.	SCHEDULE
EA.	EACH	SHT.	SHEET
EQ.	EQUAL	SHTG.	SHEATHING
EXP	EXPANSION	SIM.	SIMILAR
EXT.	EXTERIOR	SPECS.	SPECIFICATIONS
F. F.	FINISH FLOOR	SQ.	SQUARE
F. G.	FINISH GRADE	STD.	STANDARD
F. N.	FIELD NAILING	SYM.	SYMMETRICAL
FNDN.	FOUNDATION	T. & G.	TONGUE & GROOVE
FLR.	FLOOR	T. N.	TOE NAIL
F. O. C.	FACE OF CONCRETE	T. O. C.	TOP OF CONCRETE
F. O. M.	FACE OF MASONRY	T. O. W.	TOP OF WALL
F. O. S.	FACE OF STUD	T. S.	TUBE STEEL
FTG.	FOOTING	TYP.	TYPICAL
GA.	GAUGE	U. O. N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	VERT.	VERTICAL
G. I.	GALVANIZED IRON	W/	WITH
GLU-LAM.	GLUE LAMINATED	W/O	WITHOUT
GYPBD.	GYPSUM BOARD	W. W. M.	WELDED WIRE MESH

OWNERSHIP NOTES

OWNERSHIP AND USE OF THESE DRAWINGS AND SPECIFICATIONS:

1. TITLE AND ALL "COPYRIGHT" PRIVILEGES TO THESE DRAWINGS AND SPECIFICATIONS IS CLAIMED BY HOLDREN LIETZKE ARCHITECTURE HEREINAFTER REFERRED TO AS "DESIGNERS" WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE SUBJECT DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE OWNERSHIP RIGHTS AND THE FOLLOWING RELATED RESTRICTIONS.
2. THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND THE DESIGNERS HEREBY STATE THAT THEY ARE NOT INTENDED FOR NOR SUITABLY ENGINEERED FOR ANY OTHER SITE. REPRODUCTION OF THESE DOCUMENTS IF THEREFORE EXPRESSLY LIMITED TO THIS INTENDED USE.
3. THE DESIGNERS DISCLAIM ALL RESPONSIBILITY IF THESE DRAWINGS AND SPECIFICATIONS ARE USED, IN WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION, WHETHER OR NOT MODIFIED BY OTHERS FOR ANOTHER SITE.
4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS, THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNERS FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

PLUMBING & ELECTRICAL NOTES

FOR ALL NEW PLUMBING AND ELECTRICAL ITEMS:

1. SEE ELECTRICAL AND PLUMBING NOTES FOR FLOW RATE AND FLUSH CAPACITY REQUIREMENTS OF PLUMBING FIXTURES.
2. HOMERUN ALL NEW CIRCUITS TO ELECTRICAL PANEL.
3. ALL KITCHEN AND BATHROOM ELECTRICAL OUTLETS SHALL HAVE GFCI PROTRECTION
4. ALL BEDROOM ELECTRICAL OUTLETS SHALL HAVE AFCI PROTRECTION
5. ALL ELECTRICAL ITEMS SHOWN ARE NEW UNLESS OTHERWISE NOTED.
6. PROVIDE TWO SMALL-APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS.
7. PROVIDE SEPARATE BRANCH CIRCUITS AT EACH BEDROOM WITH THE REQUIRED ARC-FAULT CIRCUIT INTERUPTERS.
8. PROVIDE HARDWIRED SMOKE DETECTORS WITH BATTERY BACKUP IN EACH BEDROOM, HALLWAY & WHERE INDICATED.
9. SMOKE DETECTORS SHALL BE INTER-CONNECTED TO SOUND AN ALARM AUDIBLE IN ALL BEDROOMS.
10. USE WATER RESISTANT GYPSUM WALL BOARD BEHND NEW TILE, SHOWER AND SINKS.
11. INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE I.C. RATED BY UL OR OTHER APPROVED AGENCY.
12. UNDERGROUND ALL PLUMBING AND POWER LINES TO THE (N) RESIDENCE. ANY EXTERIOR LIGHTING SHALL BE BURIED IN CONDUIT AND INSTALLED PER CURRENT ELECTRICAL CODE REQUIREMENTS.

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE REASONABLE CARE AND COMPETENCE IN THE EXECUTION OF THE CONSTRUCTION PROCESS AND PRODUCT. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE DESIGNERS SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.

Attachment 3

4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
6. LEGAL NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNERS IN WRITING IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE IN ANY SUCH REQUIREMENTS. (2007 C.B.C.)
7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK AND SHALL ADHERE TO ALL FEDERAL, LOCAL, STATE & O.S.H.A. SAFETY REGULATIONS.
9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE DESIGNERS FROM AND AGAINST ALL CONSEQUENTIAL CLAIMS / DAMAGES / LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
11. CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
12. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNERS OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.
13. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.
15. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE DESIGNER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES, WINDOW & DOORS, FINISH CARPENTRY. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER AND/OR DESIGNER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.
16. CHANGE ORDERS: NO VERBAL CHANGE ORDERS SHALL BECOME LEGAL AND BINDING.
17. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
18. SIMILAR CONDITIONS: CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM WITH SIMILAR CONSTRUCTION.
19. DISCREPANCIES: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS AND CONDITIONS PRIOR TO STARTING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO ORDERING MATERIALS AND STARTING CONSTRUCTION.
20. TECHNICAL SPECIFICATIONS: ALL TECHNICAL SPECIFICATIONS REFERRED TO IN THESE DRAWINGS ARE BY THIS REFERENCE PART OF THE CONSTRUCTION DOCUMENTS.

SPECIAL INSPECTIONS

SEE STRUCTURAL SHEETS FOR SPECIAL INSPECTIONS REQUIRED FOR THIS PROJECT.

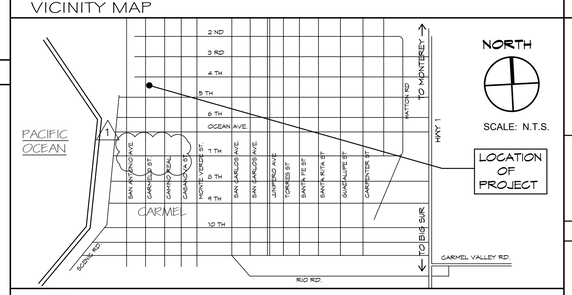
CONTRACTOR SHALL COORDINATE FORMS AND PROCEDURES WITH THE BUILDING DEPARTMENT

SPECIAL CONDITIONS

THE APPLICANT SHALL WORK WITH PLANNING STAFF AND THE CITY FORESTER ON EVALUATING OPTIONS FOR PLANTING ONE NEW UPPER-CANOPY TREE ON SITE. THE APPLICANT SHALL PLANT ONE UPPER-CANOPY TREE OF SUBSTANTIAL SIZE AND CALIBER IF DETERMINED APPROPRIATE FOR THE SITE BY THE CITY FORESTER. THE LOCATION, SIZE, AND SPECIES OF THIS TREE SHALL BE NOTED ON A REVISED LANDSCAPE PLAN, AND THIS PLAN SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION PLAN SET. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY THE TREE SHALL BE PLANTED ON SITE LOCATED APPROX. 10 FT. FROM ANY BUILDING.



VICINITY MAP



NOTES

1. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE 2019 EDITION OF THE CALIFORNIA BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING, GREEN BUILDING STANDARDS, ENERGY, HISTORICAL, AND FIRE CODES, AND ALL LOCAL AMENDMENTS OF PRESIDING CITY OR COUNTY.
2. PROTECT ALL TREES DURING CONSTRUCTION PER THE TREE PROTECTION STANDARDS OF THE CITY OF CARMEL.
3. MINIMUM CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 2,500 PSI.
4. ALL REINFORCING STEEL SHALL CONFORM TO THE A.S.T.M. A615 GRADE 60 UNLESS OTHERWISE NOTED ON PLANS. WELDED WIRE FABRIC: WELDED WIRE FABRIC SHALL CONFORM TO A.S.T.M. A185-79.
5. LUMBER SPECIES AND GRADES SHALL CONFORM TO THE FOLLOWING U.O.N.: MAXIMUM MOISTURE CONTENT OF LUMBER SHALL BE 19%. ALL DOUGLAS FIR LUMBER WHICH IS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED. ALL GRADING SHALL CONFORM TO THE RULES AND REGULATIONS OF THE W.W.P., R.A. & A.P.A. PLYWOOD SHALL BE D.F. CONFORMING TO U.S. PRODUCT STANDARDS PS 1-74 WITH EXTERIOR GLUE, GRADE STAMPED A.P.A. SEE FRAMING PLANS FOR ADDITIONAL REQUIREMENTS.
6. WALL CONSTRUCTION SHALL COMPLY WITH CBC SECTION R602 (FOR CONVENTIONAL CONSTRUCTION).
7. NAILING TO BE IN COMPLIANCE WITH CBC TABLE R602.3.1
8. ALL MANUFACTURER'S INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.
9. THE BUILDER/CONTRACTOR TO PROVIDE THE OWNER AND THE CITY OR CARMEL WITH A COPY OF THE CF-6R INSTALLATION CERTIFICATE AT THE TIME OF FINAL INSPECTION.

FIRE SAFETY REQUIREMENTS

1. DEFENSIBLE SPACE REQUIREMENTS - MANAGE COMBUSTIBLE VEGETATION WITHIN A MIN. OF 100 FEET OF STRUCTURES (OR THE PROPERTY LINE). LIMB TREES 6 FEET UP FROM GROUND, REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS.
2. FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE APRINKLER SYSTEM - THE BUILDINGS AND ATTACHED GARAGE SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD.
3. SMOKE ALARMS - (SINGLE FAMILY DWELLING) - WHERE A HOUSEHOLD FIRE WARNING SYSTEM OR COMBINATION FIRE/BURGLAR ALARM SYSTEM IS INSTALLED IN LIEU OF SINGLE-STATION SMOKE ALARMS REQUIRED BY THE UBC THE ALARM PANEL SHALL BE REQUIRED TO BE PLACARDED AS PERMANENT BUILDING EQUIPMENT.
4. ROOF CONSTRUCTION - ICBO CLASS 'A' ROOF ASSEMBLY CONSTRUCTION.

SURVEY AND GEOTECHNICAL NOTES

1. A LETTER FROM THE SURVEYOR THAT THE ROOF HEIGHT IS IN COMPLIANCE WITH THE APPROVED PLAN SHALL BE PROVIDED TO THE CITY OF CARMEL-BY-THE-SEA BUILDING SAFETY DIVISION PRIOR TO ROOF SHEATHING INSPECTION.
2. THE BOTTOM OF ALL EXCAVATIONS SHOULD BE OBSERVED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEERING FIRM PRIOR TO PROCESSING OR PLACING FILL. SEE GEOTECHNICAL REPORT F-100945, DATED FEBRUARY 21, 2014 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

PROJECT DATA

LOT 22 AND A PORTION OF LOT 20, BLOCK GG, CARMEL CITY, MONTEREY COUNTY, CALIFORNIA
ZONING: R-1
LOT SIZE: 7,000 S.F.
GRADE AT HIGHEST RIDGE: 112'
TREE INFORMATION: NO EXISTING TREES TO BE REMOVED
OCCUPANCY GROUP:
RESIDENCE: R-3
GARAGE: U
TYPE OF CONSTRUCTION: V-B

SETBACKS
REQUIRED FRONT SETBACK = 15'-0"
PROPOSED FRONT SETBACK = 20'-3" TO GARAGE, 31'-9" TO HOUSE
REQUIRED SIDE SETBACKS = TOTAL OF 25% OF SITE WIDTH = 17'-6"
PROPOSED SIDE SETBACKS TO FINISH = 8'-9" + 8'-9" = 17'-6"
REQUIRED REAR SETBACK = 5'-0"
PROPOSED REAR SETBACK = 5'-0"

	EXISTING	PROPOSED
FLOOR AREA		
BUILDINGS		
MAIN FLOOR(S)	588 SQ. FT. 607 SQ. FT.	1,867 SQ. FT. --
LOWER FLOOR	--	563 SQ. FT.
GARAGE	--	300 SQ. FT.
TOTAL FLOOR AREA	1,195 SQ. FT.	2,730 SQ. FT.
TOTAL ALLOWABLE FLOOR AREA = 2,730 SQ. FT.		
SITE COVERAGE	IMPERMIABLE:	IMPERMIABLE:
ENTRY PORCH & STEPS	104 SQ. FT.	128 SQ. FT.
PATIOS	228 SQ. FT.	63 SQ. FT.
BB-Q	--	12 SQ. FT.
STEPPING STONES	--	22 SQ. FT.
GENERATOR SLAB	--	17 SQ. FT.
SITE STONE WALLS	--	93 SQ. FT.
DRIVEWAY	555 SQ. FT.	--
WALKWAYS	297 SQ. FT.	--
	PERMIABLE:	PERMIABLE:
PATIO	--	154 SQ. FT.
DRIVEWAY	--	342 SQ. FT.
SUBTOTALS PERMIABLE:	--	546 SQ. FT.
IMPERMIABLE:	1,188 SQ. FT.	335 SQ. FT.
TOTAL SITE COVERAGE	1,188 SQ. FT.	881 SQ. FT.

TOTAL ALLOWABLE IMPERMIABLE SITE COVERAGE = 601 SQ. FT. + (4% FOR DRIVEWAY) 280 SQ. FT. =
TOTAL ALLOWABLE SITE COVERAGE: 881 SQ. FT.

PROJECT TEAM

2 1

OWNER:
JEFF AND NOELLE NEWMAN
26022 ATHERTON DR
CARMEL-BY-THE-SEA, CA 93923-8904
PH: 831-601-1522

SITE ADDRESS:
CARMELO, 3 SE OF 4TH
CARMEL-BY-THE-SEA, CA 93921

ARCHITECT:
HOLDREN LIETZKE ARCHITECTURE
225 CANNERY ROW, SUITE A
MONTEREY, CA 93940
PH: 831-649-6001

SURVEYOR:
POLARIS CONSULTING
P.O. BOX 1319
CARMEL VALLEY, CA 93924
PH: 831-659-9564

SOILS ENGINEER:
BEACON GEOTECHICAL, INC.
P.O. BOX 4814
PASO ROBLES, CA 93447
PH: 805-239-9451
SOILS REPORT F-100945, DATED FEB 21, 2014

STRUCTURAL ENGINEER:
UYEDA AND ASSOCIATES
2600 GARDEN ROAD, SUITE 305
MONTEREY, CA 93940
PH: 831-373-3101
CONTACT: YUTAKA UYEDA

MECHANICAL ENGINEER:
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD., SUITE B
CARMEL, CA 93924
PH: 831-372-8328

SHEET INDEX

ARCHITECTURAL

A1.0	COVER SHEET, PROJECT DATA
1 of 1	SITE PLAN SURVEY
A1.1	SITE / DRAINAGE PLAN
A1.2	WALL REMOVAL PLN., FLR. LEVEL MAP 1
A1.3	EXISTING AND PROPOSED STREET ELEV.
A2.1	LOWER FLOOR PLAN
A2.2	MAIN FLOOR PLAN
A2.5	ROOF PLAN
A3.0	EXISTING EXTERIOR ELEVATIONS 1
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	BUILDING SECTIONS
A4.1	DOOR & WINDOW SCHEDULE & DETAILS
A4.2	WINDOW & DOOR DETAILS

LANDSCAPE

L-1	HARDSCAPE/LIGHTING/IRRIGATION & DRAINAGE PLAN

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	
1	PLANNING COMMENT 04/10/24
2	PLANNING COMMENT 08/02/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
No. C-12768
REN. SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

COVER SHEET, PROJECT DATA

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A1.0

CARMELO STREET
(A CITY STREET)

AC PAVEMENT

S00°00'00"W 39.97'

PATIO

HOUSE

AC PAVEMENT

S00°01'43"E 39.94'

FOUND 3/4" IRON PIPE LS 4986; BEARS N66°37'13"W 0.39' FROM CORNER

0.4'



Wood Fence on Top o Wood Retaning Wall, 0.5' to 4' High

105.04 EP
107.09 TOPW
108.71 TOPW
109.19 TOPW
107.82 G
WM
109.55 CONC
ELECTRIC METER, TEL, TV
111.60 G
N89°53'34"E 99.96'
GM
3.8'
109.62 G
2.5'
43'-6"
119.05 G
105.67 EP
24" CYPRESS
106.91 TOPW
HOUSE #1
109.96 G
116.16 G
2 OAKS 12"–14"
33'-9"
119.13 G
119.46 G
116.44 G
120.44 G
113.60 CONC
114.14 TOPW
113.61 CONC
114.31 TOPW
114.17 TOPW
115.09 G
118.74 G
107.20 TOEW
108.33 TOPW
106.93 EP
21'-2"
113.23 EP
113.53 CONC
113.71 TOEW
115.35 G
2 TREES 4"–6"
121.78 G
12" OAK
112.03 EP
20" PINE
S00°00'00"W 69.96'
GROUND ELECTRIC, TEL, TV
114.73 TOPW
113.62 TOEW
115.10 G
S00°01'43"E 69.88'
AC PAVEMENT
118.05 CONC
118.49 G
118.05 CONC
16'-1"
122.22 CONC
18" OAK
Attachment 3
111.74 G
WM
111.01 EP
117.07 CONC
117.47 TOEW
117.17 CONC
118.31 TOPW
122.59 G
123.40 TOEW
107.96 TOEW
108.85 TOPW
109.94 G
STAIRS
DECK
114.39 TOPW
112.82 TOEW
115.33 TOPW
113.63 TOEW
HOUSE #2
123.33 TOEW
124.08 TOPW
108.43 EP
12" OAK
41'-4"
116.70 TOEW
117.67 TOPW
118.07 TOPW
117.22 TOEW
122.89 CONC
124.26 TOPW
14" OAK
116.16 TOPW
123.13 CONC
112.48 TOPW
51'-4"
STAIRS
18.07 TOEW
119.43 CONC
123.53 G
111.06 TOEW
110.68 EP
STAIRS
120.22 CONC
119.54 TOPW
120.20 CONC
116.49 G
114.22 G
120.79 CONC
GM
123.60 CONC
125.4 G
110.75 EP
118.95 G
8'-0"
110.74 TOEW
112.17 TOPW
6" METAL PIPE OUTLET
111.25 CONC
N89°50'49"E 99.99'
123.67 CONC
123.84 TOEW
8" MADRONE
118.77 G
120.26 G
123.78 G
DECK/ CARPORT
HOUSE
36" PINE
112.72 CONC



0 5 10 15
SCALE IN FEET

LEGEND

- SET 5/8" IRON ROD TAGGED L.S.5321, UNLESS NOTED OTHERWISE
- FD. MONUMENT, AS NOTED
- TREE, TYPE, DRIP AND DIAMETER SPECIFIED
- AREA DRAIN
- WM WATER METER
- WATER FAUCET
- LIGHT FIXTURE
- SEWER SYSTEM CLEAN OUT
- SEWER SYSTEM SAFETY RELIEF VALVE
- JOINT UTILITY POLE
- GM GAS METER
- ELECTRIC BOX
- POST
- ORIGINAL LOT LINES
- FENCE LINE
- PROPERTY LINE
- LOT LINE
- EDGE OF PAVEMENT
- STONE WALL
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- BUILDING
- CONCRETE
- BRICK CHIMNEY
- FLAGSTONE AND MORTAR

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF ISSACHAR OHANA, IN AUGUST, 2013 AND UPDATED AT THE REQUEST OF HOLDREN LIETZKE ARCHITECTURE IN SEPTEMBER 2023.

DATED 9/22/2023

LYNN A. KOVACH
L.S. 5321

PROFESSIONAL LAND SURVEYOR LYNN A. KOVACH P.L.S. 5321 STATE OF CALIFORNIA

SITE SURVEY

OF

LANDS OF OHANA
BEING LOT 22 AND A PORTION OF LOT 20, BLOCK GG, ADDITION NO. 3 TO CARMEL-BY-THE-SEA
APN 010-252-020
CITY OF CARMEL-BY-THE-SEA
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: Issachar Ohana
SURVEYED BY: POLARIS CONSULTING
P. O. BOX 1378
CARMEL VALLEY, CA 93924

SCALE: 1" = 5' **VIEW:** SITE **DATE:** AUGUST 13, 2013
FILE NAME: OHANA PL lot 22.DWG

CITY FORESTER TREE SURVEY

CARMELO STREET
(A CITY STREET)

AC PAVEMENT

PATIO

HOUSE #1

HOUSE #2

DECK

STAIRS

DECK/ CARPORT

S00°00'00"W 39.97'

S00°01'43"E 39.94'

S00°00'00"W 69.96'

S00°01'43"E 69.88'

N89°53'34"E 99.96'

N89°50'49"E 99.99'

3.8'

2.5'

FOUND 3/4" IRON PIPE LS 4986; BEARS N66°37'13"W 0.39' FROM CORNER

0.4'



Wood Fence on Top o Wood Retaning Wall, 0.5' to 4' High



Attachment 3

0 5 10 15

SCALE IN FEET

LEGEND

- SET 5/8" IRON ROD TAGGED L.S.5321, UNLESS NOTED OTHERWISE
- FD. MONUMENT, AS NOTED
- TREE, TYPE, DRIP AND DIAMETER SPECIFIED
- AREA DRAIN
- WM WATER METER
- WATER FAUCET
- LIGHT FIXTURE
- SEWER SYSTEM CLEAN OUT
- SEWER SYSTEM SAFETY RELIEF VALVE
- JOINT UTILITY POLE
- GM GAS METER
- ELECTRIC BOX
- POST
- ORIGINAL LOT LINES
- FENCE LINE
- PROPERTY LINE
- LOT LINE
- EDGE OF PAVEMENT
- STONE WALL
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
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- CONCRETE
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DATED 9/22/2023

LYNN A. KOVACH
L.S. 5321

PROFESSIONAL LAND SURVEYOR LYNN A. KOVACH L.S. 5321 STATE OF CALIFORNIA

SITE SURVEY

OF
LANDS OF OHANA
BEING LOT 22 AND A PORTION OF LOT 20, BLOCK GG,
ADDITION NO. 3 TO CARMEL-BY-THE-SEA
APN 010-252-020
CITY OF CARMEL-BY-THE-SEA
MONTEREY COUNTY, CALIFORNIA

PREPARED FOR: Issachar Ohana
SURVEYED BY: POLARIS CONSULTING
P. O. BOX 1378
CARMEL VALLEY, CA 93924

SCALE: 1" = 5' **VIEW:** SITE **DATE:** AUGUST 13, 2013
FILE NAME: OHANA PL lot 22.DWG

Significant Tree Evaluation Worksheet

APN: 010-252-020-000
Street Location: Carmelo 3 SE 4th
Planner: Marnie Waffle
City Forester: Justin Ono
Property Owner: Newman
Recommended Tree Density: 5 upper, 4 lower

Part One: Initial Screening:

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

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

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

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

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

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

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
Mad -- Madrone Pitt -- Pittosporum BL -- big leaf maple Pod -- Podocarpus OT -- other

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

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

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	20	24	12	12	14	18	12+14			36					
NO								4+5	8						

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

Part Two: Assessment For Tree Significance

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

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

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

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

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

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

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

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

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

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

Yes _____

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

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

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

Items to note:

Required Structural Root Zone

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

Required Tree Protection Zone

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

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

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

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

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

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

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

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

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

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

LEGEND

- SET 5/8" IRON ROD TAGGED L.S.5321, UNLESS NOTED OTHERWISE
- FD. MONUMENT, AS NOTED
- UTILITY POLE
- TREE, TYPE, DRIP AND DIAMETER SPECIFIED
- AREA DRAIN
- WM WATER METER
- WATER FAUCET
- LIGHT FIXTURE
- CO DRAIN LINE CLEAN OUT
- SEWER SYSTEM SAFETY RELIEF VALVE
- JOINT POLE
- GM GAS METER
- ORIGINAL LOT LINES
- FENCE LINE
- PROPERTY LINE
- LOT LINE
- EDGE OF PAVEMENT
- STONE WALL
- GAS
- WATER
- DRAIN LINE
- (E) BUILDING
- CONCRETE
- FLAGSTONE AND MORTAR

CARMELO STREET

AC PAVEMENT

MIN. 36" ASPHALT APRON PER CITY STANDARD MAX. DRIVEWAY WIDTH 14'-0"

AC PAVEMENT

S00°00'00"W 39.97'

DAYLIGHT 4" DIA. MIN. BELOW GRADE PERIMETER & RUNOFF DRAINS - PROVIDE SILT TRAP FOR ALL DRAIN OUTLETS IN PUBLIC RIGHT-OF-WAY. VERIFY DRAIN DISCHARGE POINT

HOUSE

PATIO

15 KW GENERATOR INSTALL PER MANUFACTURE RECOMMENDATIONS

ELECTRIC METER, TEL, TV

N89°53'34"E 99.96'

NOTE: CORNERS WILL BE SURVEYED & DOCUMENTATION THAT THE HOUSE PLACEMENT IS IN COMPLIANCE WITH THE APPROVED PLAN SHALL BE PROVIDED TO THE CITY OF CARMEL-BY-THE-SEA BUILDING SAFETY DIVISION PRIOR TO FOUNDATION PLACEMENT

S00°01'43"E 39.94'

FOUND 3/4" IRON PIPE LS 4986 AT N66°37'13"W 0.39'

15'-0" 4' WOOD FENCE

(N) 6' WOOD FENCE TO BACK PROPERTY LINE

24" CYPRESS

PLANTING

31'-9"

20'-0"

2 (N) 6" Ø MONTEREY PINE

OAKS 8"-14" 1 - PER SITE ASSESMENT 10/25/13

F.F. = 120.0

Wood Fence on Top of Wood Retaning Wall, 0.5' to 4' High

FIRE PIT

BBQ

PERMEABLE SAND SET FLAGSTONE PAVERS

2 TREES 4"-6"

S00°01'43"E 69.88'

20" PINE

12" TREE

S00°00'00"W 69.96'

12" MAX. HT. STONE YARD WALL

Attachment 3

TURF

18" OAK

PERMEABLE SAND SET PAVER DRIVEWAY

12" OAK

14" OAK

(E) WALL (N) STONE TO REMAIN TYP.

RELOCATE (E) GROUND ELECTRIC, TEL, TV

NOTE: MASTER BEDROOM RAKE PROJECTION SHALL BE AT OR BEHIND ℄ OF ADJACENT VIEW WINDOW

NOTE: THE GROUND 10'-0" FROM THE STRUCTURE IN ALL DIRECTIONS SHOULD BE SLOPED 5% MIN. AWAY FROM THE STRUCTURE. IN ALL LOCATIONS WHERE THIS CANNOT BE ACHIEVED, SUBSURFACE DRAINAGE DISCHARGING AWAY FROM BEARING SOILS SHALL BE PLACED.

15'-0" (N) 4' WOOD FENCE

(N) 6' WOOD FENCE TO BACK PROPERTY LINE

6" METAL PIPE OUTLET

LINE OF ROOF OVERHANG

RELOCATE (E) ELECTRICAL PANEL FROM THIS LOCATION

N89°50'49"E 99.99'

℄ OF VIEW WINDOW

SET NAIL AND TAG ON FENCE ALONG PROPERTY LINE 1.00' AWAY FROM SE PROPERTY CORNER

8" MADRONE

DECK/ CARPORT

DAYLIGHT 4" DIA. MIN. BELOW GRADE PERIMETER & RUNOFF DRAINS - PROVIDE SILT TRAP FOR ALL DRAIN OUTLETS IN PUBLIC RIGHT-OF-WAY

HOUSE

36" PINE

SITE / DRAINAGE PLAN

SCALE: 1" = 5'-0"

0 5 10

NOTES:

1. ELEVATIONS SHOWN ARE BASED ON THE SURVEY BY POLARIS CONSULTING FOR ISSACHER OHANA DATED AUGUST 9, 2013.
2. CONTOUR INTERVAL = ONE FOOT.
3. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 2" ARE NOT SHOWN.

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1"=5'-0"
DRAWN:	LL
JOB NUMBER:	23.10

REVISION

1	PLANNING COMMENT 04/10/24
2	PLANNING COMMENT 08/02/24

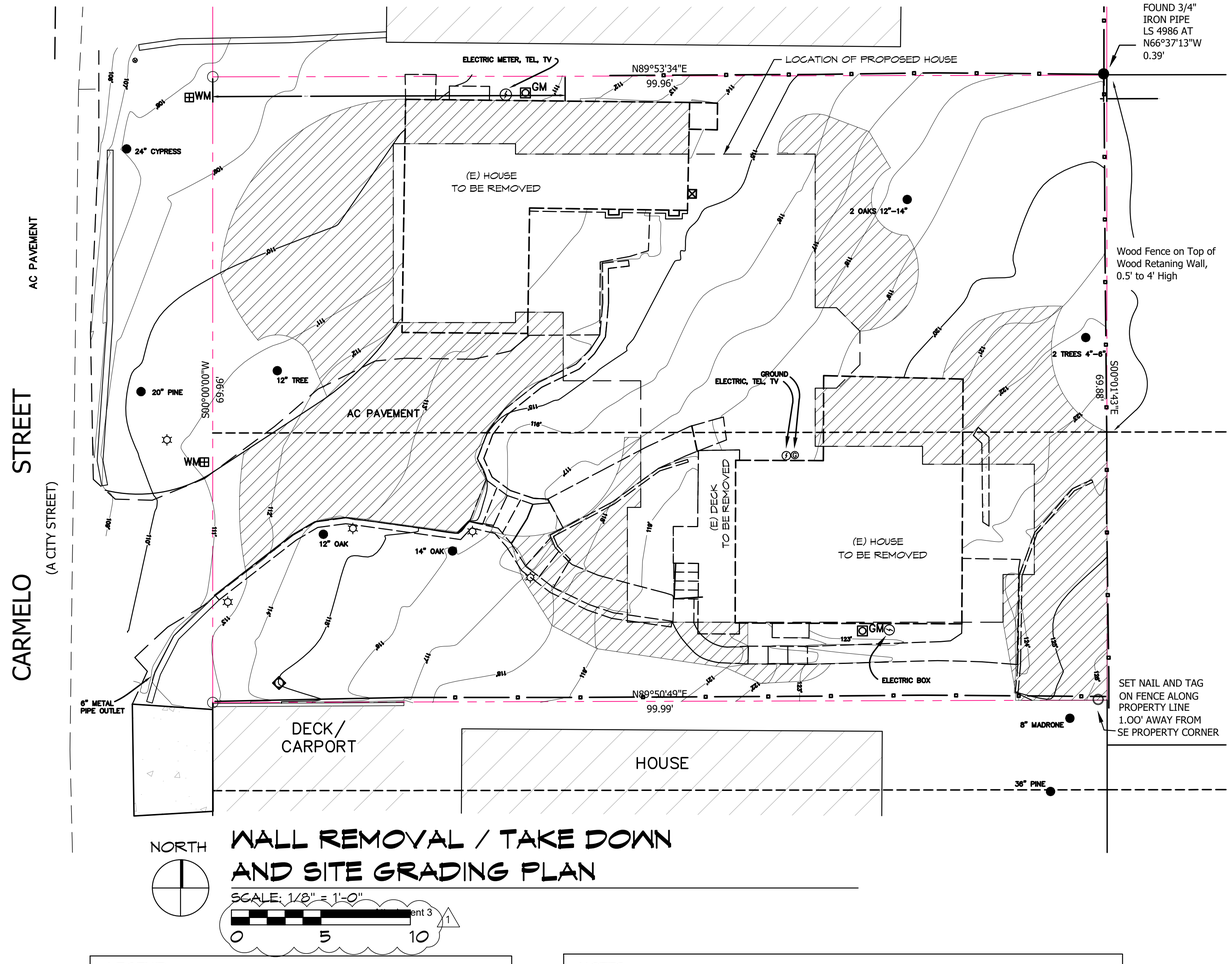
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
RENEWAL DATE: SEP 30 2025
STATE OF CALIFORNIA

SITE / DRAINAGE PLAN

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A1.1



NORTH

WALL REMOVAL / TAKE DOWN AND SITE GRADING PLAN

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

0 5 10

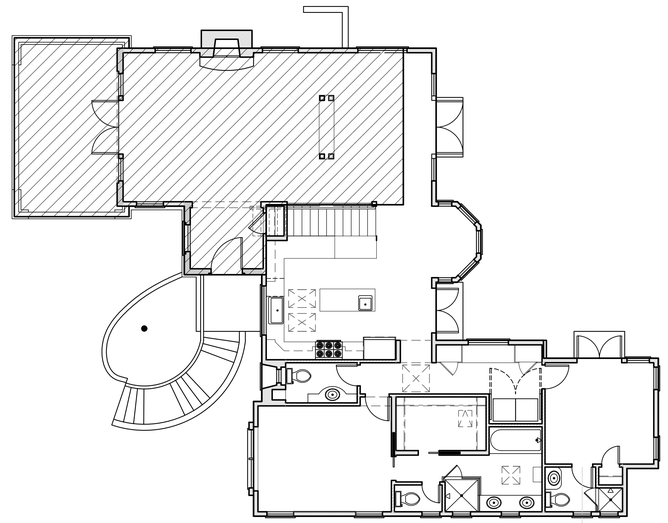
LEGEND

- EXISTING STRUCTURE TO BE REMOVED
- EXISTING PAVING/DECK TO BE REMOVED
- EXISTING FENCE/STEPS TO BE REMOVED
- AREA OF GRADING OUTSIDE FOOTINGS (LESS THAN 15 C.Y. CUT, 15 C.Y. FILL)

NOTES:
1. ALL ADDL. GRADING CUT & FILL OCCURS IN LOCATION OF NEW FOOTINGS.
2. NO GRADING OFF SITE OR IN PUBLIC RIGHT OF WAY.

EXISTING EXTERIOR STRUCTURAL WALLS PROPOSED FOR DEMOLITION, REMOVAL OR RECONSTRUCTION = 100%

MAIN FLOOR: EXISTING/DEMO - 210 LINEAR FEET



NORTH

FLOOR LEVEL MAP

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

0 5 10

LEGEND

- AREA OF MAIN LEVEL
- AREA OF LOWER LEVEL THAT IS COMPLETELY OVERLAPPED BY MAIN LEVEL (NOTE: 100% OF LOWER LEVEL IS OVERLAPPED BY FIRST LEVEL)

FLOOR AREA TABLE

MAIN FLOOR: 1,867 S.F.
LOWER FLOOR (INCLUDING GARAGE): 864 S.F.
AREA OF LOWER FLOOR THAT IS OVERLAPPED BY FIRST FLOOR: 864 S.F.

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	AS_NOTED
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	
1 PLANNING COMMENT	04/10/24

LICENSED ARCHITECT J. CRAIG HOLDREN C-12768 REN SEP 30 2025 STATE OF CALIFORNIA

WALL REMOVAL PLN., FLR. LEVEL MAP

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A1.2

Attachment 3



EXISTING CARMELO STREET PROFILE - WEST ELEVATION

SCALE: ⅛"=1'-0"

0 5 10



PROPOSED CARMELO STREET PROFILE - WEST ELEVATION

SCALE: ⅛"=1'-0"

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

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DRAWN:	SGC
JOB NUMBER:	23.10
REVISION	
1	PLANNING COMMENT 04/10/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
Renewal Date
SEP 30 2025
STATE OF CALIFORNIA

EXISTING AND PROPOSED STREET ELEV.

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A1.3

INSULATION NOTES

1. ROOF INSULATION SHALL BE CIMA APPROVED BLOWN-IN CELLULOSE INSULATION BY U.S. GREENFIBER, LLC/ OR 'HMI HAMILTON MANUFACTURING, INC.' OR APPROVED EQUAL AND SHALL MEET ASTM E-119 REQUIREMENTS FOR FIRE RESISTANCE IN RESIDENTIAL INSULATION - (REQUIRES NO VENTILATION)
2. BATT INSULATION SHALL BE PROVIDED IN ALL WALLS AND UNDERFLOOR CAVITIES

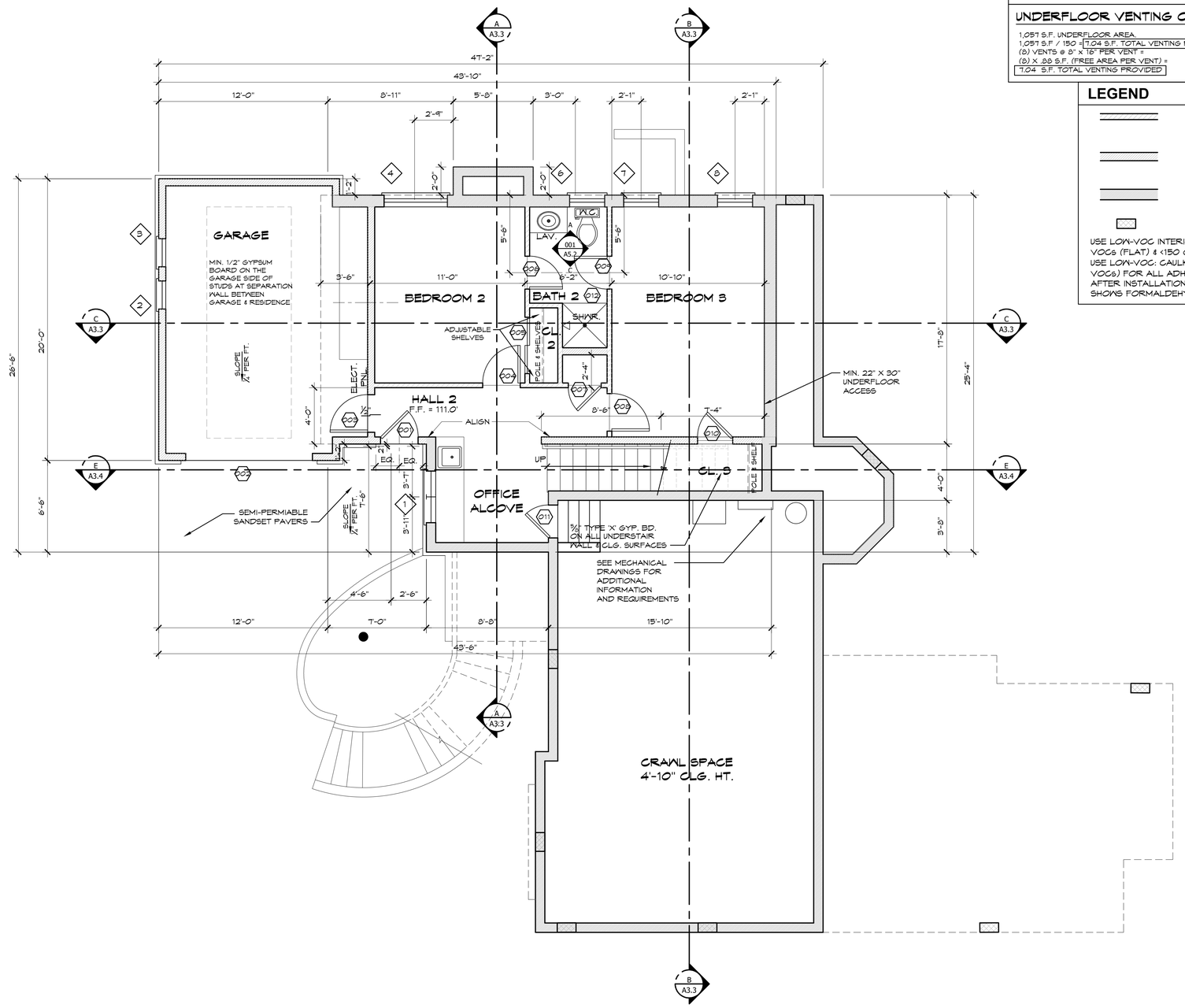
UNDERFLOOR VENTING CALCULATIONS:

1,057 S.F. UNDERFLOOR AREA.
1,057 S.F. / 150 = 7.04 S.F. TOTAL VENTING REQUIRED
(8) VENTS @ 8" x 16" PER VENT =
(8) X .88 S.F. (FREE AREA PER VENT) =
7.04 S.F. TOTAL VENTING PROVIDED

LEGEND

- (N) 2X4 STUDS @ 16" O.C. U.O.N. W/ ⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- (N) 2X6 STUDS @ 16" O.C. U.O.N. W/ ⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- (N) 2X8 STUDS @ 16" O.C. U.O.N. W/ ⅝" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT
- 8"X16" UNDERFLOOR VENT (TYP. OF 8)

USE LOW-VOC INTERIOR WALL/CEILING PAINTS (<50 GPL VOCs (FLAT) & <150 GPL VOCs (NON-FLAT))
USE LOW-VOC CAULK & CONST. ADHESIVES (<70 GPL VOCs) FOR ALL ADHESIVES
AFTER INSTALLATION OF FINISHES, TEST OF INDOOR AIR SHOWS FORMALDEHYDE LEVEL <27PPB



Attachment 3

N

LOWER FLOOR PLAN

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

LOWER FLOOR PLAN

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A2.1

LEGEND

(N) 2X4 STUDS @ 16" O.C. U.O.N. W/5/8" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT

(N) 2X6 STUDS @ 16" O.C. U.O.N. W/5/8" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT

(N) 2X8 STUDS @ 16" O.C. U.O.N. W/5/8" TYPE 'X' G.W.B. - TAPE TEXTURE & PAINT

USE LOW-VOC INTERIOR WALL/CEILING PAINTS (<50 GPL VOCs (FLAT) & <150 GPL VOCs (NON-FLAT))
USE LOW-VOC: CAULK & CONST. ADHESIVES (<70 GPL VOCs) FOR ALL ADHESIVES
AFTER INSTALLATION OF FINISHES, TEST OF INDOOR AIR SHOWS FORMALDEHYDE LEVEL <27PPB

DECK
11'-0" X 19'-0"

GREAT ROOM
23'-6" X 16'-8"

DINING
11'-0" X 16'-8"

FLAGSTONE LANDING

FOYER
F.F. = 120.0

COAT CL.

BREAKFAST
8'-0" X 8'-0"

KITCHEN
18'-6" X 13'-6"

ENERGY STAR DISHWASHER

D.W.

SINK

STOVE

SINK HOOD ABOVE - VENT TO EXTERIOR

REF.

42" H RAIL

ENTRY STEPS - 12 RISERS TOTAL SEE SITE PLAN FOR GRADES

FONDER
8'-0" X 4'-6"

LINEN

LINEN

HALL 1

18"x22" ATTIC ACCESS

LAUNDRY

W/D

NOTE: RECESS ALL ELECTRICAL AND PLUMBING CONNECTIONS IN WALL TO ALLOW FOR FLUSH INSTALLATION OF WASHER AND DRYER UNIT

BEDROOM 1
12'-2" X 11'-4"

M. CLOSET
7'-4" X 6'-0"

MASTER
15'-6" X 11'-10"

M. BATH
16'-0" X 6'-4"

TUB/ SHWR.

SHWR.

LAV.

LAV.

W.C.

BATH 1
8'-8" X 5'-0"

CL. 1

W.C.

SHWR.

NOTE: TUB/SHOWER SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE INDIV. CONTROL VALVES

TEMP. GL.

THRESHOLD = 1/2" MAX.

SLOPE 1/4" PER FT.

3'-0" FLGSTNE. LANDING

ALIGN

DN.

ABOVE

MAIN FLOOR PLAN

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
REN 10 2025
Renewal Date
STATE OF CALIFORNIA

MAIN FLOOR PLAN

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A2.2

Attachment 3

Attachment 3

GENERAL ROOF DETAIL SHEET NOTES

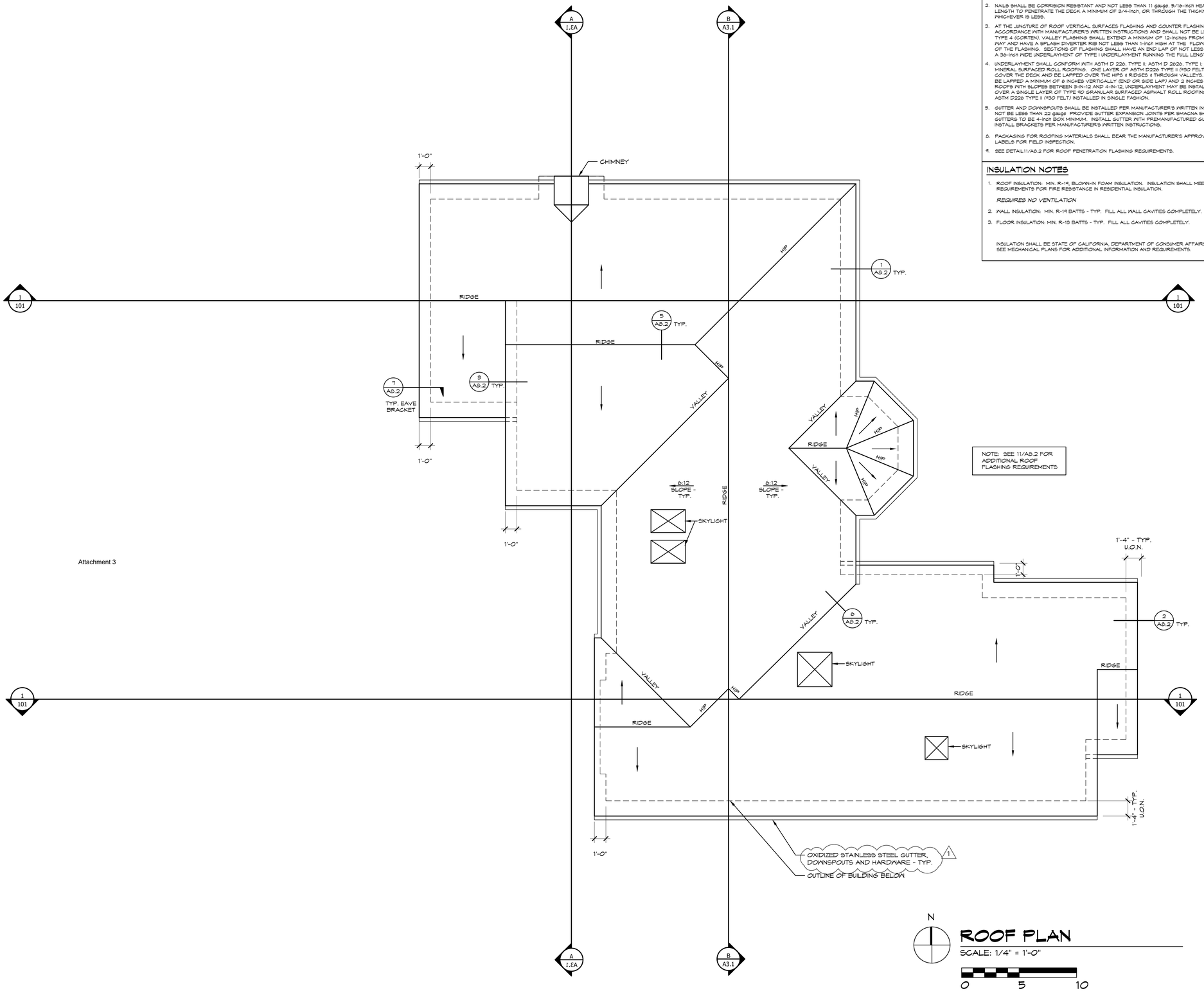
1. ROOF TILE SHALL BE TYPE 'A' FIRE-RESISTANT AND SHALL COMPLY WITH ASTM C 1492.
2. NAILS SHALL BE CORRISION RESISTANT AND NOT LESS THAN 11 gauge, 5/16-inch HEAD AND OF SUFFICIENT LENGTH TO PENETRATE THE DECK A MINIMUM OF 3/4-inch, OR THROUGH THE THICKNESS OF THE DECK WHICHEVER IS LESS.
3. AT THE JUNCTURE OF ROOF VERTICAL SURFACES FLASHING AND COUNTER FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHALL NOT BE LESS THAN 22 gauge A606 TYPE 4 (CORTEN). VALLEY FLASHING SHALL EXTEND A MINIMUM OF 12-inches FROM THE CENTERLINE EACH WAY AND HAVE A SPLASH DIVERTER RIB NOT LESS THAN 1-inch HIGH AT THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4-inches. PROVIDE A 36-inch WIDE UNDERLAYMENT OF TYPE I UNDERLAYMENT RUNNING THE FULL LENGTH OF THE VALLEY.
4. UNDERLAYMENT SHALL CONFORM WITH ASTM D 226, TYPE II; ASTM D 2626, TYPE I; OR ASTM D 249 MINERAL SURFACED ROLL ROOFING. ONE LAYER OF ASTM D226 TYPE II (#30 FELT) WILL COMPLETELY COVER THE DECK AND BE LAPPED OVER THE HIPS & RIDGES 4 THROUGH VALLEYS. UNDERLAYMENT WILL BE LAPPED A MINIMUM OF 6 INCHES VERTICALLY (END OR SIDE LAP) AND 2 INCHES HORIZONTALLY. FOR ROOFS WITH SLOPES BETWEEN 3-IN-12 AND 4-IN-12, UNDERLAYMENT MAY BE INSTALLED AS ABOVE OR OVER A SINGLE LAYER OF TYPE 90 GRANULAR SURFACED ASPHALT ROLL ROOFING OR TWO LAYERS OF ASTM D226 TYPE II (#30 FELT) INSTALLED IN SINGLE FASHION.
5. GUTTER AND DOWNSPOUTS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND SHALL NOT BE LESS THAN 22 gauge. PROVIDE GUTTER EXPANSION JOINTS PER SMACNA SHEET METAL MANUAL. GUTTERS TO BE 4-inch BOX MINIMUM. INSTALL GUTTER WITH PREMANUFACTURED GUTTER BRACKETS, INSTALL BRACKETS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
8. PACKAGING FOR ROOFING MATERIALS SHALL BEAR THE MANUFACTURER'S APPROVED TESTING AGENCY'S LABELS FOR FIELD INSPECTION.
9. SEE DETAIL11/A8.2 FOR ROOF PENETRATION FLASHING REQUIREMENTS.

INSULATION NOTES

1. ROOF INSULATION: MIN. R-19, BLOWN-IN FOAM INSULATION. INSULATION SHALL MEET ASTM E-119 REQUIREMENTS FOR FIRE RESISTANCE IN RESIDENTIAL INSULATION.

   REQUIRES NO VENTILATION
2. WALL INSULATION: MIN. R-14 BATTS - TYP. FILL ALL WALL CAVITES COMPLETELY.
3. FLOOR INSULATION: MIN. R-13 BATTS - TYP. FILL ALL CAVITIES COMPLETELY.

INSULATION SHALL BE STATE OF CALIFORNIA, DEPARTMENT OF CONSUMER AFFAIRS APPROVED. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



NOTE: SEE 11/A8.2 FOR ADDITIONAL ROOF FLASHING REQUIREMENTS

N

ROOF PLAN

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	
1	PLANNING COMMENT 04/10/24

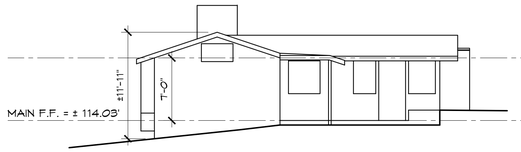
LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

ROOF PLAN

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A2.5

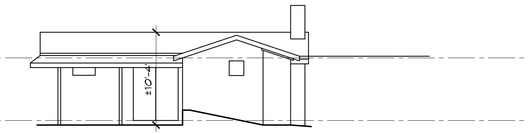
Attachment 3



SOUTH ELEVATION (HOUSE #1)

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

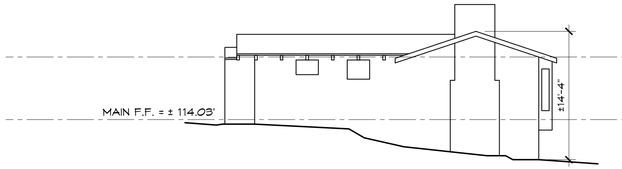
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EAST ELEVATION (HOUSE #1)

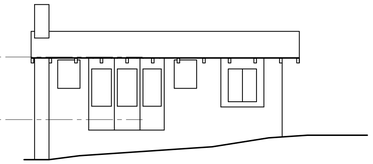
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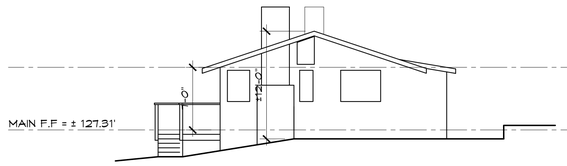
NORTH ELEVATION (HOUSE #1)

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



WEST ELEVATION (HOUSE #1)

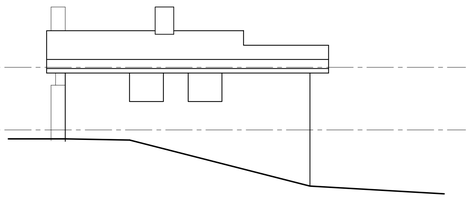
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (HOUSE #2)

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

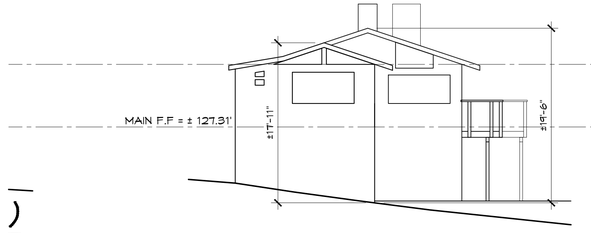
0 5 10



EAST ELEVATION (HOUSE #2)

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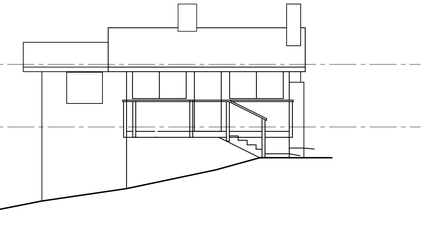
0 5 10



NORTH ELEVATION (HOUSE #2)

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

0 5 10



WEST ELEVATION (HOUSE #2)

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

0 5 10

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1/8"=1'-0"
DRAWN:	SGC
JOB NUMBER:	23.10
REVISION	
1	PLANNING COMMENT 04/10/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
No. C-12268
Renewal Date
SEP 30 2025
STATE OF CALIFORNIA

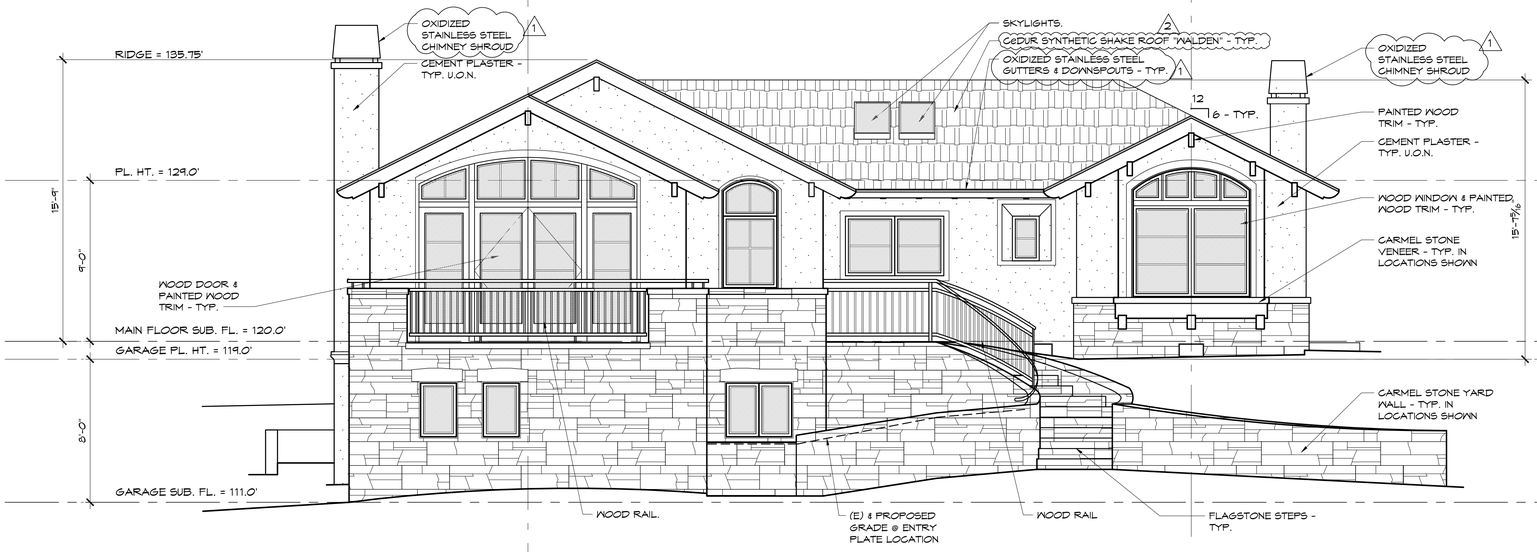
EXISTING EXTERIOR ELEVATIONS

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A3.0

1



WEST ELEVATION

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



NORTH ELEVATION

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

0 5 10

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

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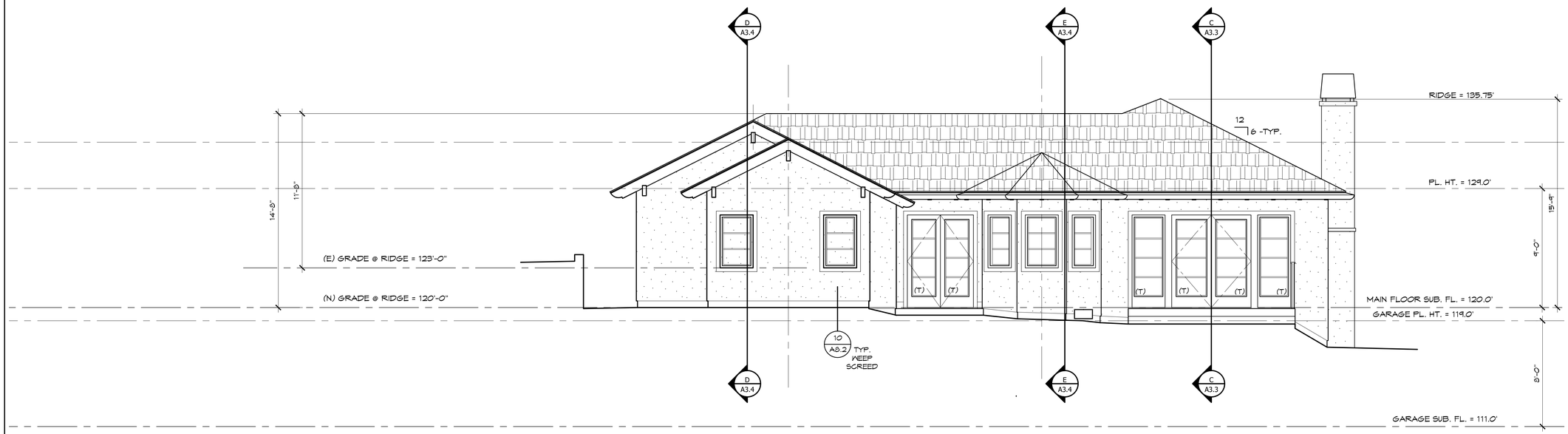
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SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	
1 PLANNING COMMENT	04/10/24
2 PLANNING COMMENT	08/02/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-17268
Renewal Date SEP 30 2025
STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

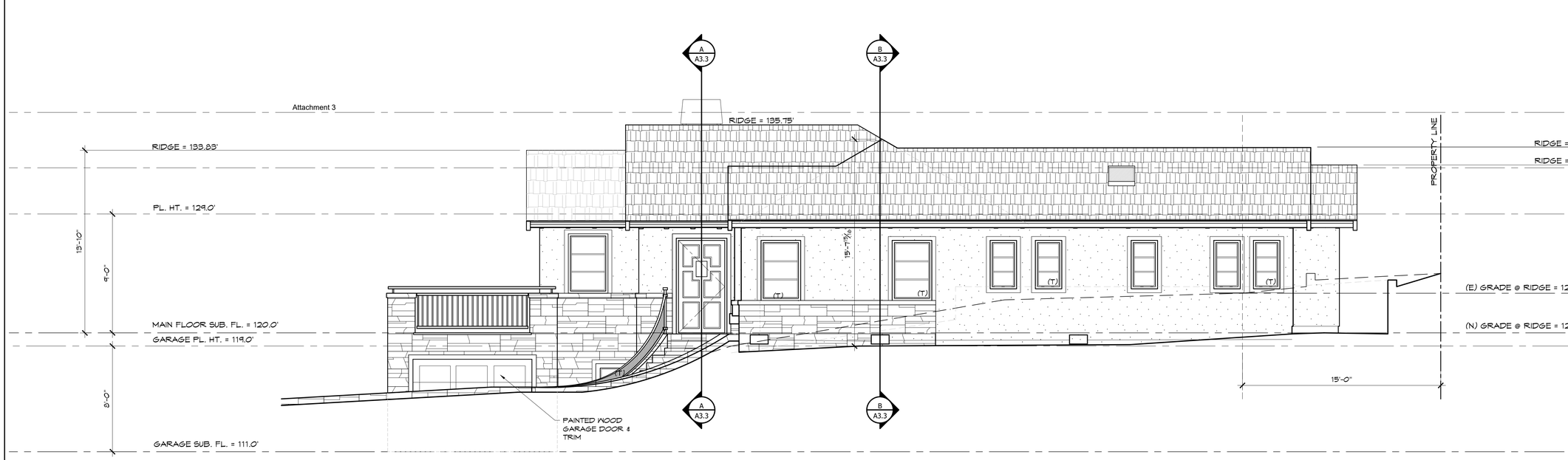
NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A3.1



EAST ELEVATION

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



SOUTH ELEVATION

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

0 5 10

Attachment 3

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

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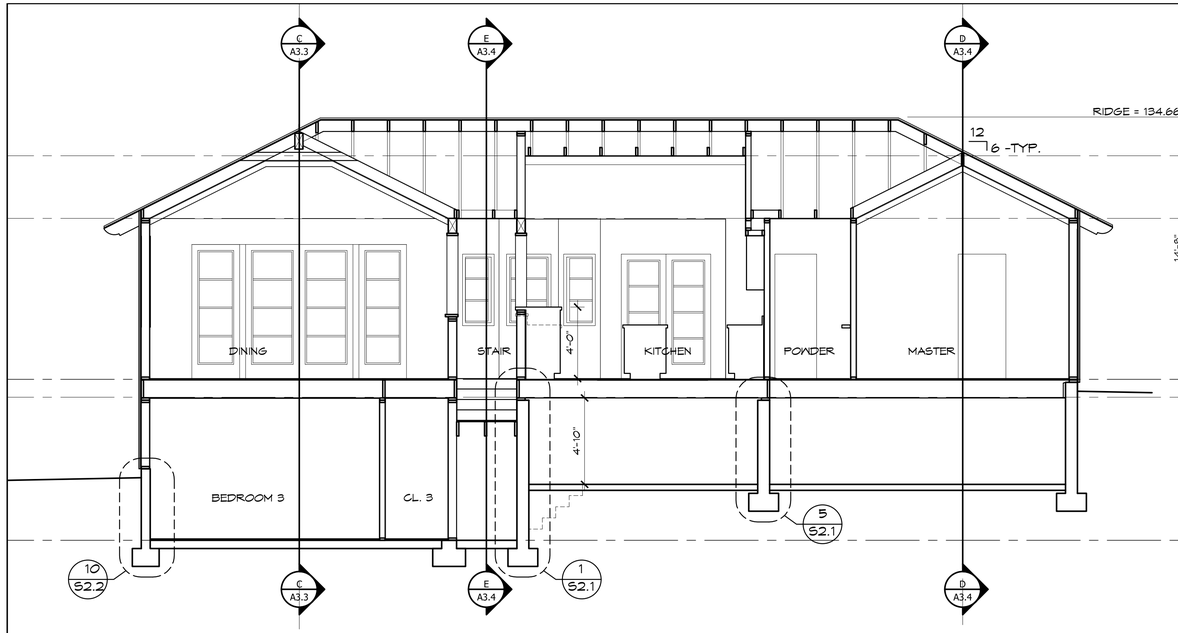
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SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
Date of Expiration: SEP 30 2025
STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

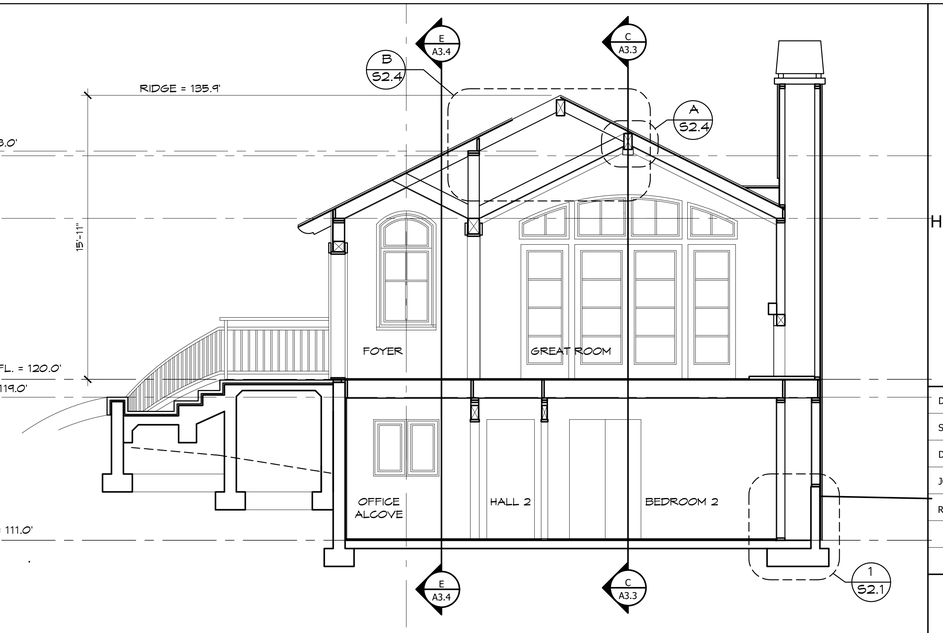
NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A3.2



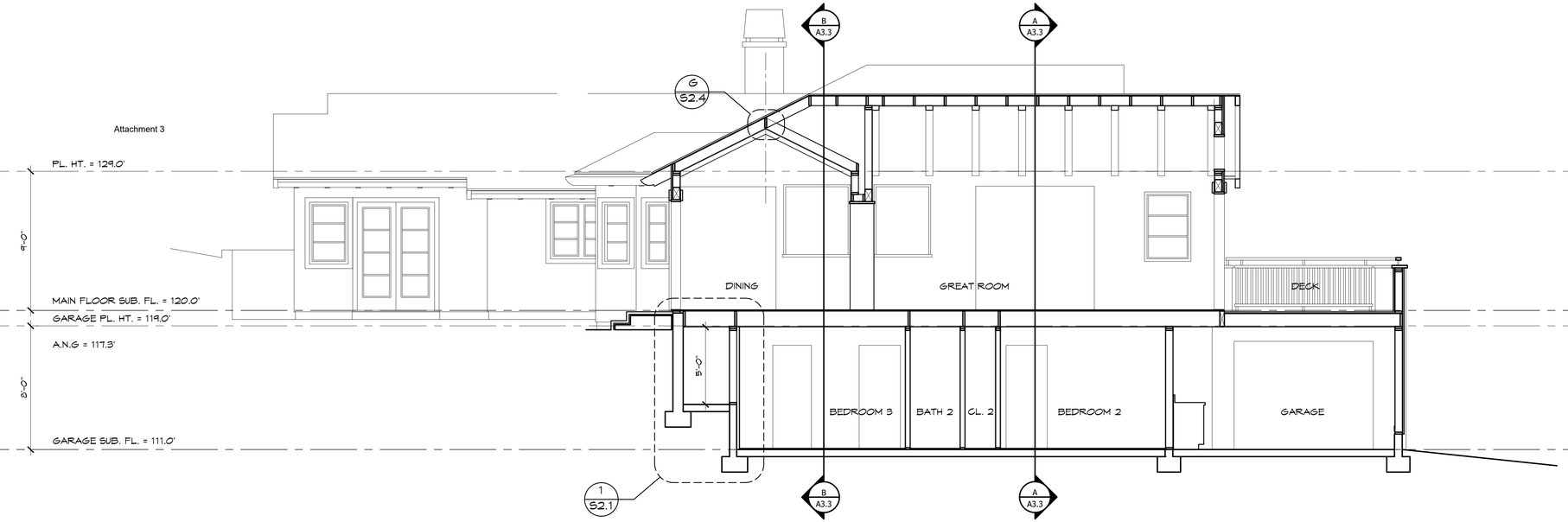
B BUILDING SECTION

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



A BUILDING SECTION

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



C BUILDING SECTION

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

Attachment 3

HOLDREN+LIETZKE
ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	1/4"=1'-0"
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

BUILDING SECTIONS

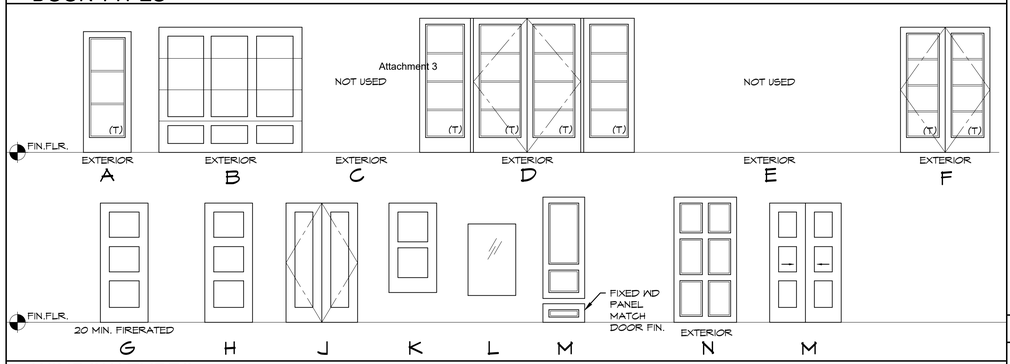
NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

A3.3

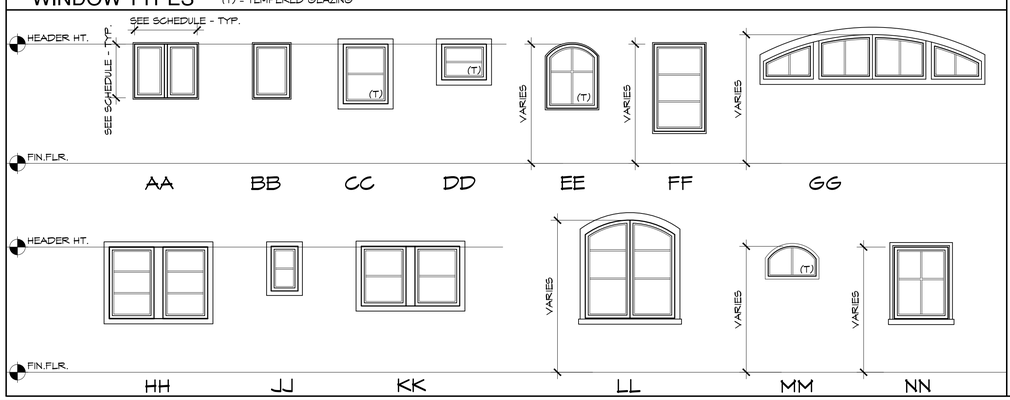
DOOR SCHEDULE

	MARK	TYPE			NOMINAL DIMENSIONS WIDTH	HEIGHT	MIN. THK.	GLAZING	FINISH	FRAME	CORE	HARDWARE	DETAILS (SEE SHEET A4.2 U.O.N.) HEAD	JAMB	THRESH	REMARKS
LOWER FLOOR	001	EXTERIOR	A	LOWER FLOOR ENTRY DOOR	2'-8"	6'-8"	2-1/4"	TEMP. GLAZING	PAINTED	PAINTED WOOD	S.C.	ENTRY			8 SIM.	TEMPERED GLAZING. SEE DOOR NOTE 3.
	002	EXTERIOR	B	SECTIONAL GARAGE DOOR	9'-0"	7'-0"	PER. MFR.	N/A	PAINTED	PAINTED WOOD	S.C.	PER. MFR.				CUSTOM GARAGE DOOR W/ ELECTRIC OPENER
	003	INTERIOR	G	HALL 2	2'-8"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	ENTRY				20 MIN. FIRE RATED DOOR, SELF-CLOSING W/SMOKE SEALS
	004	INTERIOR	H	BEDROOM 2	2'-8"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	005	INTERIOR	M	CLOSET 2	PR. 2'-0"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	006	INTERIOR	H	BATH 2	2'-4"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	007	INTERIOR	H	HALL 2 CLOSET	2'-4"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	008	INTERIOR	H	BEDROOM 3	2'-8"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	009	INTERIOR	H	BATH 2	2'-4"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	010	INTERIOR	H	CLOSET 3	2'-6"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	011	INTERIOR	K	MECH./UNDRFLR ACCESS	2'-4"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	012	SHOWER	L	SHOWER	2'-0"	6'-8"	3/8"	TEMP. GLAZING	-	FRAMELESS	-	PER. MFR.				TEMPERED GLAZING. SEE DOOR NOTE 3.
MAIN FLOOR	101	EXTERIOR	N	FRONT DOOR	3'-6"	7'-0"	2-1/4"	TEMP. GLAZING	PAINTED	PAINTED WOOD	S.C.	ENTRY			8 SIM.	TEMPERED GLAZING. SEE DOOR NOTE 3. W/ INDW #11
	102	EXTERIOR	D	OUTSWING W/ SIDELITES	12'-0" W/ FR. 3'-0"	7'-6"	1-3/4"	TEMP. GLAZING	PAINTED	PAINTED WOOD	S.C.	ENTRY	13	14	15	W/ SIDELITES - SEE ELEVATION. TEMP GLAZING. SEE DOOR NOTE 3.
	103	EXTERIOR	D	OUTSWING W/ SIDELITES	12'-0" W/ FR. 3'-0"	7'-0"	1-3/4"	TEMP. GLAZING	PAINTED	PAINTED WOOD	S.C.	ENTRY	13	14	16 TYP.	W/ SIDELITES - SEE ELEVATION. TEMP GLAZING. SEE DOOR NOTE 3.
	104	EXTERIOR	F	KITCHEN	PR. 2'-6"	7'-0"	1-3/4"	TEMP. GLAZING	PAINTED	PAINTED WOOD	S.C.	ENTRY	13	14	16 TYP.	TEMPERED GLAZING. SEE DOOR NOTE 3.
	105	EXTERIOR	F	BEDROOM 1	PR. 2'-6"	7'-0"	1-3/4"	TEMP. GLAZING	PAINTED	PAINTED WOOD	S.C.	ENTRY	13	14	16 TYP.	TEMPERED GLAZING. SEE DOOR NOTE 3.
	106	INTERIOR	L	SHOWER	2'-0"	6'-8"	3/8"	TEMP. GLAZING	-	FRAMELESS	-	PER. MFR.				TEMPERED GLAZING. SEE DOOR NOTE 3.
	107	INTERIOR	M	COAT CLOSET	2'-4"	6'-8"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	108	INTERIOR	H	BEDROOM 1	2'-8"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	109	INTERIOR	H	BATH 1	2'-4"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	110	INTERIOR	H	CLOSET 1	2'-0"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	111	INTERIOR	J	LAUNDRY	PR. 2'-10.5"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE				
	112	INTERIOR	H	MASTER BEDROOM	2'-8"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	113	INTERIOR	H	POCKET DOOR	2'-8"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY	-	-	-	POCKET DOOR - SEE 10/A4.2 FOR DETAILS
	114	INTERIOR	H	POCKET DOOR	2'-4"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PASSAGE	-	-	-	POCKET DOOR - SEE 10/A4.2 FOR DETAILS
	115	INTERIOR	H	WATER CLOSET	2'-4"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	116	INTERIOR	H	POWDER ROOM	2'-4"	7'-0"	1-3/4"	N/A	PAINTED	PAINTED WOOD	S.C.	PRIVACY				
	117	INTERIOR	L	SHOWER	2'-0"	6'-8"	3/8"	TEMP. GLAZING	-	FRAMELESS	-	PER. MFR.				TEMPERED GLAZING DOOR & ENCLOSURE. SEE DOOR NOTE 3.

DOOR TYPES (T) = TEMPERED GLAZING



WINDOW TYPES (T) = TEMPERED GLAZING



WINDOW NOTES

1. ALL CASEMENT WINDOWS SHALL PIVOT TO FACILITATE CLEANING THE EXTERIOR FROM THE INTERIOR.
2. AT DOUBLE PANE WINDOWS WITH OBSCURE GLASS INTERIOR GLAZING CAN BE CLEAR TEMPERED WITH THE EXTERIOR BEING UN-TEMPERED OBSCURE.
3. ALL DETAILS REFER TO SHEET A5.1 UNLESS OTHERWISE INDICATED.
4. SEE FLOOR PLANS FOR WINDOW LOCATIONS.
5. SEE EXTERIOR ELEVATIONS FOR WINDOW MUNTINS, MULLIONS, OPERATION, ETC.
6. ALL DIVIDERS TO BE TRU DIVIDERS.
7. WINDOW SIZES INDICATED ARE APPROXIMATE AND MAY BE ALTERED SLIGHTLY TO MEET MANUFACTURED STANDARD DIMENSIONS.
8. ALL OPERATING SASH TO HAVE SCREENS.
9. ALL BEDROOMS SHALL HAVE AT LEAST ONE WINDOW THAT MEETS EMERGENCY EGRESS REQUIREMENTS, I.E. A MINIMUM CLEAR OPENING OF 5.7 S.F., A NET OPENING WIDTH OF 1'-0", A HEIGHT OF 2'-0" AND A MAXIMUM SILL HEIGHT OF 3'-0" ABOVE FINISH FLOOR.
10. SEE SPECIFICATIONS FOR TECHNICAL DATA, FINISHES, HARDWARE, WEATHERSTRIPPING, ETC.
11. CONTRACTOR IS RESPONSIBLE FOR REVIEWING FLOOR PLANS AND EXTERIOR ELEVATIONS FOR VERIFICATION OF NUMBER AND LOCATION OF ALL SASH HEREIN SCHEDULED.
12. DETAILS INDICATE FIXED SASH. SEE SCHEDULE AND EXTERIOR ELEVATIONS FOR OPERATION.
13. WALL WIDTHS VARY - VERIFY WALL DIMENSIONS PRIOR TO MANUFACTURING WINDOWS.

GLAZING NOTES

1 VERIFY ROUGH OPENINGS WITH WINDOW MFR. PRIOR TO FRAMING WINDOW OPENINGS.

2 EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF GLASS. LABELS MAY BE OMITTED FROM OTHER THAN SAFETY GLAZING MATERIALS UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL. TO QUALIFY AS GLASS WITH SPECIAL PERFORMANCE CHARACTERISTICS, EACH UNIT OF LAMINATED, HEAT STRENGTHENED, TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION OF TEMPERED GLASS SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.

3 ALL WINDOWS DOUBLE INSULATED CLEAR "LOW-E II", ARGON FILLED.

4 INDIVIDUAL GLAZED AREAS IN HAZARDOUS LOCATIONS SHALL PASS THE TEST REQUIREMENTS OF CONSUMER PRODUCTS SAFETY COMMISSION 16-CFR OR BY COMPARATIVE TEST SHALL BE PROVEN TO PRODUCE AT LEAST EQUIVALENT PERFORMANCES. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING:

A. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS.

B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.

C. GLAZING IN ALL UNFRAMED SWINGING DOORS.

D. GLAZING IN DOORS AND TUB ENCLOSURES. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING A SHOWER OR TUB COMPARTMENT WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN OUTLET.

E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE.

F. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT HAS AN EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT., THE BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR, TOP EDGE GREATER THAN 36" ABOVE THE FLOOR, WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE GLAZING.

5 VERIFY SWING HAND OF OPERABLE WINDOWS, SEE A3.1 & A3.2 BUILDING ELEVATIONS.

6 EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPENABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF A KEY OR TOOL. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

7 PROVIDE JAMBS EXTENSIONS TO MATCH WALL THICKNESS SHOWN.

8 CONTRACTOR SHALL VERIFY DIVIDED LIGHT CONFIGURATION & MFR. AVAILABILITY FOR EACH WINDOW PRIOR TO ORDER.

DOOR NOTES

HARDWARE NOTES:
ALL DOORS SHALL COMPLY WITH THE FOLLOWING, U.O.N. :

1. ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
2. SHALL HAVE HARDWARE MOUNTED 30" TO 44" ABOVE FINISH FLOOR.
3. THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
4. PROVIDE 4" X 4" BUTTS ON ALL DOORS.
5. ALL HARDWARE TO HAVE FINISH PER OWNER
6. ALL FIRE RATED DOORS SHALL HAVE PEMKO 588D (OR EQUAL) SMOKE SEALS.

DOOR NOTES:

1. SEE EXTERIOR ELEVATIONS FOR DOOR OPERATION
2. ALL DOOR GLAZING TO BE TEMPERED:
   S.G. = STAIN GRADE
   P.G. = PAINT GRADE
   MFR. = MANUFACTURER
3. TEMPERED GL. - A PERMANENT LABEL PER CBC SECTION 2406.2 SHALL IDENTIFY EACH LITE OF SAFETY GLAZING
4. VERIFY ROUGH OPENINGS WITH DOOR MFR. PRIOR TO FRAMING DOOR OPENINGS.
5. PROVIDE JAMB EXTENSIONS TO MATCH WALL THICKNESS SHOWN.

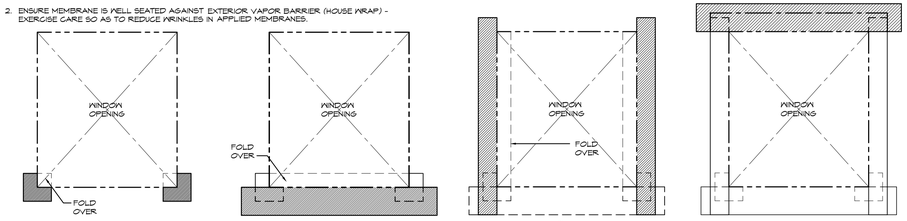
WINDOW SCHEDULE

NOTES: 1. (T) = TEMPERED GLAZING
2. PELLA "ARCHITECT SERIES" COLOR-FRENCH ROAST WOOD WINDOWS OR EQUAL U.O.N. - VERIFY WITH OWNER

	MARK		TYPE	NOMINAL DIMS (WIDTH x HEIGHT)	HEAD HT. (ABV. F.F.)	FRAME/FINISH	GLAZING	LOW e	DETAILS - SEE SHEET A4.2 U.O.N. HEAD	JAMB	SILL	REMARKS
LOWER FLOOR	1	AA	DOUBLE CASEMENT UNIT	3'-8" X 3'-0"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e	5	6	7	
	2	BB	CASEMENT	2'-0" X 3'-0"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e				
	3	BB	CASEMENT	2'-0" X 3'-0"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e				
	4	KK	DBL. CASEMENT UNIT	PR. 2'-4" X 3'-4"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e	5 SIM.	6 SIM.	4	EGRESS INDW - CONTRACTOR & INDW MFR. TO VERIFY THAT INDW COMPLIES W/ CURRENT CBC REQMTS. - SEE NOTE 9
	5		NOT USED									
	6	CC	CASEMENT	2'-6" X 3'-4"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e	5 SIM.	6 SIM.	4	FIRREGLASS WINDOW FRAME, TEMPERED GLAZING TEMPERED GLAZING. SEMI-OPAQUE.
	7	CC	CASEMENT	2-6" X 3'-4"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e	5 SIM.	6 SIM.	4	EGRESS INDW - CONTRACTOR & INDW MFR. TO VERIFY THAT INDW COMPLIES W/ CURRENT CBC REQMTS. - SEE NOTE 9
	8	CC	CASEMENT	2-6" X 3'-4"	6'-8"	PAINTED WOOD	DOUBLE INSULATED	LOW e	5 SIM.	6 SIM.	4	TEMPERED GLAZING
MAIN FLOOR	11		NOT USED									
	12	NN	CASEMENT	3'-0" X 4'-0"	T-O"	PAINTED WOOD	DOUBLE INSULATED	LOW e				
	13	MM	FIXED	3'-0" X 2'-0"	V.I.F./ ARCHED	PAINTED WOOD	DOUBLE INSULATED	LOW e				ARCHED WINDOW - SEE ELEVATIONS.
	14	FF	CASEMENT	3'-0" X 4'-6"	T'-6"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	15	GG	FIXED TRANSOM	12'-2" X 2'-6"	V.I.F./ ARCHED	PAINTED WOOD	DOUBLE INSULATED	LOW e		2		COORDINATE ALIGNMENT W/ DOOR #102 W/ ARCHED WINDOW - SEE ELEVATIONS. TEMPERED GLAZING
	16	HH	DOUBLE CASEMENT UNIT	PR. 2'-0" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	17	HH	DOUBLE CASEMENT UNIT	PR. 2'-0" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	18	HH	DOUBLE CASEMENT UNIT	PR. 2'-9" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	19	FF	FIXED	1'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1		3	
	20	FF	CASEMENT	2'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1		3	
	21	FF	CASEMENT	2'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1		3	
	22	FF	CASEMENT	2'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1		3	
	23	FF	FIXED	1'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1		3	TEMPERED GLAZING
	24	HH	DOUBLE CASEMENT UNIT	PR. 2'-3" X 3'-8"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	25	FF	CASEMENT	2'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	TEMPERED GLAZING
	26	FF	CASEMENT	2'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	27	FF	CASEMENT	2'-6" X 4'-0"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	28	FF	CASEMENT	2'-0" X 3'-8"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e				FIRREGLASS WINDOW FRAME, TEMPERED GLAZING
	29	FF	CASEMENT	2'-0" X 3'-8"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	30	FF	CASEMENT	2'-0" X 3'-8"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e				FIRREGLASS WINDOW FRAME, TEMPERED GLAZING
	31	FF	CASEMENT	2'-0" X 3'-8"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	32	FF	CASEMENT	2'-0" X 3'-8"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	32A	FF	CASEMENT	3'-0" X 4'-6"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	32B	FF	CASEMENT	3'-0" X 4'-6"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	
	33	LL	FIXED	6'-6" X T'-2"	V.I.F./ ARCHED	PAINTED WOOD	DOUBLE INSULATED	LOW e		2	3	ARCHED WINDOW - SEE ELEVATIONS.
	34	JJ	CASEMENT	1'-6" X 2'-6"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e				SKYLIGHT - SEE ELEVATIONS & DETAIL 9/A4.2
	35	KK	DOUBLE CASEMENT UNIT	PR. 2'-9" X 3'-4"	T'-0"	PAINTED WOOD	DOUBLE INSULATED	LOW e	1	2	3	SKYLIGHT - SEE ELEVATIONS & DETAIL 9/A4.2
	36	-	SKYLIGHT	2'-0" X 3'-0"	N/A	PAINTED WOOD	DOUBLE INSULATED	LOW e	-	-	-	SKYLIGHT - SEE ELEVATIONS & DETAIL 9/A4.2
	37	-	SKYLIGHT	2'-0" X 3'-0"	N/A	PAINTED WOOD	DOUBLE INSULATED	LOW e	-	-	-	SKYLIGHT - SEE ELEVATIONS & DETAIL 9/A4.2
	38	-	SKYLIGHT	3'-0" X 3'-0"	N/A	PAINTED WOOD	DOUBLE INSULATED	LOW e	-	-	-	SKYLIGHT - SEE ELEVATIONS & DETAIL 9/A4.2
	39	-	SKYLIGHT	2'-0" X 2'-0"	N/A	PAINTED WOOD	DOUBLE INSULATED	LOW e	-	-	-	
	40	-	SKYLIGHT	2'-0" X 2'-0"	N/A	PAINTED WOOD	DOUBLE INSULATED	LOW e	-	-	-	

GENERAL NOTES:

1. ENSURE ALL SURFACES TO RECEIVE MEMBRANE FLASHING ARE CLEAN AND DRY.
2. ENSURE MEMBRANE IS WELL SEATED AGAINST EXTERIOR VAPOR BARRIER (HOUSE WRAP) - EXERCISE CARE SO AS TO REDUCE WRINKLES IN APPLIED MEMBRANES.



STEP 1
1. INSTALL 12" sq. SELF-ADHESIVE MEMBRANE CORNER PATCHES.
2. FOLD ENDS IN AT JAMBS.
3. ENSURE MEMBRANE EXTENDS TO FULL WALL WIDTH ON EXTERIOR FACE.

STEP 2
1. INSTALL 12" wide SELF-ADHESIVE MEMBRANE STRIP AT WINDOW SILL.
2. LAP SILL MEMBRANE OVER CORNER PATCHES.
3. ENSURE MEMBRANE EXTENDS MINIMUM OF 6" BEYOND CORNER PATCHES.
4. FOLD OVER SILL STRIP TO ENSURE THAT MEMBRANE EXTENDS TO FULL WALL WIDTH.

STEP 3
1. INSTALL 8" WIDE SELF-ADHESIVE MEMBRANE STRIP AT WINDOW JAMBS.
2. LAP JAMB MEMBRANE OVER SILL MEMBRANE.
3. FOLD OVER JAMB STRIPS TO ENSURE THAT MEMBRANE EXTENDS TO FULL WALL WIDTH.

STEP 4
1. INSTALL WINDOW PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. INSTALL 16 OZ. COPPER HEAD FLASHING EXTEND PAST WINDOW OPENING TO EDGE OF JAMB MEMBRANE.
3. INSTALL 12" wide SELF-ADHESIVE MEMBRANE OVER COPPER FLASHING, EXTEND 6" PAST JAMB MEMBRANE.

1 **FLASHING REQUIREMENTS**
SCALE: 1" = 1'-0"

HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
www.hl-arc.com

DATE: 01.17.2024
SCALE:
DRAWN: CC
JOB NUMBER: 23.10
REVISION
2 PLANNING COMMENT 08/02/24

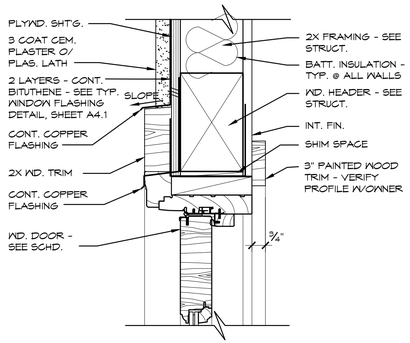
LICENSED ARCHITECT J. CRAIG HOLDREN C-32068 SEP 30 2025 Renewal Date STATE OF CALIFORNIA

DOOR & WINDOW SCHEDULES & DETAILS

NEWMAN RESIDENCE
CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

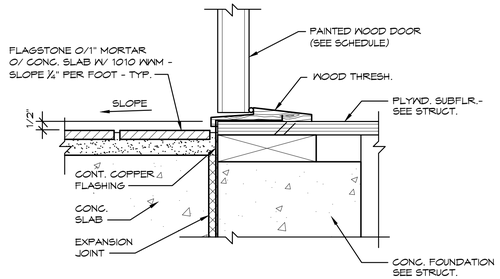
A4.1

Attachment 3



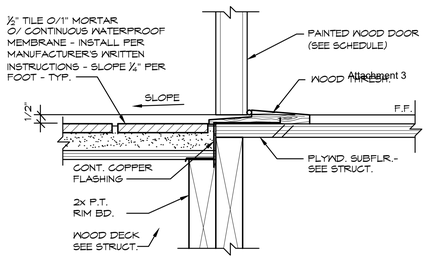
13 OUTSWING DOOR HEAD (JAMB SIM.)

SCALE: 3" = 1'-0"



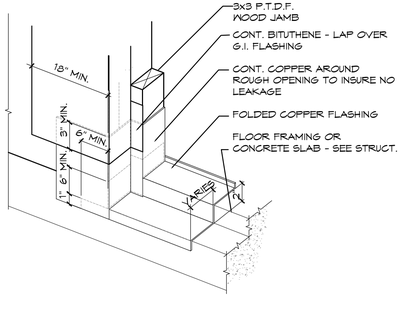
14 EXT. THRESHOLD

SCALE: 3" = 1'-0"



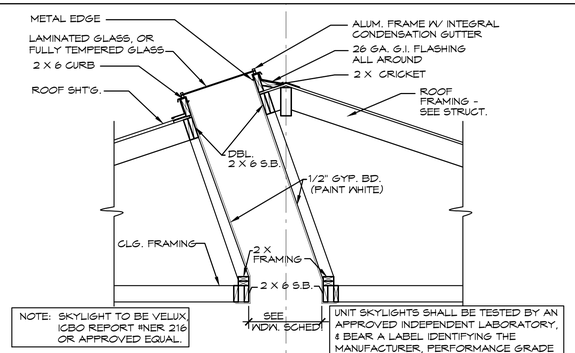
15 EXT. THRESHOLD @ DECK

SCALE: 3" = 1'-0"



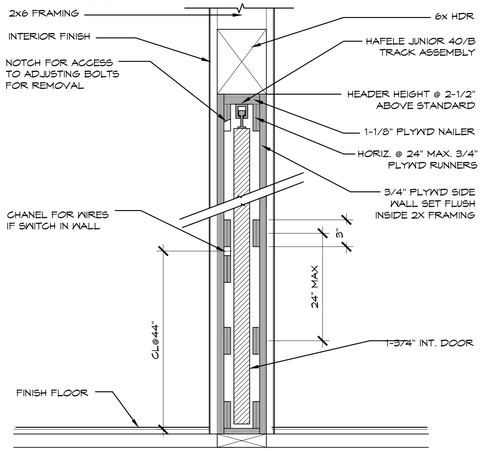
16 THRESHOLD FLASHING

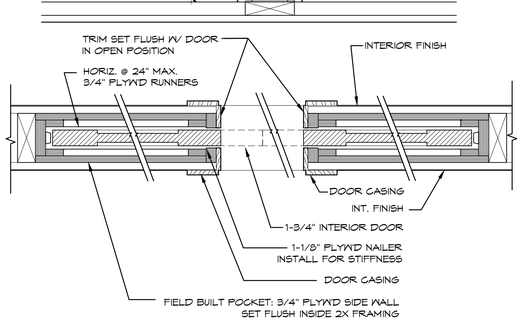
N.T.S.



9 SKYLIGHT

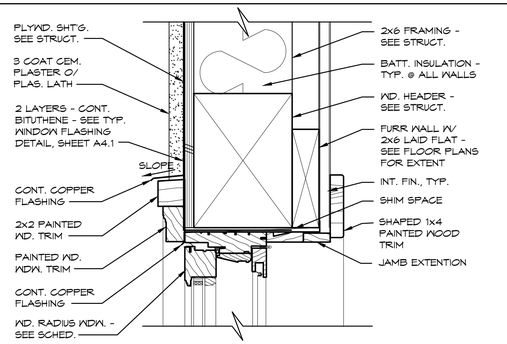
SCALE: 1/2" = 1'-0"





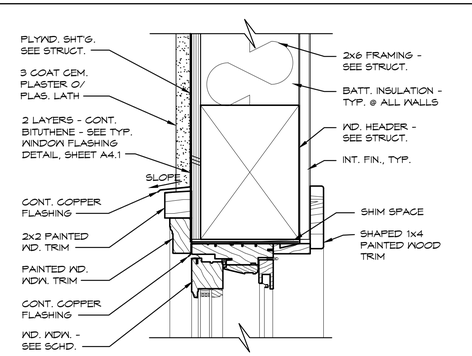
10 POCKET DOOR

SCALE: 1-1/2" = 1'-0"



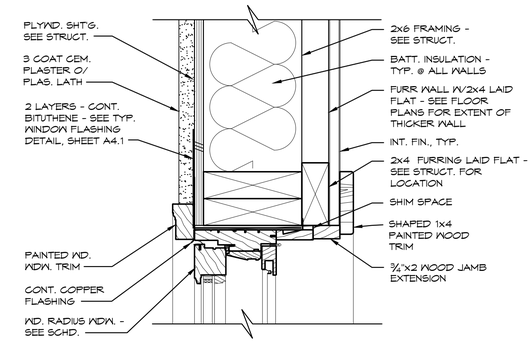
5 WDW HEAD @ THK. WALL

SCALE: 3" = 1'-0"



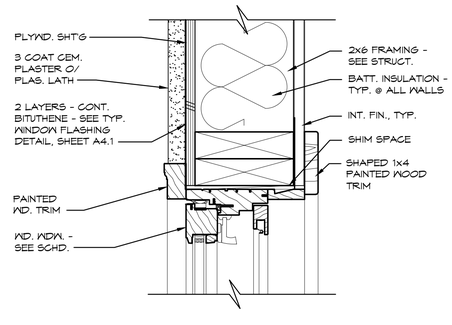
1 TYP. WDW HEAD

SCALE: 3" = 1'-0"



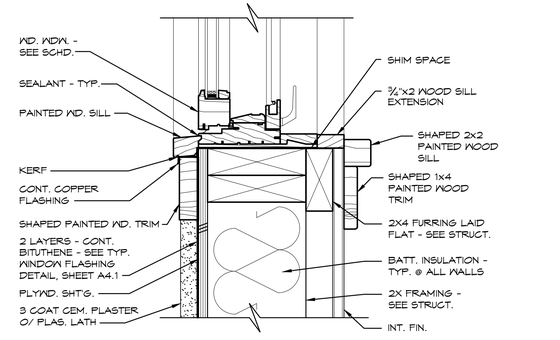
6 WDW. JAMB @ THK. WALL

SCALE: 3" = 1'-0"



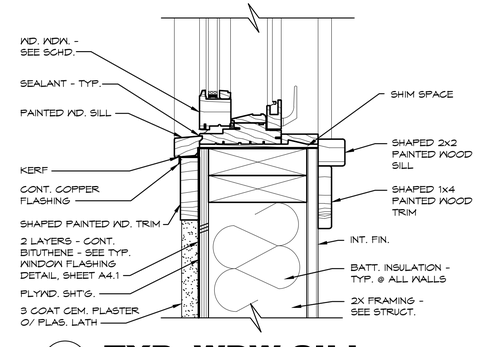
2 TYP. WDW JAMB

SCALE: 3" = 1'-0"



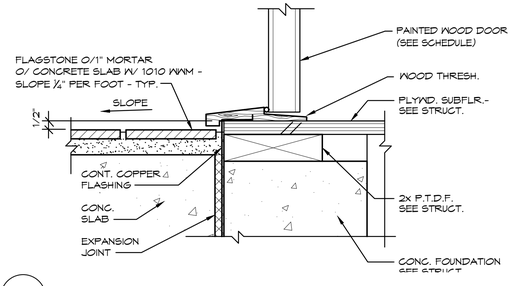
7 SILL @ THK. WALL

SCALE: 3" = 1'-0"



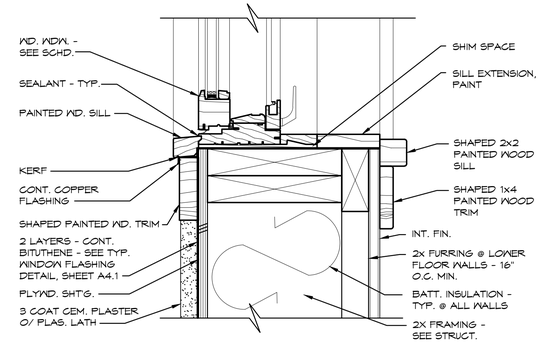
3 TYP. WDW SILL

SCALE: 3" = 1'-0"



8 INSWING EXT. THRESH.

SCALE: 3" = 1'-0"



4 SILL @ LOWER FLOOR

SCALE: 3" = 1'-0"

HOLDREN+LIETZKE ARCHITECTURE

225 CANNERY ROW - SUITE A
MONTEREY, CA 93940

Ph: 831.649.6001
Fax: 831.649.6003

www.hl-arc.com

DATE:	01.17.2024
SCALE:	VARIES
DRAWN:	LL
JOB NUMBER:	23.10
REVISION	

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-12768
REN 10 2025
Renewal Date
STATE OF CALIFORNIA

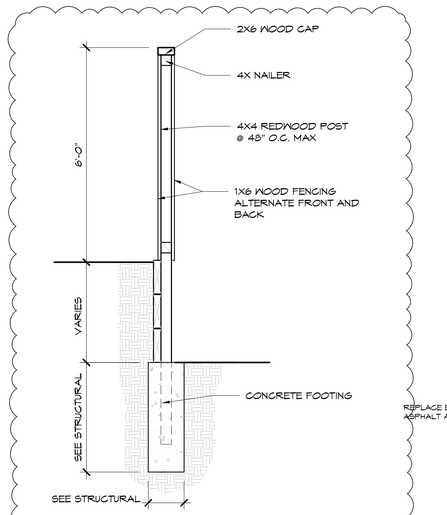
WINDOW & DOOR DETAILS

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

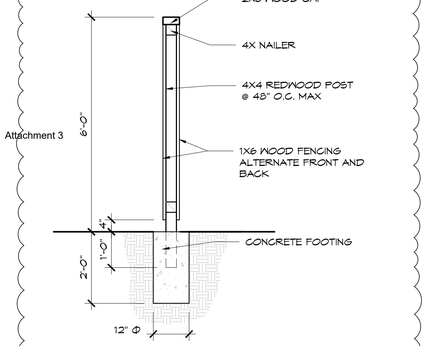
A4.2

Attachment 3



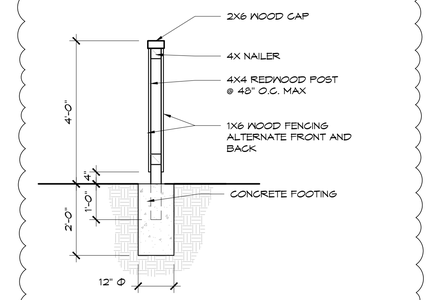
3 RETAINING WALL W/6' HIGH WOOD FENCE

SCALE: 1/2" = 1'-0"



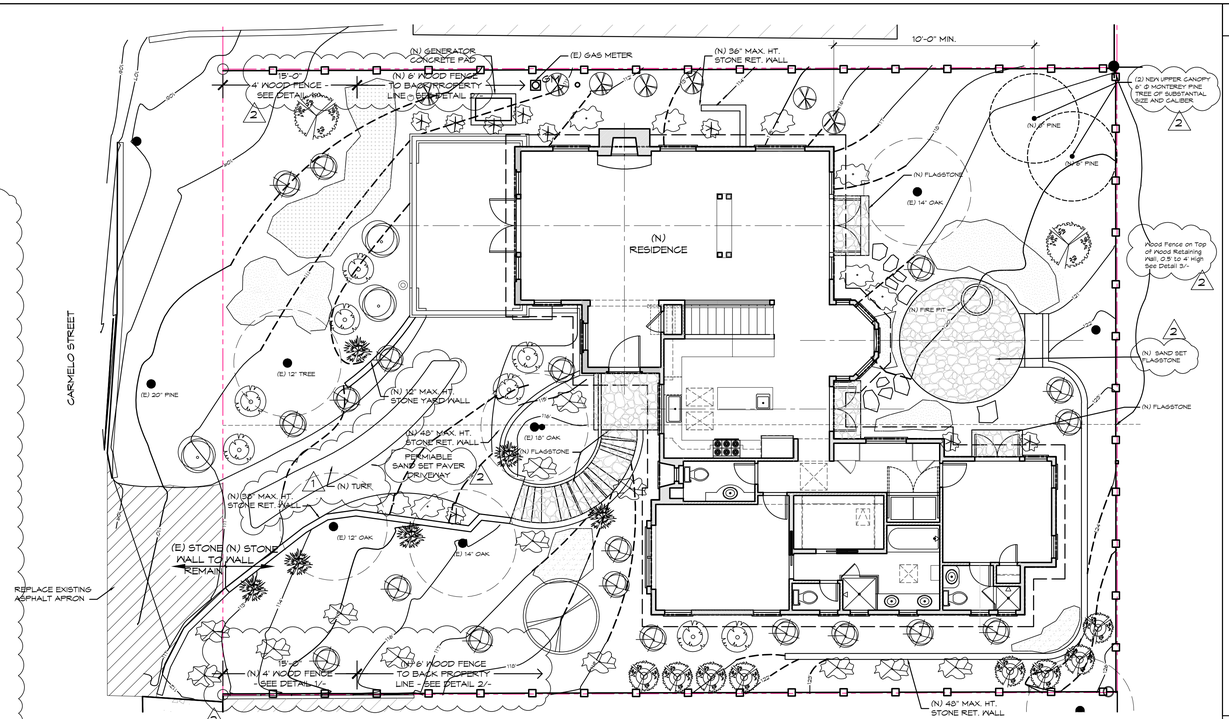
2 6' HIGH WOOD FENCE

SCALE: 1/2" = 1'-0"



1 4' HIGH WOOD FENCE

SCALE: 1/2" = 1'-0"

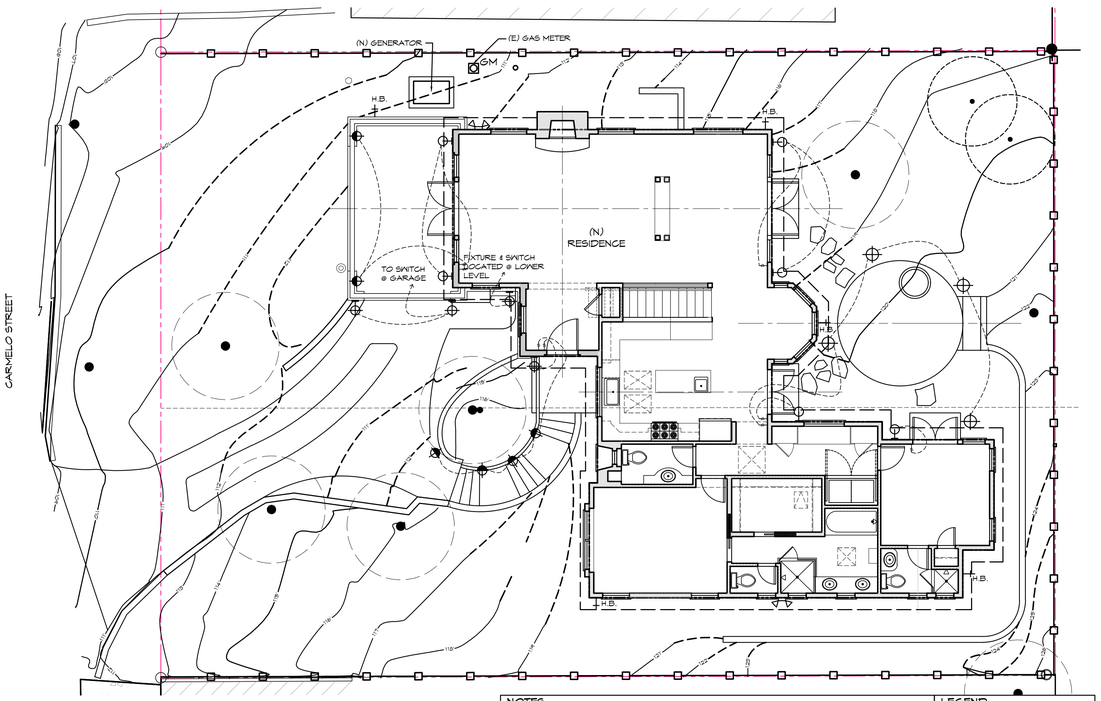


NOTE: SEE SITE PLAN, SHEET A1.1 FOR DRAINAGE INFORMATION

N

LANDSCAPE PLAN

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



N

EXTERIOR LIGHTING PLAN

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

0 5 10

NOTES

1. ALL OUTDOOR LIGHTING SHALL BE LABELED "SUITABLE FOR DAMP" OR "SUITABLE FOR WET LOCATIONS".
2. SEE SHEET E2.1 AND E2.2 FOR POWER LOCATIONS & ADDITIONAL INFO. & REQUIREMENTS.
3. EXTERIOR LIGHTING SHALL BE LIMITED TO 25 WATTS OR LESS (INCANDESCENT EQUIVALENT, I.E., 315 LUMENS) PER FIXTURE AND SHALL BE NO HIGHER THAN 10 FEET ABOVE THE GROUND. LANDSCAPE LIGHTING SHALL BE LIMITED TO 15 WATTS (INCANDESCENT EQUIVALENT, I.E., 225 LUMENS) OR LESS PER FIXTURE AND SHALL NOT EXCEED 18 INCHES ABOVE THE GROUND. ALL FIXTURES SHALL BE SHIELDED AND DOWN FACING.

LEGEND

- LANDSCAPE BOLLARD, 18" T., COPPER
- WALL SCONCE
- DOWNLIGHT
- STEP LIGHT
- MOTION SENSOR FLOOD LIGHT

PLANT LIST & SYMBOL KEY

- NEPHROLEPIS CORDIFOLIA
- VACCINUM OVATUM
- CARPENTERIA CALIFORNICA
- ROSMARINUS 'IRENE'
- RHODODENDRON
- CERCIS OCCIDENTALIS
- CAMELLIA SASANQUA 'SETSUGEKKA'
- SALVIA CLEVLANDII
- LEYMUS CONDENSATUS 'CANYON PRINCE'
- LIRIOPE MUSCARI 'SILVER DRAGON'
- CEANOTHUS 'YANKEE PT.'
- LAVANDULA SP.
- DODONEA V.

LEGEND

(4) PATH LIGHTS - 15 WATT MAX OXIDIZED STAINLESS STEEL BOLLARD



(3) WALL SCONCE, SHIELDED BULB, DOWNWARD LIGHT, 25 WATT MAX FROSTED GLASS
MODEL: ELK 42181/1-LED SAN GABRIEL



(7) DOWN LIGHT, 25 WATT MAX
MODEL: RESTORATION HARDWARE VINTAGE BARN SCONCE - WEATHERED ZINC



(5) STEP LIGHTS - OXIDIZED STAINLESS STEEL DOWN LT 15 WATT MAX



HOLDREN+LIETZKE ARCHITECTURE
225 CANNERY ROW - SUITE A
MONTEREY, CA 93940
Ph: 831.649.6001
Fax: 831.649.6003
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DATE:	01.17.2024
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DRAWN:	~
JOB NUMBER:	23.10
REVISION	
1 PLANNING COMMENT	04/10/24
2 PLANNING COMMENT	08/02/24

LICENSED ARCHITECT
J. CRAIG HOLDREN
C-32768
SEP 30 2025
Renewal Date
STATE OF CALIFORNIA

LANDSCAPE & EXTERIOR LIGHTING

NEWMAN RESIDENCE

CARMELO, 3 SE OF 4TH
CARMEL, CA 93921
A.P.N. 010-252-020

L-1

Holdren + Lietzke
Architecture

225 Cannery Row - Suite A - Monterey, CA 93940
Phone: (831) 649-6001

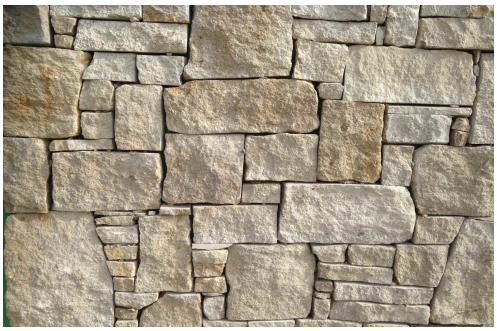
Newman Project

Carmelo Street, 3 SE of 4th
Carmel, CA
APN: 010-252-020

Stucco: 3 coat plaster stucco - Color Life #CL 2863w



Stone: "Fond DuLac" Thin veneer, Rustic Color



Windows and Doors:
Pella "Architect Series"
Color -French Roast



Wood trim:



Holdren + Lietzke
Architecture

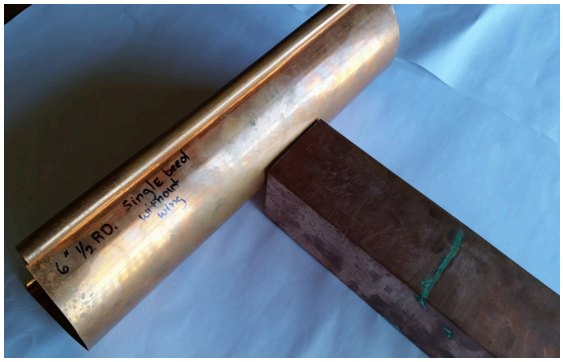
Roof: CeDUR Synthetic Shake "Walden"



Pavers: Calstone -Quarry Stone
Color - Rustic Yellowstone



Gutters & Downspouts: Oxidized stainless steel



Concern about project : Carmelo Street 3 SE of 4th; Block GG;Lot22; APN 010-252-020-000

Marnie R. Waffle <mwaffle@ci.carmel.ca.us> Wed, Aug 7, 2024 at 9:57 AM
To: "Marnie R. Waffle" <mwaffle@ci.carmel.ca.us>

---------- Forwarded message ---------
From: **Micaela Stites** <REDACTED>
Date: Mon, Aug 5, 2024 at 11:09 AM
Subject: Concern about project : Carmelo Street 3 SE of 4th; Block GG;Lot22; APN 010-252-020-000
To: <mwaffle@ci.carmel.ca.us>
Cc: robert Stites <REDACTED>

Hi Marnie,

We are the owners of 3 Carmelo SW 4th APN 010-253-024-000

Unfortunately we are unable to attend the meeting scheduled on August 14th to discuss the building of a new home opposite our residence.

Our main concern is regarding the parking in front of our residence during the construction process. We have already found it difficult to find parking due to the construction on the 2 homes a few doors up from us. It is also difficult to maneuver out of our driveway when there are cars or trucks parked on the other side of the street.

We have visited the planning applications website but cannot find the project plans for this particular project - would you mind sending us the link?

Thanks so much.

Kind regards,

Micaela & Robert Stites
<REDACTED>
<REDACTED>

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

August 14, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Marnie R. Waffle, AICP, Principal Planner
APPROVED BY:	Marnie R. Waffle, AICP, Principal Planner
SUBJECT:	**DS 23211 (Hendley Family L.P.):** Consideration of a Concept Design Study, DS 23211 (Hendley Family L.P.), for the demolition of more than 50 percent of the exterior walls of a 680-square-foot, one-story single-family residence, the full demolition of a 226-square-foot detached garage, and the construction of a 1,574-square-foot, two-story single-family residence and 200-square-foot detached garage located on Mission Street 2 southeast of 13th Avenue in the Single-Family Residential (R-1) District. APN: 010-161-011-000.

Application: DS 23-211 (Hendley Family L.P.)
APN: 010-161-011-000
Block:141
Lot:4
Location: Mission Street 2 southeast of 13th Avenue
Applicant: John Scourkes Architecture, Architect
Property Owner: THE DAVID W HENDLEY FAMILY LIMITED PARTNERSHIP

Executive Summary:

The project involves altering a one-story residence, constructing a two-story addition, and reconstructing a detached garage in the rear yard. On January 4, 2022, the residence was found ineligible for the Carmel Historic Inventory. On March 19, 2024, the city forester approved the removal of one dead Monterey cypress (TR 24096).

Recommendation:

Adopt a Resolution (Attachment 1) accepting the Concept Design Study for the demolition of more than 50 percent of the exterior walls of a 680-square-foot one-story single-family residence, the full demolition of a 226-square-foot detached garage, the construction of a 1,574-square-foot two-story single-family residence, the construction of a 200-square-foot detached garage, and associated site improvements located on Mission Street 2 southeast of 13th Avenue in the Single-Family Residential (R-1) District. APN 010-161-011-000

Background and Project Description:

The project site is a 4,000-square-foot lot. The residence was constructed in 1947. It was expanded in 1949 with the addition of a bedroom. In 1950, a carport was added at the rear of the property, and in 1957, it was converted to an enclosed garage. The existing residence is 680 square feet, and the detached garage is 226 square feet. On January 3, 2021, the project was found ineligible for the Carmel Historical Inventory. This determination remains in effect for five years and will expire in 2026. The current project includes the demolition of more than 50 percent of the exterior walls of a 680-square-foot one-story single-family residence, the full demolition of a 226-square-foot detached garage, the construction of a 1,574-square-foot two-story single-family residence, the construction of a 200-square-foot detached garage, and associated site improvements. The Planning Commission is being asked to review and accept the concept design, with conditions.

Staff Analysis:

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

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

Staff Response: During the preliminary site assessment, the city forester identified ten trees on or adjacent to the project site, including two Monterey pines, one Monterey Cyprus, six Coast live oaks, and one “other.” All trees have been rated ‘significant’ except the “other” tree. The City Forester recommends the standard tree density of three upper and one lower canopy tree.

On March 19, 2024, the city forester approved the removal of one dead Monterey cypress (TR 24096). The tree was identified during the preliminary site assessment as tree no. 8. While rated significant in 2022, it subsequently died.

The project includes a bedroom addition on the south elevation within six feet of a Coast live oak (tree no. 6). In consultation with the city forester, the applicant has designed the addition to minimize excavation at the southeast corner of bedroom #2. Further, if significant roots are found near the surface of the ground during construction, the foundation design will be modified to avoid the root structure by utilizing a cantilever or helical piers. The project meets the objectives of forest character.

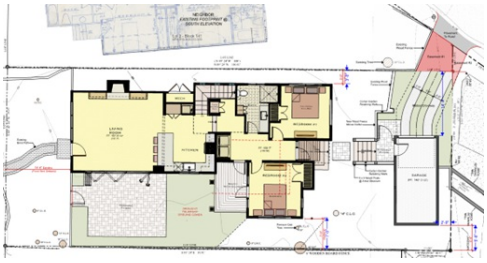
Privacy and Views: Residential Design Guidelines 5.1 through 5.3 encourage designs that preserve reasonable privacy for adjacent properties and maintain view opportunities of natural features.

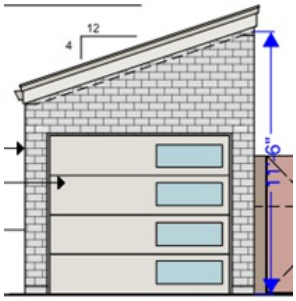
Staff Response: Staff did not identify any potential privacy or view impacts.

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

Staff Response: The property contains a 226-square-foot detached single-car garage in the rear yard. Access to the garage is obtained from Rio Road/13th Avenue. The applicant proposes to demolish the existing garage and construct a new detached garage in the same location. The garage would be 10 feet by 20 feet, 200 square feet, and 12 feet, 8 inches tall (see Figures 1 and 2).

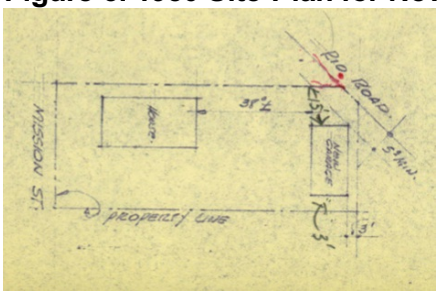
Figure 1. Proposed Site Plan Figure 2. Proposed Garage Elevation

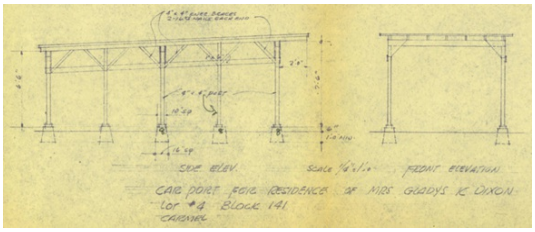




in 1947, a building permit was issued to construct a new residence for Ms. Gladys K. Dixon. In 1950, a building permit was issued to construct a carport for Ms. Dixon. The carport was sited in the rear yard with a 3-foot setback from the east and south property lines and a 15-foot setback from the north property line (see Figure 3). Note: While the site plan indicates “New Garage,” the description on the building permit and the construction details are for a carport (see Figure 4). Access to the carport was obtained from Rio Road/13th Avenue, with portions of the driveway crossing two adjacent properties.

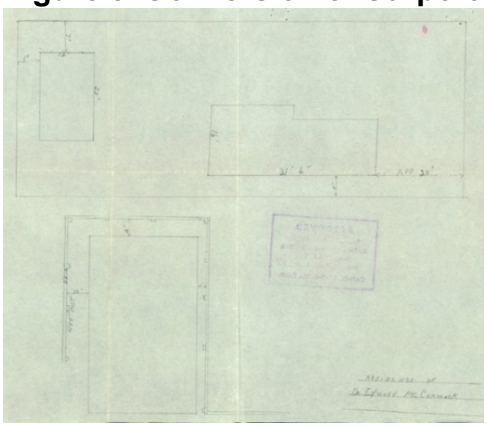
Figure 3. 1950 Site Plan for New Carport Figure 4. Carport Elevations

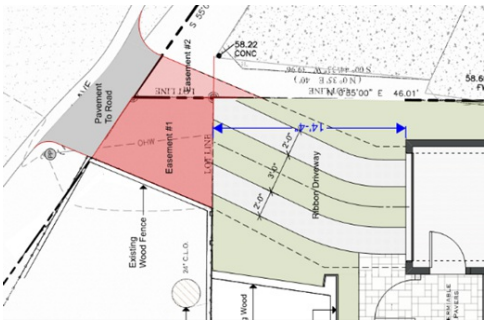




In 1957, a building permit was issued to convert the carport to a garage for Dr. Edward McCormick (see Figure 5). At that time, the setbacks were 7 feet from the south property line and 5 feet from the east property line. The garage's dimensions were 20 feet x 12 feet.

Figure 5. Conversion of Carport to Garage Figure 6. Easement Locations





Access to the on-site parking area traverses portions of two adjacent properties; the project site does not have direct frontage on Rio Road/13th Avenue (see Figure 6). This condition was documented as early as 1950. However, no easement was ever recorded.

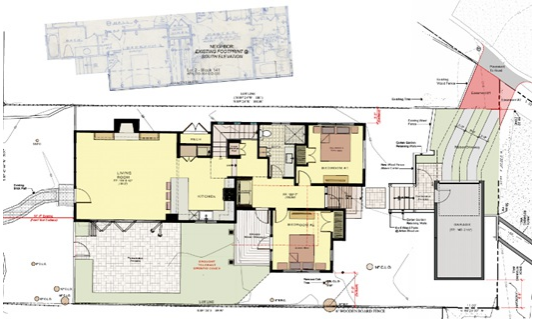
The current owner has been diligently pursuing easements with two separate property owners. The larger of the two easements has been recorded. However, the smaller easement has been challenging to obtain as the adjacent property has changed ownership multiple times in the last few years and is once again on the market for sale. The owners considered shifting the driveway to the west so as not to encroach onto the second property; however, a utility pole in the right-of-way precludes shifting the driveway.

The applicant is seeking approval for their project while they continue to pursue the second easement. Carmel Municipal Code Section 17.52.170 (Time Limits on Approvals and Denials) gives the Planning Commission the authority to grant a time approval that exceeds the standard 12 months. Staff recommends that the Planning Commission consider granting an 18-month approval timeframe to give the property owner additional time to secure the easement. With the application of conditions, the project meets the objectives of parking and access.

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

Staff Response: The property to the north contains a two-story residence and the property to the south is one- and one-half stories. The proposed addition would be located on the rear (east) elevation, 3 feet from the side (north) property line. A portion of the addition would overlap with the northern neighbor's home; however, there are no windows on the overlapping portion of the residence (see Figure 7). The two-story addition is sited on the low side of the lot, in the rear where it will be the least visible from the public way. The unimproved portion of the right-of-way on Mission Street is significant at 24 feet, 7 inches, and views of the site are filtered by a dense tree canopy. The project meets the objectives of mass and bulk.

Figure 7. Partial Site Plan of the North Property



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

Staff Response: The building form is irregular, with subtle changes in the wall plane at the two-story addition. The original one-story building form would be retained, the plate height raised, and a new 2:12 sloping roof constructed. On the south side of the two-story addition is a generally square, single-story building form with a flat roof. The two-story building form is rectangular and slightly irregular. The roof form is a combination of flat, shed, and asymmetrical modified gables. Roof eaves range from 2-3 feet on the one-story portion to no eaves on the two-story portion. The roof forms vary in style and scale, differentiating the one- and two-story building forms. The project meets the objectives of building and roof form.

Finish Details: The applicant proposes horizontal wood siding painted to match existing conditions for the single-story portions of the residence and new shingle siding for the two-story addition. Windows and doors are proposed to be aluminum-clad with a factory-painted finish. The roof material would be a composition

shingle with a PVC membrane on two small, flat areas. Additional details on colors and finishes will be provided at the final details hearing.

Skylights: No skylights are proposed.

Exterior Lighting: Carmel Municipal Code Section 15.36.070.B.1 states that all exterior lighting attached to the main building or any accessory building shall be no higher than 10 feet above the ground and shall not exceed 25 watts (incandescent equivalent, i.e., approximately 375 lumens) in power per fixture, and that landscape lighting shall not exceed 18 inches above the ground nor more than 15 watts (incandescent equivalent; i.e., approximately 225 lumens) per fixture. In addition, Residential Design Guideline 11.8 states that projects should "preserve the low nighttime lighting character of the residential neighborhoods. Use lights only where needed for safety and at outdoor activity areas."

Staff Response: The applicant has selected a wall-mounted outdoor sconce by Hubbardton Forge. The fixture is shielded and directs light downwards. The floor plan identifies the location of fixtures. Four fixtures are proposed on the first floor, one at each door. On the second floor, two, step lights are proposed on the south-facing deck. The step light is shielded and directs light downwards. The project meets the objectives of exterior lighting.

Fencing/Gate/Arbor: The applicant proposes maintaining an open front yard with no fencing at the front property line. Fencing would extend from the southwest corner of the house to the south property line to enclose the south-facing patio. The existing gate to the patio would be replaced. At the rear of the property would be corten steel retaining walls with a wood fence above.

Site Coverage: Carmel Municipal Code Section 17.10.030 limits the amount of site coverage to 22 percent of the base floor area. A bonus of 4 percent of the lot size is allowed when at least half of all site coverage is permeable/semi-permeable. Permeable/semi-permeable materials include gravel, spaced decking, and exterior stairs, sand-set bricks or pavers, garden walkways of small paving stones, and arbors. Impermeable materials include asphalt, concrete, mortared brick and stone, decomposed granite, unspaced decking and balconies at any level, garden walls, solariums, bridges, sheds not counted as floor area, ponds, hot tubs, and swimming pools.

The property contains 766 square feet of site coverage and is nonconforming. CMC Section 17.10.030.C.2 states, Nonconforming Site Coverage. Sites not in compliance with site coverage limits shall not be authorized to increase site coverage. Sites with excess coverage may add floor area consistent with subsection (D)(3) of this section, Exterior Volume, only when:

a. The site complies with the R-1 district tree density provisions established in CMC 17.48.080(A), and all existing and new trees have sufficient space to protect the root zones and provide for new growth; and

b. Excess site coverage will be reduced at a rate equal to two times the amount of floor area added to the site or to an amount that complies with the site coverage limits, whichever is less.

The project proposes additions totaling 838 square feet. A reduction in site coverage equal to two times the added floor area equals 1,676 square feet, which is significantly more than required to comply with site coverage limits. Therefore, the site coverage will be reduced to no more than 556 square feet. To bring the site into compliance, the applicant proposes to replace impermeable pathways and an impermeable patio with sand-set pavers and utilize spaced decking. The total permeable site coverage would be 474 square feet or 85 percent of the total site coverage. Impermeable materials include a set of steps and the ribbon driveway. The project complies with allowable site coverage.

Other Project Components:

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

Attachment 1 - Resolution
Attachment 2 – Project Data Table
Attachment 3 - Tree Removal Permit
Attachment 4 – Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF MORE THAN 50 PERCENT OF THE EXTERIOR WALLS OF A 680-SQUARE-FOOT ONE-STORY SINGLE-FAMILY RESIDENCE AND THE FULL DEMOLITION OF A 226-SQUARE-FOOT DETACHED GARAGE AND CONSTRUCTION OF A 1,574-SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE AND 200-SQUARE-FOOT DETACHED GARAGE LOCATED ON MISSION STREET 2 SOUTHEAST OF 13TH AVENUE
APN: 010-161-011-000

WHEREAS, on August 2, 2023, John Scourkes, Architect ("Applicant") submitted an application on behalf of The David W Hendley Family Limited Partnership ("Owners") requesting approval of Track 2 Design Study application DS 23211 (Hendley Family L.P.) described herein as ("Application"); and

WHEREAS, the Application has been submitted for a 4,000-square-foot lot located on Mission Street 2, southeast of 13th Avenue in the Single-Family Residential (R-1) District (Block 141, Lot 4); and

WHEREAS, the Applicant proposes to demolish more than 50 percent of the exterior walls of a 680-square-foot one-story single-family residence, the full demolition of a 226-square-foot detached garage, construction of a 1,574-square-foot two-story single-family residence, construction of a 200-square-foot detached garage, and associated site improvements; and

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

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

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

WHEREAS, on August 2, 2024, a notice of public hearing was published in the Carmel Pine Cone for the August 14, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 4, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before August 9, 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on August 14, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, pursuant to CEQA regulations, the Application is "not be a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

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

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

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

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby ACCEPT the Concept Design Study application (DS 23211, Hendley Family L.P.) for the demolition of more than 50 percent of the exterior walls of a 680-square-foot one-story single-family residence, the full demolition of a 226-square-foot detached garage, construction of a 1,574-square-foot two-story single-family residence, construction of a 200-square-foot detached garage, and associated site improvements located on Mission Street, 2 southeast of 13th Avenue, subject to the following conditions:

Conditions for Concept Acceptance	
No.	
1.	Volume Study. The required Volumetric Study shall be successfully completed before the Final Details Review is scheduled. The applicant shall provide one full-size printed set of plans following the Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, height, site planning, grading, etc.) shall be incorporated into the plans submitted for the Volume Study.

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of August 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

_____
Michael LePage
Chair

_____
Leah Young
Planning Commission Secretary

Attachment 2

PROJECT DATA FOR A 4,000 SQUARE FOOT SITE			
Site Considerations	**Allowed**	**Existing**	**Proposed**
Floor Area	1,800 SF (45%)	680 SF residence 226 SF garage 906 SF Total	1,574 SF residence 200 SF garage 1,774 SF Total
Site Coverage	396 SF/556 SF	766 SF	556 SF
Trees (Upper/Lower)	3/1	3/7	3/6
Ridge Height (1st/2nd)	18'/24'	10'-8" / NA	13' (+2'4")/ 24'
Plate Height (1st/2nd)	12'/18'	10' / NA	11'-4" (+1'4") / 18'
Garage Plate/Ridge	12' / 15'	Unknown	11'-6" / 12'-8"
Setbacks	**Minimum Required**	**Existing**	**Proposed**
Front	15'	14'-4"	No Change
Composite Side Yard	10' (25%)	15' residence 18'-6" garage	10'
Side Yard - Residence	3'	2'-8" north (chimney) 3' north (addition) 12'-4" south	No Change 3' north (addition) 7' south
Side Yard - Garage	3'	13'-7" north 4'-11" south	14'-5" north 5'-8" south
Rear Yard - Residence	15'/3'*	36'-6"	27'-9"
Rear Yard - Garage	15'/3'*	2'-3"	2'-8"

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

Public Works

Attachment 3

APPLICATION FOR TREE EVALUATION, PRUNING, OR REMOVAL PERMIT

CITY OF CARMEL-BY-THE-SEA
P.O. BOX "CC"
Carmel-by-the-Sea, CA 93921
(831) 620-2070

MAR 19, 2024 RECEIVED

Date Received: 3/19/24
Fee: $
Permit ID #: 24-096

Address of tree/property: Mission Street 2 SE of 13th

Assessor's Parcel Number (APN): 010-161-011

Is this application for purposes of construction?* ☐ Yes ☑ No **If yes, associated planning permit ID #:** _____
*Applications without construction purposes do not require an arborist's report.

Ownership of tree(s) (select all that apply): ☑ Private ☐ City ☐ Unsure ☐ Shared/split

Is the Applicant the... ☑ Property Owner ☐ Neighbor ☐ Tree Company ☐ Other: _____

Applicant Information:

Name: Carolyn Hendley Terry
Mailing Address: [redacted]
Email: [redacted]
Phone: [redacted]

Property Owner Information (if different from Applicant):

Name: Hendley Family Limited Partnership
Mailing Address: [redacted]
Email: [redacted]
Phone: [redacted]

The applicant *MUST* note the quantity, size, and species of tree(s) in *EACH* of the following categories:

For Evaluation: _____

For Pruning*: _____

For Removal: 1 Monterey Cypress · 6" + or - base

*Please include the quantity and estimated size of branches or roots for pruning.

Reason for pruning or removal: tree is dead

Who will be pruning or removing: landscaper

For evaluations only:

Would you like to be present at the time of evaluation? ☐ Yes ☑ No
I consent to the City issuing a tree pruning or removal permit based on the result of the evaluation.* ct
*Additional fees may be due for the issuance of a pruning or removal permit. (Property Owner Initials)

A site plan *MUST* accompany this application. The site plan must:

1. Include the outline of the property and footprint of any structures, label surrounding streets, and include North arrow.
2. Identify location(s) and species of:
   - ...all trees on the private property (if request involves privately-owned trees).
   - ...all trees in the Public Right of Way adjacent to the property (if request involves City-owned trees).
3. Identify the tree(s) requested for evaluation, pruning, or removal.
   Optional: Photo of tree(s)

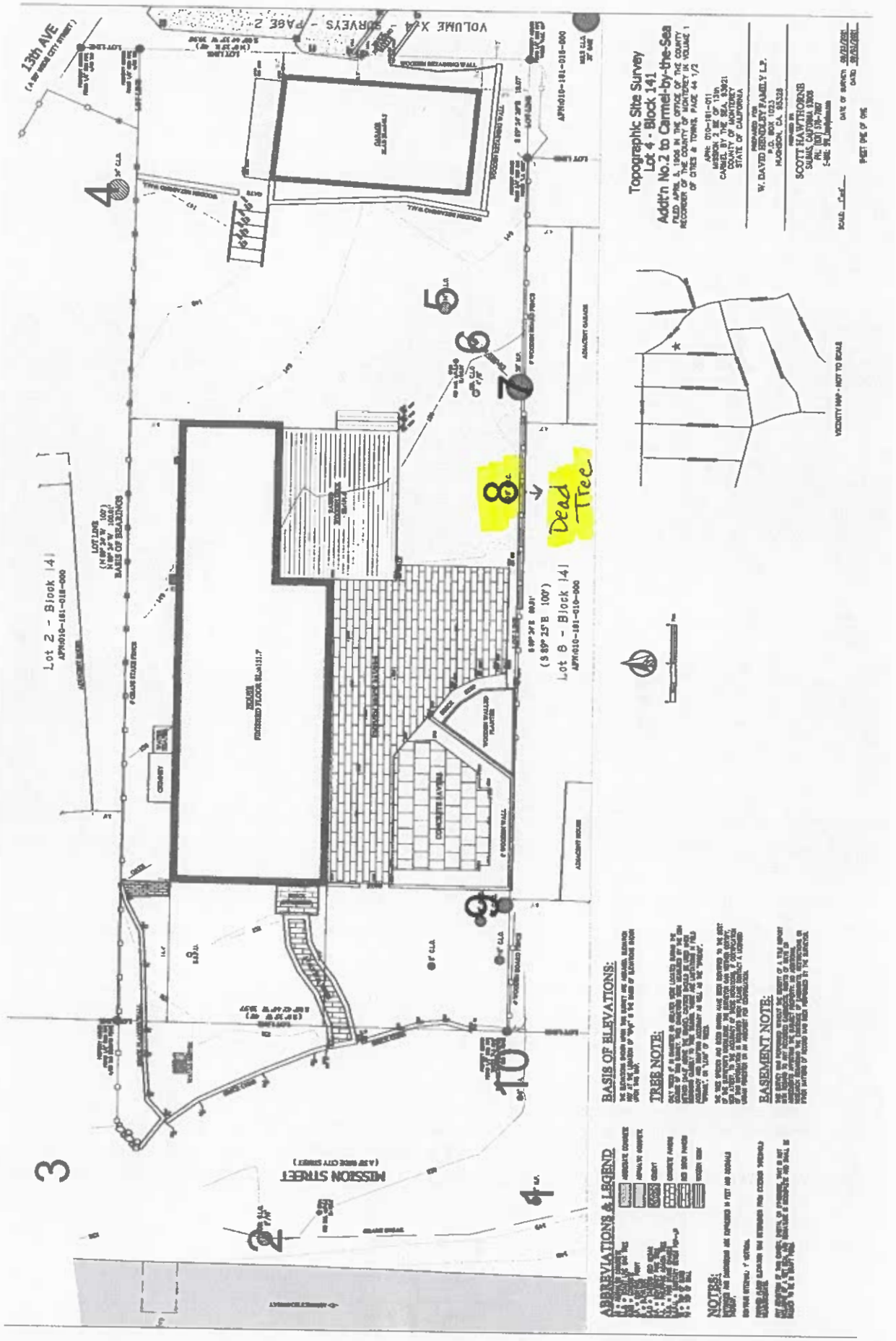
No work is permitted until a permit has been issued to you. The approved permit *MUST* be posted in a conspicuous location in the adjacent public right-of-way prior to beginning work and must remain posted for the entire duration of the work.

Applicant Signature: [redacted] **Date:** 3/11/2024

Property Owner Signature* (if different from Applicant): [redacted] **Date:** _____

***If the tree(s) is/are privately owned, the property owner's signature *MUST* be provided.**

INCOMPLETE APPLICATIONS WILL BE REJECTED.


Topographic Site Survey
Lot 4 - Block 141
Addn No.2 to Carmel-by-the-Sea
VOLUME XX4 - SURVEYS - PAGE 2
13th AVE
MISSION STREET
Lot 2 - Block 141
Lot 8 - Block 141
Dead Tree
BASIS OF ELEVATIONS:
TREE NOTE:
BASEMENT NOTE:
ABBREVIATIONS & LEGEND
NOTES:
SCOTT HAWTHORNE
W. DAVID BENDLEY FAMILY L.P.

Significant Tree Evaluation Worksheet

APN: 010-161-023-000
Street Location: Mission 2 SE of 13th Avenue
Planner: Marnie Waffle
City Forester: Sara Davis
Property Owner: Hendley
Recommended Tree Density: 3 upper and 1 lower canopy trees

Part One: Initial Screening:

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

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

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

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

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

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

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
CI -- Catalina ironwood CS -- California sycamore BL -- big leaf maple 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	9	13	X	28	14	8	36	6	25						
NO										X					

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

Part Two: Assessment For Tree Significance

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

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

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

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	3	2	2	2	2	2	2	3	2						

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

Items to note:

Required Structural Root Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	6	6.5		14	7	6	18	6	12.5						

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	18	19.5		42	21	18	54	18	37.5						

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.

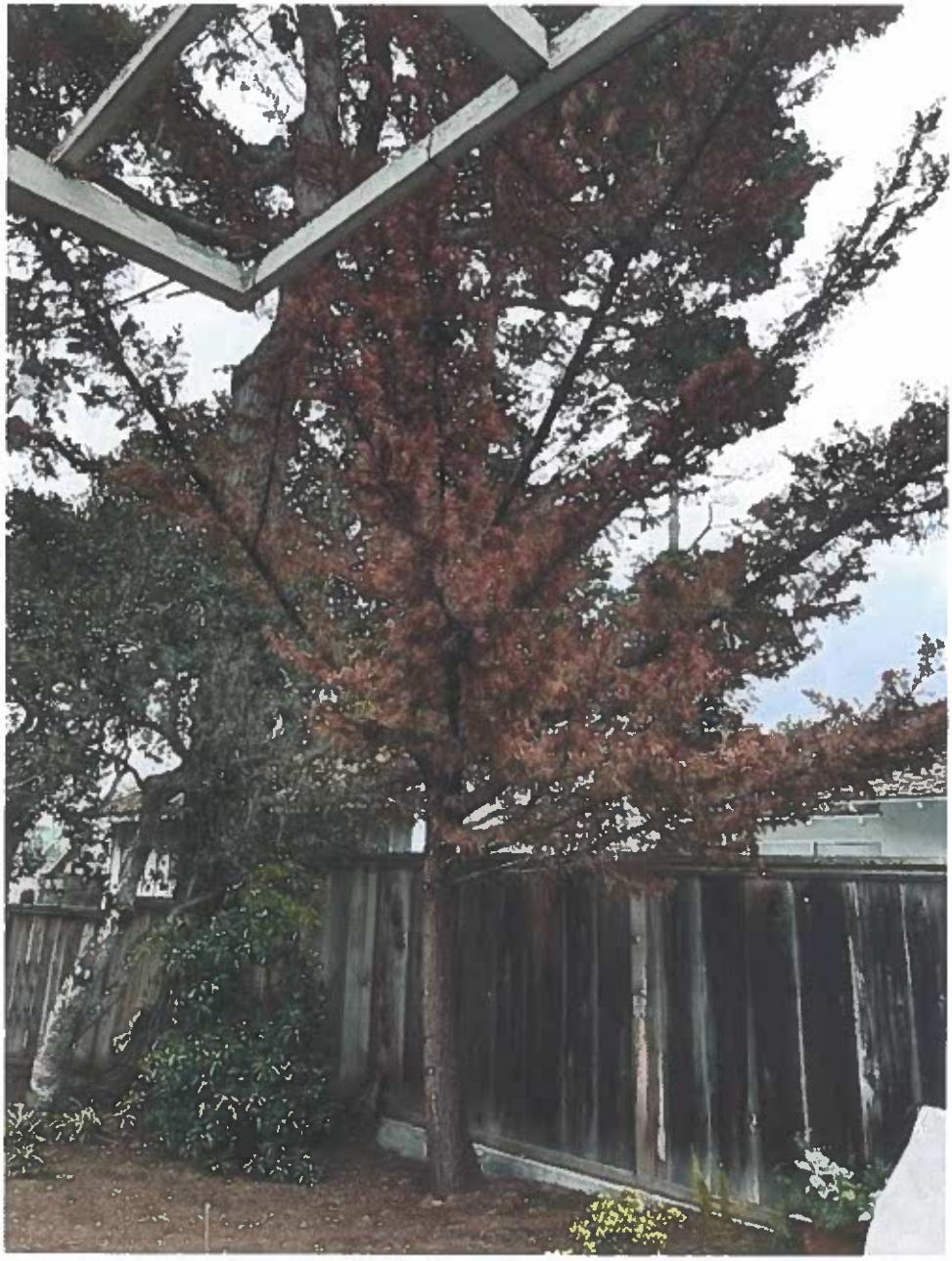
- Per Municipal Code Chapter 17.48.110 no material may be stored within the dripline of a protected tree to include the drip lines of trees on neighboring parcels.

- 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.



HENDLEY FAMILY L.P.
RESIDENTIAL REMODEL + ADDITION

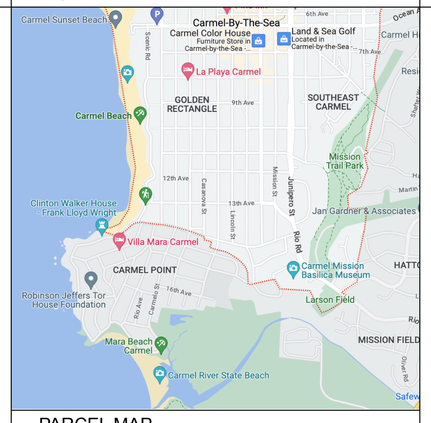
MISSION STREET - 2 SE of 13th AVENUE, CARMEL-BY-THE-SEA, - CA 93921



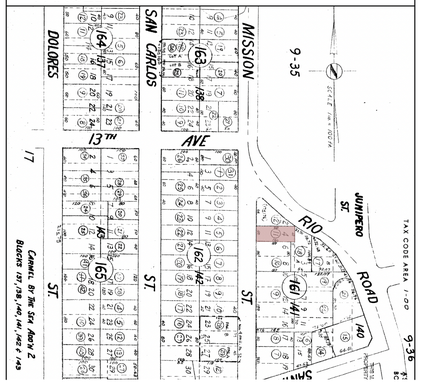
GENERAL NOTES

Attachment 4

VICINITY MAP



PARCEL MAP



PROJECT DATA

OWNER:
HENDLEY FAMILY LIMITED PARTNERSHIP
PO Box 1023, Hughson - CA 95326
(415) 271-7201
Contact: Carolyn Hendley Terry
carolyn.terry@comcast.net

PROJECT DESCRIPTON:

REMODEL + ADDITION + GARAGE REPLACEMENT TO A SINGLE FAMILY RESIDENCE. TO INCLUDE A SECOND STORY ADDITION TO THE REAR, UPGRADE ELECTRICAL PANEL AND NEW ELECTRICAL. NEW PLUMBING.

PLANNING DEPARTMENT NOTES:

ZONING:	R1 (Single Family Residential)
APN:	010-161-011
CONSTRUCTION DATE:	1949
LOT AREA:	4,000 Sq.Ft.

CONSTRUCTION:
TYPE V-B, Non-Sprinklered
R-3 Occupancy

ALLOWABLE BUILDING COVERAGE:
Lot Size = 4,000 Sq.Ft.
Base Floor Area Allowed: 1,800 Sq.Ft.

EXISTING RESIDENCE

Main Level:	680	Sq.Ft.
Garage:	226	Sq.Ft.
	906	Sq.Ft.

PROPOSED RESIDENCE

Main Level:	1,206	Sq.Ft.
Upper Level:	368	Sq.Ft.
Total Living:	1,574	Sq.Ft.
Garage:	200	Sq.Ft.
Total:	1,744	Sq.Ft.

EXISTING SITE COVERAGE: *(Adjusted)*

Side Yard Wood Deck:	186 Sq.Ft.
Side Yard Patio: (Brick & Concrete Pavers)	485 Sq.Ft.
Entry Brick Path:	47 Sq.Ft.
Driveway Approach: *(Concrete)*	48 Sq.Ft.
Total Coverage:	766 Sq.Ft.

PROPOSED SITE COVERAGE: *(Adjusted)*
ALLOWED: 396 Sq.Ft. + 160 Sq.Ft. = 556 Sq.Ft.

Entry Brick Path/Permeable: (Reinstall in sand set)	48 Sq.Ft.
Side Yard Patio/Permeable: (Pavers - Sand set)	270 Sq.Ft.
Spaced Wood Decking/Permeable:	80 Sq.Ft.
Rear Landing/Permeable:	16 Sq.Ft.
Walkway to Garage/Permeable: (Pavers - Sand set)	60 Sq.Ft.
Wood Stairs to Garage/Impermeable: (Pavers - Sand set)	22 Sq.Ft.
Ribbon Driveway/Impermeable: *(Concrete)*	60 Sq.Ft.
Total Coverage:	556 Sq.Ft.

CONSULTANTS

ARCHITECT:
John N Scourkes AIA Architect
PO Box 52090, Pacific Grove - CA 93950
(831) 206-3539
(831) 757-1201 FAX
john@ScourkesArchitecture.com

SURVEYOR:
Scott Hawthorne
Salinas - CA 93908
(831) 578-7887
SPH_Corp@yahoo.com

SHEET INDEX

ARCHITECTURAL:

PA - 0	COVER SHEET/GENERAL INFORMATION
ES Survey	EXISTING SITE PLAN/SURVEY
PA - 1	PROPOSED SITE PLAN/SURVEY
PA - 2	EXISTING/PROPOSED FLOOR PLANS
PA - 3	EXISTING/PROPOSED EXTERIOR ELEVATIONS
PA - 4	SITE ELEVATIONS & GARAGE PLAN/EXTERIOR ELEVATIONS
PA - 5	EXISTING/PROPOSED ROOF PLANS & WINDOW SCHEDULES
PA - 6	PROPOSED SITE IMPROVEMENT PLAN
PA - 7	EXTERIOR LIGHTING FIXTURES & SPECIFICATIONS

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JOHN@SCOURKESARCHITECTURE.COM

LICENSED ARCHITECT
No. C 11750
JOHN N SCOURKES
Renewal 9/31/2025
STATE OF CALIFORNIA

PROJECT:
HENDLEY FAMILY L.P.
RESIDENTIAL
REMODEL + ADDITION

Mission Street, 2 SE of 13th Avenue,
Carmel-By-The-Sea - CA 93921

APN: 010-161-011

OWNER:
HENDLEY FAMILY Limited Partnership
PO Box 1023
Hughson, CA 95326
(415) 271-7206

DATE: JULY 28, 2024

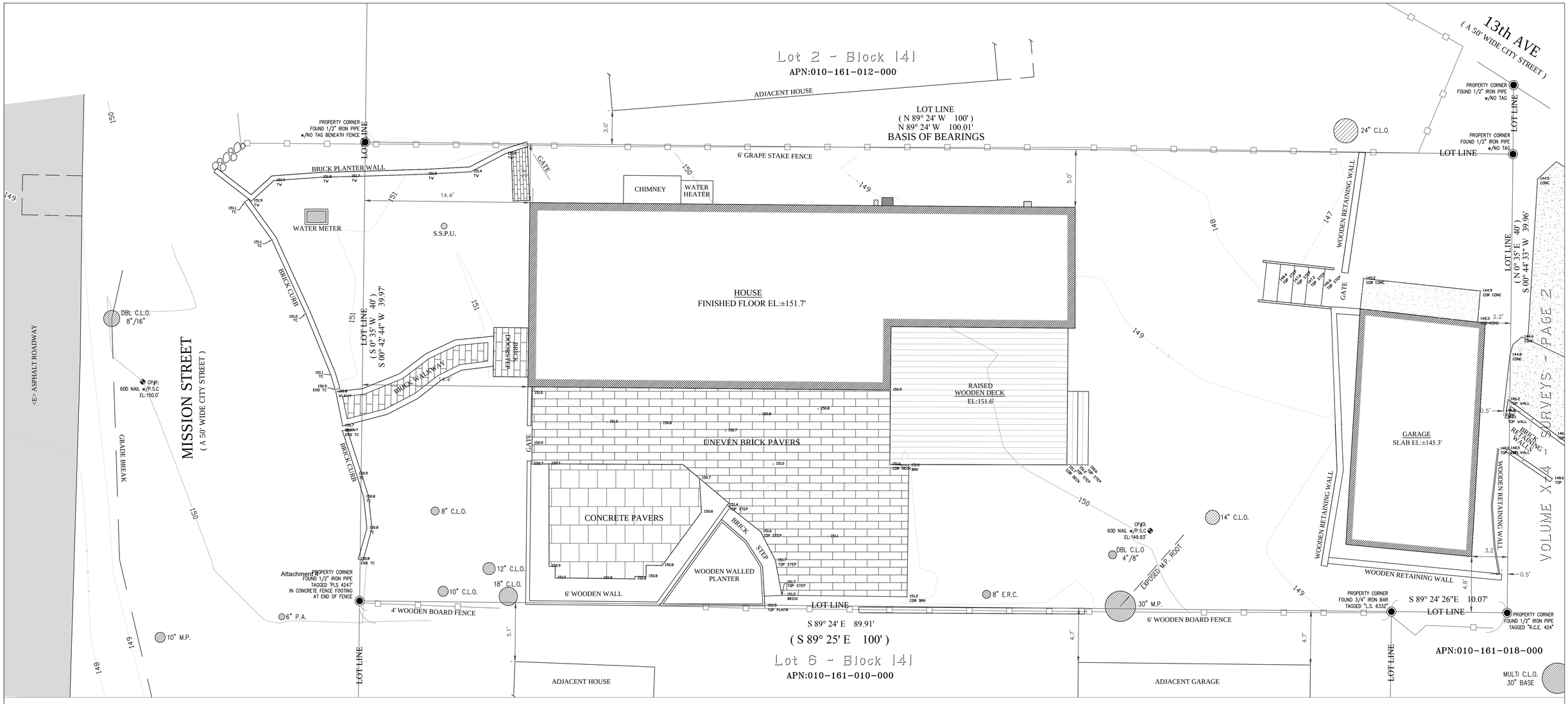
REVISIONS:

SHEET TITLE:
COVER SHEET

DRAWN

SHEET: PA-0

OF



ABBREVIATIONS & LEGEND

AC = ASPHALTIC CONCRETE
C.L.O. = COAST LIVE OAK TREE
CONC = CONCRETE
C.P. = CONTROL POINT
EL = ELEVATION
E.R.C = EASTERN RED CEDAR
M.P. = MONTEREY PINE TREE
P.A. = PHILIPPINE ACACIA TREE
P.S.C. = PINK STAKE CHASER
S.S.P.U. = SANITARY SEWER POP-UP
TC = TOP OF CURB
TW = TOP OF WALL

AGGREGATE CONCRETE
ASPHALTIC CONCRETE
CEMENT
CONCRETE PAVERS
RED BRICK PAVERS
WOODEN DECK

NOTES:

DISTANCES AND DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

CONTOUR INTERVAL: 1' VERTICAL

FINISHED FLOOR ELEVATION WAS DETERMINED FROM EXTERIOR THRESHOLD MEASUREMENTS.

ANY RENDITION OF THIS EXHIBIT, DIGITAL OR OTHERWISE, THAT IS NOT INCLUSIVE OF A WET SEAL AND SIGNATURE IS INCOMPLETE AND SHALL BE DEEMED TO BE IN DRAFT FORM.

BASIS OF ELEVATIONS:

THE ELEVATIONS SHOWN UPON THIS SURVEY ARE ASSUMED. ELEVATION 150' AT THE LOCATION OF "CP#1" IS THE BASIS OF ELEVATIONS SHOWN UPON THIS MAP.

TREE NOTE:

ONLY TREES 6" IN DIAMETER OR GREATER WERE LOCATED DURING THE COURSE OF THIS SURVEY. TREE DIAMETERS WERE MEASURED BY THE DBH METHOD (±4.5' ABOVE THE GRADE). CAUTION SHOULD BE USED WHEN DESIGNING CLOSELY TO TREE TRUNKS. THERE ARE LIMITATIONS IN FIELD ACCURACY AND DRAFTING ACCURACY AS WELL AS THE "SPREAD", "SPRAWL", OR "LEAN" OF TREES.

THE TREE SPECIES AND SIZES SHOWN HAVE BEEN IDENTIFIED TO THE BEST OF THE SURVEYOR'S KNOWLEDGE. THE SURVEYOR CAN NEITHER CERTIFY, NOR ATTEST, TO THE ACCURACY OF THESE NOTATIONS. IF CERTIFICATION OF THIS INFORMATION IS REQUIRED THEN PLEASE CONTACT A LICENSED URBAN FORESTER OR AN ARBORIST FOR CONFIRMATION.

EASEMENT NOTE:

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS OF WAYS OR AGREEMENTS AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.





VICINITY MAP - NOT TO SCALE

Topographic Site Survey
Lot 4 - Block 141
Addt'n No.2 to Carmel-by-the-Sea

FILED APRIL 5, 1906 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MONTEREY IN VOLUME 1 OF CITIES & TOWNS, PAGE 44 1/2

APN: 010-161-011
MISSION 2 SE OF 13th
CARMEL BY THE SEA, 93921
COUNTY OF MONTEREY
STATE OF CALIFORNIA

PREPARED FOR
W. DAVID HENDLEY FAMILY L.P.
P.O. BOX 1023
HUGHSON, CA. 95326

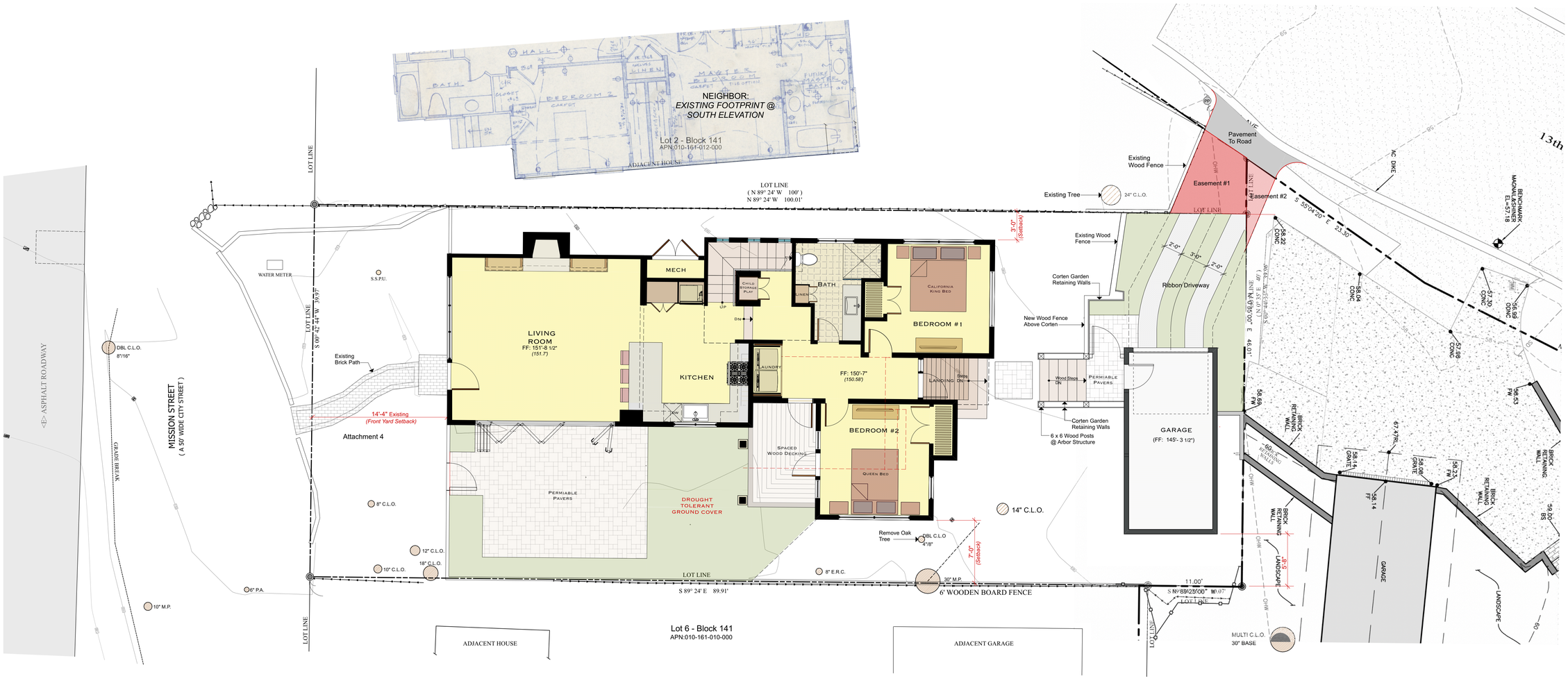
PREPARED BY:
SCOTT HAWTHORNE
SALINAS, CALIFORNIA 93908
PH.: (831) 578-7887
E-MAIL: SPH_Corp@yahoo.com

SCALE: 1"=4'

DATE OF SURVEY: 08/23/2021
DATE: 09/03/2021

SHEET ONE OF ONE

Attachment A



REFERENCE NORTH

1

PROPOSED SITE PLAN

3/16" - 1'-0"

SITE COVERAGE: *(Adjusted)*

EXISTING:

Side Yard Wood Deck:	186 Sq.Ft.
Side Yard Patio: (Brick & Concrete Pavers)	485 Sq.Ft.
Entry Brick Path:	47 Sq.Ft.
Driveway Approach: *(Concrete)*	48 Sq.Ft.
Total Coverage:	766 Sq.Ft.

SITE COVERAGE: *(Adjusted)*

PROPOSED:

ALLOWED: 396 Sq.Ft. + 160 Sq.Ft. = 556 Sq.Ft.

Entry Brick Path/Permeable: (Reinstall in sand set)	48 Sq.Ft.
Side Yard Patio/Permeable: (Pavers - Sand set)	270 Sq.Ft.
Spaced Wood Decking/Permeable:	80 Sq.Ft.
Rear Landing/Permeable:	16 Sq.Ft.
Walkway @ Garage/Permeable: (Pavers - Sand set)	60 Sq.Ft.
Wood Stairs to Garage/Impermeable: (Pavers - Sand set)	22 Sq.Ft.
Ribbon Driveway/Impermeable: *(Concrete)*	60 Sq.Ft.
Total Coverage:	556 Sq.Ft.

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831.757.1201 FAX
JOHN@SCOURKESARCHITECTURE.COM

LICENSED ARCHITECT
No. C 11750
JOHN N. SCOURKES
Renewal
6/31/2025
STATE OF CALIFORNIA

PROJECT:

HENDLEY FAMILY RESIDENTIAL REMODEL + ADDITION

Mission Street, 2 SE of 13th Avenue, Carmel-By-The-Sea - CA 93921

APN: 010-161-011

OWNER:

HENDLEY FAMILY Limited Partnership
PO Box 1023
Hughson, CA 95326
(415) 271-7206

DATE: JULY 28, 2024

REVISIONS:

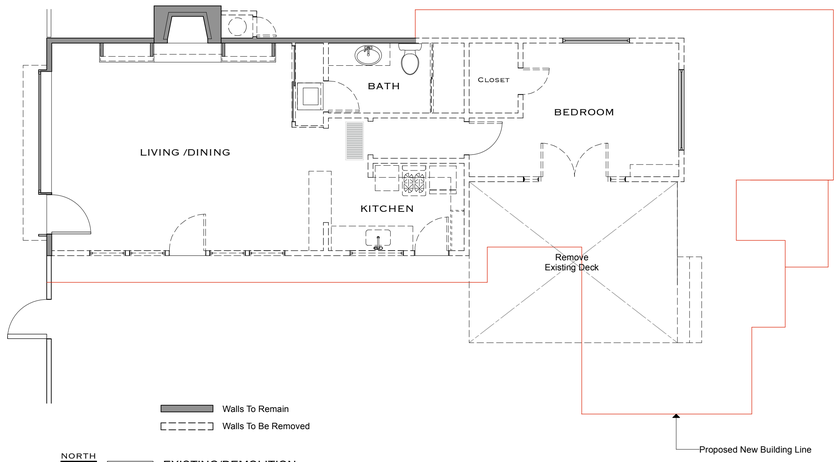
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PROPOSED SITE PLAN

DRAWN

SHEET: PA-1

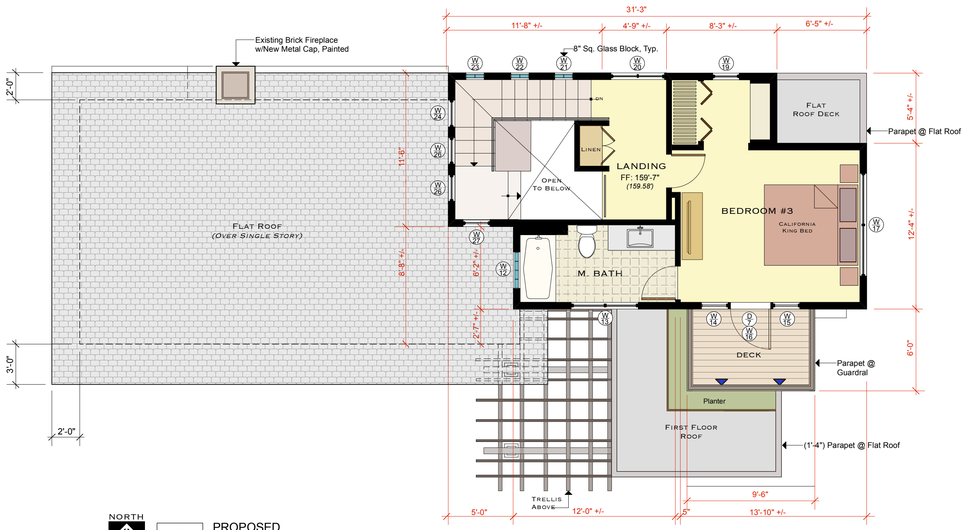
OF



NORTH

1B

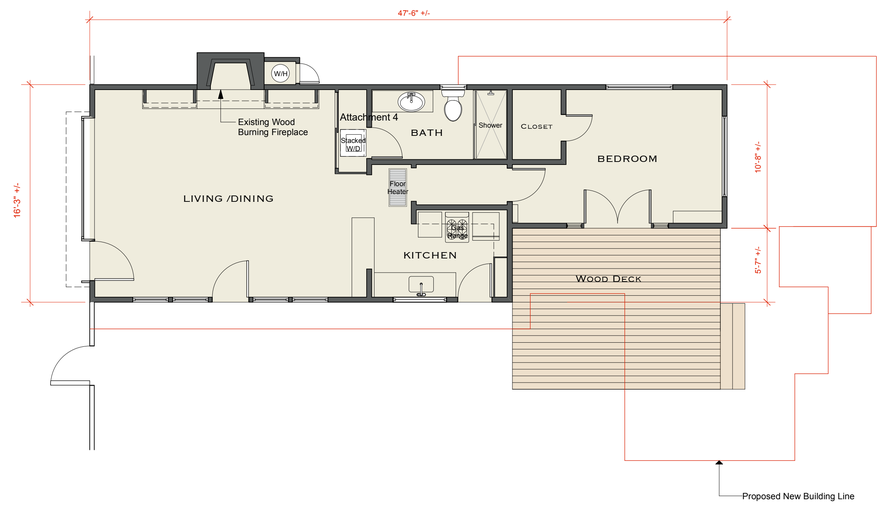
EXISTING/DEMOLITION
MAIN LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"



NORTH

3

PROPOSED
UPPER LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"



NORTH

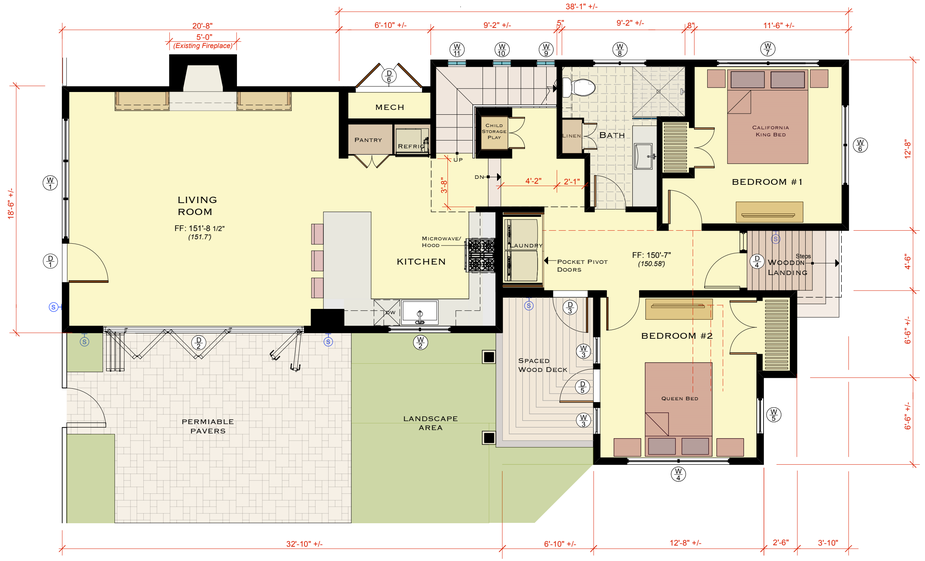
1A

EXISTING
MAIN LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"

BUILDING SQUARE FOOTAGE

EXISTING:

MAIN LEVEL:	688 SQ.FT.
GARAGE:	226 SQ.FT.
TOTAL:	906 SQ.FT.
WOOD DECK:	198 SQ.FT.



NORTH

2

PROPOSED
MAIN LEVEL FLOOR PLAN
SCALE: 3/16"=1'-0"

BUILDING SQUARE FOOTAGE

PROPOSED:

MAIN LEVEL:	1,206 SQ.FT.
UPPER LEVEL:	368 SQ.FT.
TOTAL:	1,574 SQ.FT.
GARAGE:	200 SQ.FT.
TOTAL:	1,774 SQ.FT.

DECK/LANDING SQUARE FOOTAGE

SPACED WOOD DECK:	80 SQ.FT.
UPPER ROOF DECK: *(OVER LOWER FLOOR)*	56 SQ.FT.

EXTERIOR LIGHTING (PAGE PA-7)

Wall mounted lighting shall be no higher than 10 feet above ground and shall not exceed 25 watts per fixture (Approximately 375 lumens)

- Wall Sconce
- Step Light

EXISTING/DEMOLITION FLOOR PLANS

PROPOSED FLOOR PLANS

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PO BOX 52090. PACIFIC GROVE, CA 93950
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831.757.1201 FAX
JOHN@SCOURKESARCHITECTURE.COM

LICENSED ARCHITECT
No. C 11750
JOHN N. SCOURKES
8/31/2025
STATE OF CALIFORNIA

PROJECT:

HENDLEY FAMILY RESIDENTIAL REMODEL + ADDITION

Mission Street, 2 SE of 13th Avenue,
Carmel-By-The-Sea - CA 93921

APN: 010-161-011

OWNER:

HENDLEY FAMILY Limited Partnership
PO Box 1023
Hughson, CA 95326
(415) 271-7206

DATE: JULY 30, 2024

REVISIONS:

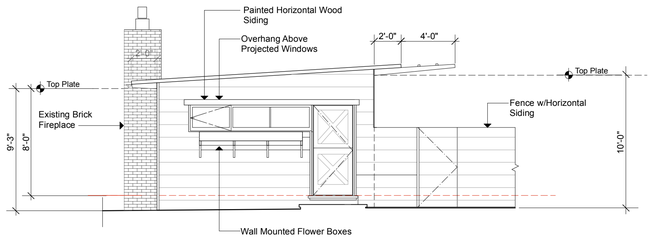
SHEET TITLE:

Existing/Proposed
FLOOR PLANS

DRAWN

SHEET: PA-2

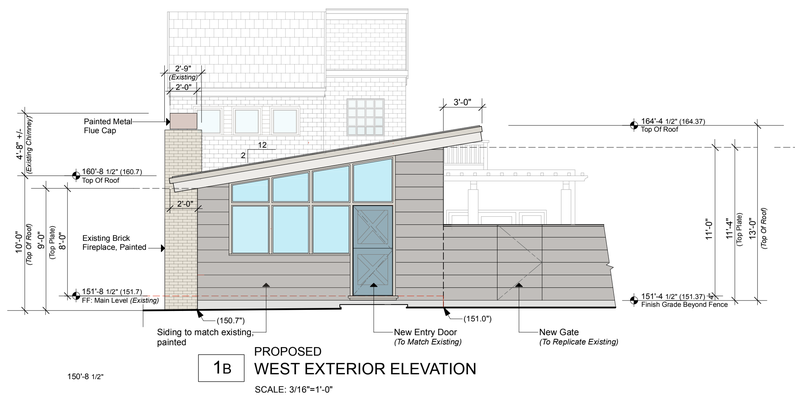
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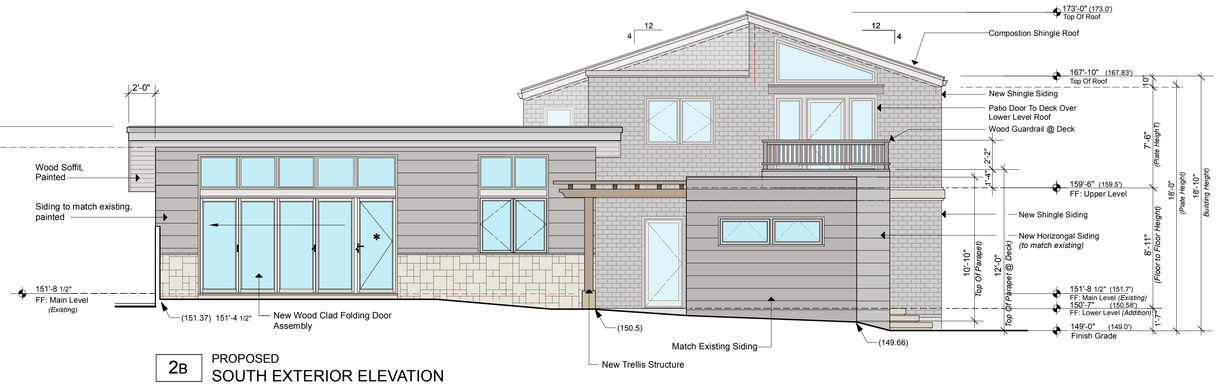
1A EXISTING
WEST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



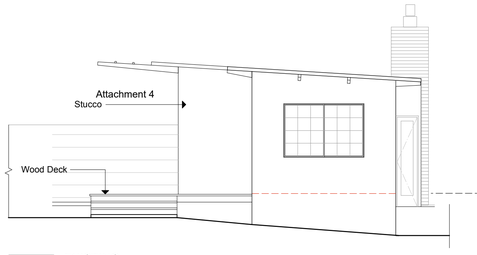
2A EXISTING
SOUTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



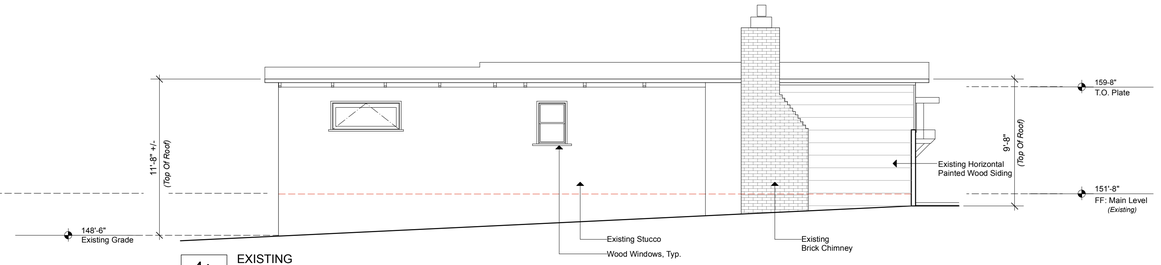
1B PROPOSED
WEST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



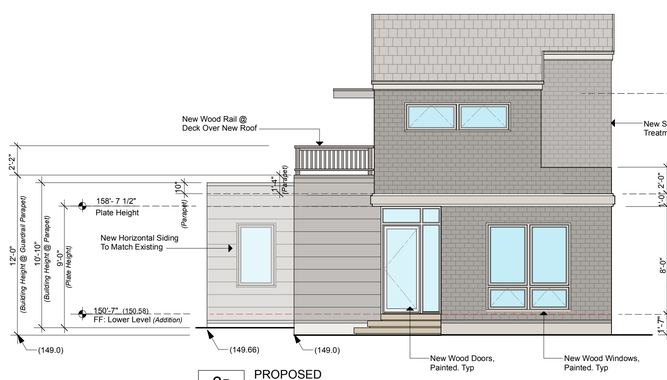
2B PROPOSED
SOUTH EXTERIOR ELEVATION
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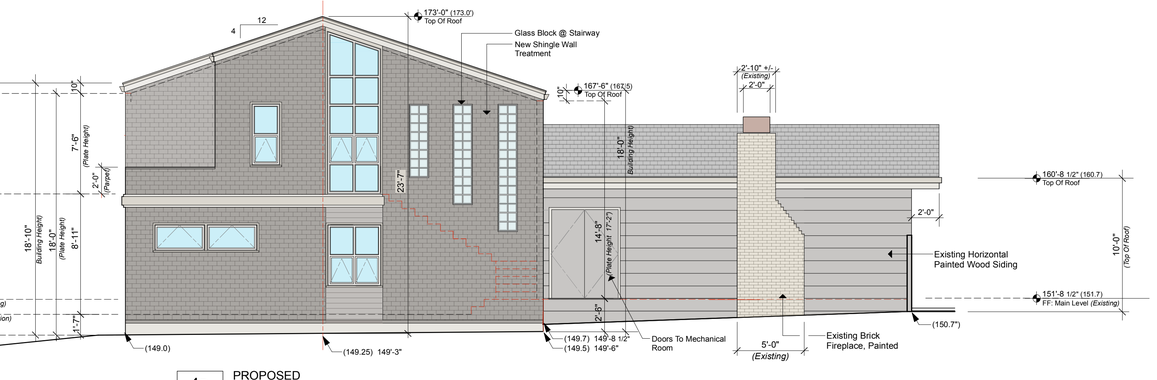
3A EXISTING
EAST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



4A EXISTING
NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



3B PROPOSED
EAST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



4B PROPOSED
NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS

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ARCHITECT LEED AP BD+C
PO BOX 52090, PACIFIC GROVE, CA 93950
831.206.3539 CELL
831.757.1201 FAX
JOHN@SCOURKESARCHITECTURE.COM

LICENSED ARCHITECT
No. C 11750
JOHN N SCOURKES
REGISTERED
8/31/2025
STATE OF CALIFORNIA

PROJECT:
HENDLEY FAMILY RESIDENTIAL REMODEL + ADDITION
Mission Street, 2 SE of 13th Avenue, Carmel-By-The-Sea - CA 93921
APN: 010-161-011

OWNER:
HENDLEY FAMILY Limited Partnership
PO Box 1023
Hughson, CA 95326
(415) 271-7206

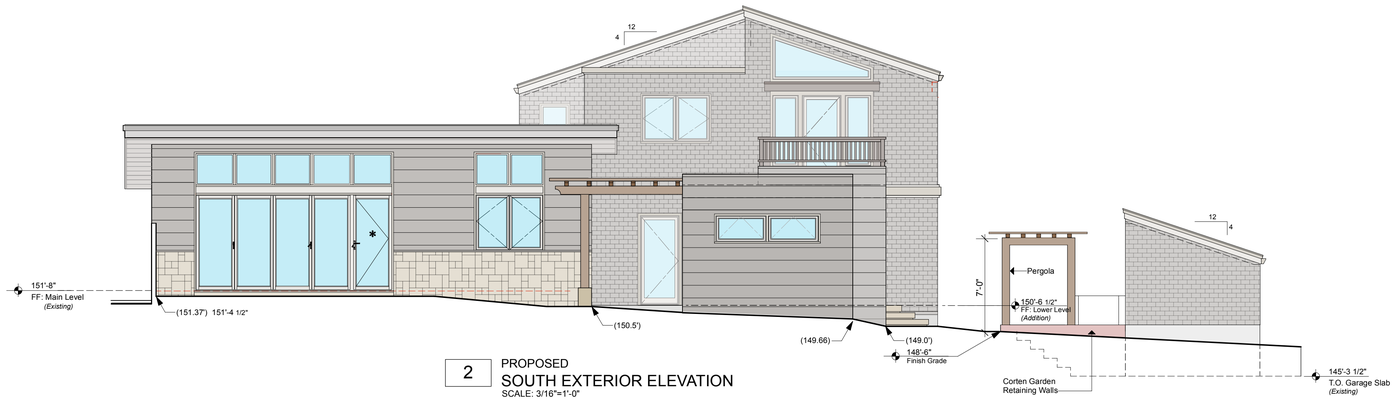
DATE: JULY 30, 2024
REVISIONS:

SHEET TITLE:
Existing/Proposed EXTERIOR ELEVATIONS

DRAWN
SHEET: PA-3
OF



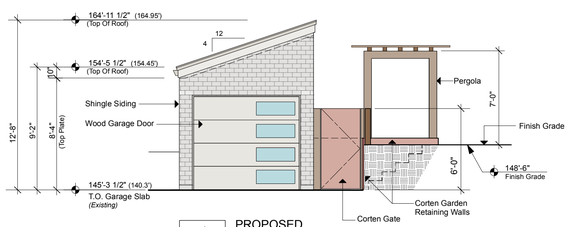
1 PROPOSED
NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



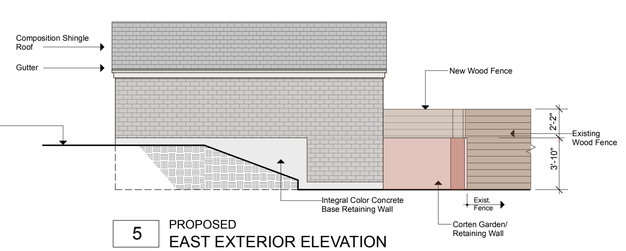
2 PROPOSED
SOUTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

Attachment 4

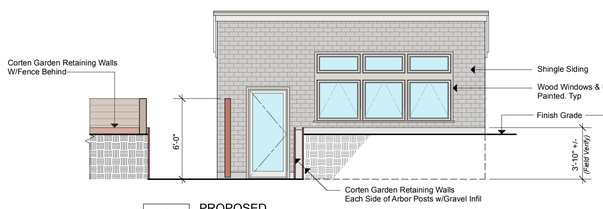
EAST/WEST SITE ELEVATIONS



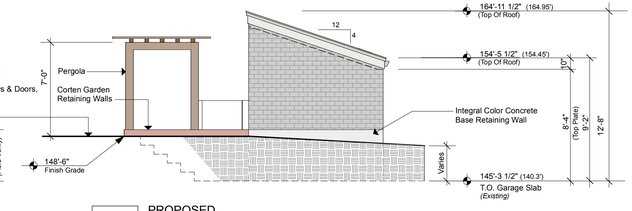
4 PROPOSED
NORTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



5 PROPOSED
EAST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

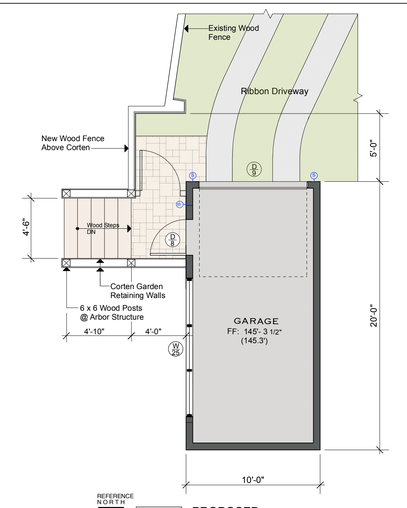


6 PROPOSED
WEST EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"



7 PROPOSED
SOUTH EXTERIOR ELEVATION
SCALE: 3/16"=1'-0"

GARAGE - EXTERIOR ELEVATIONS



3 PROPOSED
GARAGE FLOOR PLAN
3/16" - 1'-0"

GARAGE FLOOR PLAN

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No. C 11750
JOHN N SCOURKES
Renewal
8/31/2025
STATE OF CALIFORNIA

PROJECT:
HENDLEY FAMILY
RESIDENTIAL
REMODEL + ADDITION

Mission Street, 2 SE of 13th Avenue,
Carmel-By-The-Sea - CA 93921

APN: 010-161-011

OWNER:

HENDLEY FAMILY Limited Partnership
PO Box 1023
Hughson, CA 95326
(415) 271-7206

DATE: JULY 30, 2024

REVISIONS:

SHEET TITLE:
East/West
SITE ELEVATIONS

Garage:
PLAN &EXTERIOR ELEVATIONS

DRAWN

SHEET: PA-4

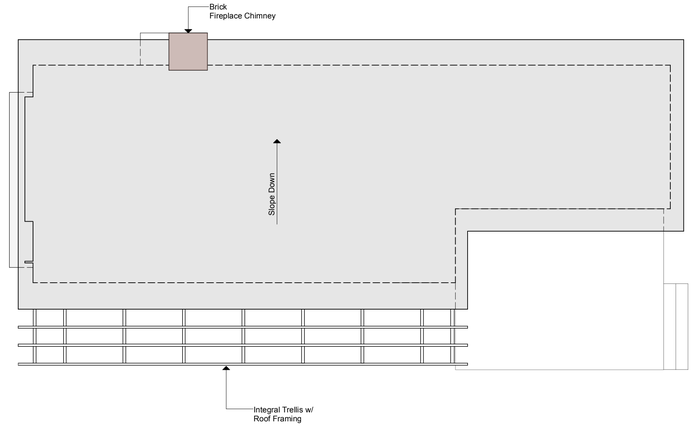
OF

Window Schedule

Window No.	Location	Width	Height	Operable	Frame Material	Manufacturer
	MAIN LEVEL					
1	LIVING ROOM	8'- 0"	Varies	Fixed (3-Bays)	Aluminum Clad/Factory Finish	Weather Shield Contemp
2	KITCHEN	4'- 8"	4'- 0"	Casement	Aluminum Clad/Factory Finish	Weather Shield Contemp (2'-4" Fixed Lites Above)
3	BEDROOM #2	2'- 0"	4'- 8"	Casement	Aluminum Clad/Factory Finish	Weather Shield Contemp
4		7'- 8"	2'- 0"	Awning (2-Bays)	Aluminum Clad/Factory Finish	Weather Shield Contemp
5		2'- 8"	4'- 8"	Fixed	Aluminum Clad/Factory Finish	Weather Shield Contemp
6	BEDROOM #1	6'- 0"	6'- 4"	Fixed/Awning (2-Bays)	Aluminum Clad/Factory Finish	Weather Shield Contemp
7		7'- 8"	2'- 0"	Awning (2-Bays)	Aluminum Clad/Factory Finish	Weather Shield Contemp
8	BATH	4'- 0"	4'- 6"	Fixed/Awning	Aluminum Clad/Factory Finish	Weather Shield Contemp
9	STAIRWAY	1'- 6"	5'- 6"	Glass Block		Glass Block Patter (TBD)
10		1'- 6"	7'- 6"	Glass Block		Glass Block Patter (TBD)
11		1'- 6"	9'- 6"	Glass Block		Glass Block Patter (TBD)
	UPPER LEVEL					
12	M. BATH	3'- 4"	3'- 4"	Glass Block		Glass Block Patter (TBD)
13		5'- 0"	4'- 6"	Casement/Bi-Part	Aluminum Clad/Factory Finish	Weather Shield Contemp
14	M. BEDROOM	2'- 0"	5'- 4"	Fixed	Aluminum Clad/Factory Finish	Weather Shield Contemp
15		2'- 0"	5'- 4"	Fixed	Aluminum Clad/Factory Finish	Weather Shield Contemp
16		7'- 4"	Varies	Fixed	Aluminum Clad/Factory Finish	Weather Shield Contemp
17		7'- 8"	2'- 0"	Awning	Aluminum Clad/Factory Finish	Weather Shield Contemp
18	*NOT USED*					
19		2'- 0"	4'- 6"	Casement	Aluminum Clad/Factory Finish	Weather Shield Contemp
20	STAIRWAY	4'- 0"	11'- 0"	Fixed/Awning	Aluminum Clad/Factory Finish	Weather Shield Contemp
21		1'- 6"	5'- 6"	Glass Block		Glass Block Patter (TBD)
22		1'- 6"	7'- 6"	Glass Block		Glass Block Patter (TBD)
23		1'- 6"	9'- 6"	Glass Block		Glass Block Patter (TBD)
24		2'- 0"	2'- 4"	Fixed	Aluminum Clad/Factory Finish	Weather Shield Contemp
25		2'- 0"	2'- 4"	Fixed	Aluminum Clad/Factory Finish	Weather Shield Contemp
26		2'- 0"	2'- 4"	Fixed	Aluminum Clad/Factory Finish	Weather Shield Contemp
27		2'- 0"	2'- 4"	Fixed	Aluminum Clad/Factory Finish	Weather Shield Contemp
	GARAGE					
28	GARAGE	10'- 0"	3'- 0"	Awning (3-Bays)	Aluminum Clad/Factory Finish	Weather Shield Contemp (1'-6" Fixed Lites Above)

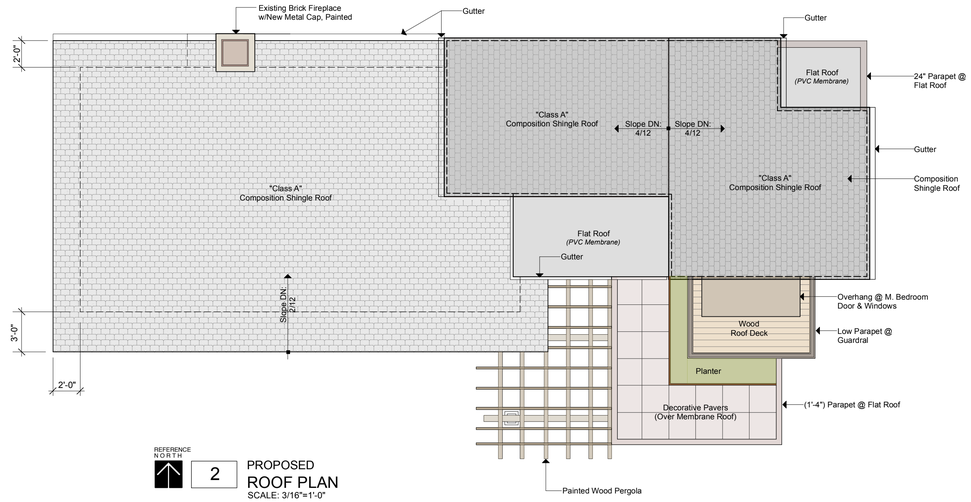
Door Schedule

Door No.	Location	Width	Height	Operable	Frame Material	Manufacturer
	MAIN LEVEL			Attachment 4		
1	LIVING ROOM	3'- 0"	6'- 8"	Man Door/Interior Swing	Existing Painted Wood Door	
2		14'- 0"	7'- 0"	Bi-Folding Door	Aluminum Clad/Factory Finish	Weather Shield Contemp (2'-4" Fixed Lites Above)
3	HALLWAY	2'- 10"	6'- 8"	Man Door/Exterior Swing	Aluminum Clad/Factory Finish	Weather Shield Contemp
4		2'- 10"	6'- 8"	Side Lite/Fixed Panel	Aluminum Clad/Factory Finish	Weather Shield Contemp
5	BEDROOM #2	2'- 6"	6'- 8"	Man Door/Exterior Swing	Aluminum Clad/Factory Finish	Weather Shield Contemp
6	MECHANICAL	PR 2'- 6"	6'- 8"	Man Door/Exterior/Bi-Part	Aluminum Clad/Factory Finish	Solid Core Wood/Painted
	UPPER LEVEL					
7	M. BEDROOM	2'- 8"	6'- 8"	Man Door/Exterior Swing	Aluminum Clad/Factory Finish	Weather Shield Contemp
	GARAGE					
8	GARAGE	3'- 0"	6'- 8"	Man Door/Exterior Swing	Aluminum Clad/Factory Finish	Weather Shield Contemp
9		8'- 0"	7'- 0"	Overhead Sectional	Solid Core Wood Door/Painted	Overhead Door Company or approved equal



REFERENCE NORTH

1 EXISTING ROOF PLAN
SCALE: 3/16"=1'-0"



REFERENCE NORTH

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

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PO Box 1023
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(415) 271-7206

DATE: JULY 30, 2024

REVISIONS:

SHEET TITLE:
Existing/Proposed ROOF PLANS
Window & Door SCHEDULES

DRAWN

SHEET: PA-5

OF

WINDOW & DOOR S CHEDULES | ROOF PLANS



REFERENCE NORTH

1

PROPOSED
SITE IMPROVEMENT PLAN
3/16" - 1'-0"

NOTES:
ALL LANDSCAPE PLANT & TREES TO BE ON A
DRIP IRRIGATION SYSTEM

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PROJECT:
HENDLEY FAMILY
RESIDENTIAL
REMODEL + ADDITION

Mission Street, 2 SE of 13th Avenue,
Carmel-By-The-Sea - CA 93921

APN: 010-161-011

OWNER:

HENDLEY FAMILY Limited Partnership
PO Box 1023
Hughson, CA 95326
(415) 271-7206

DATE: JULY 28, 2024

REVISIONS:

SHEET TITLE:
PROPOSED
SITE IMPROVEMENT PLAN

DRAWN

SHEET: PA-6

OF

Attachment 4



HUBBARDTON FORGE



Shadow Box Medium w/Slate Outdoor Sconce

Base Item #: 302602

Selected Options

Lamping
Incandescent (SKT)

Finish
Coastal Oil Rubbed Bronze (14)

Option1
Clear Glass (ZM) [ZM0546]

Accent
Slate (SL)

Configured item #: 302602-1001

Smart String: 302602-SKT-14-SL-ZM0546

Image shown may not correspond to selected options

Specifications

Dimensions

Height	11.7"
Width	10"
Depth	4"
Product Weight	6 lbs
Backplate	4.6" x 4.6"
Mounting Height - Vertical	5.6"

Lamping Information

Socket Type	medium
Bulb	A15
Number of Bulbs	1 (not included)
Location Rating UL	Outdoor Wet
Safety Rating	UL|CUL listed

Options

Lamping	Finish	Option1	Accent
Incandescent (SKT)	Coastal Dark Smoke (77) Coastal Bronze (75) Coastal Natural Iron (20) Coastal Oil Rubbed Bronze (14) Coastal Black (80) Coastal White (02) Coastal Burnished Steel (78)	Clear Glass (ZM) [ZM0546]	Slate (SL)

Hubbardtonforge.com customerservice@vtforge.com 888-826-4766

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EXTERIOR LIGHTING (All Exterior Wall Mounted Sconces)

Refer to Floor Plans for locatons.
Lighting not to exceed 25 watts incandescent per fixture, 375 lumens, mounted no more than 10 feet above the walking surface.

Model: WL-LED100

LEDme® Step Light

WAC LIGHTING
Responsible Lighting®

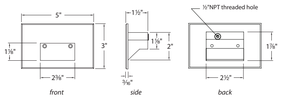


Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 54,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- IP66 rated, Protected against high-pressure water jets
- Up to 200 fixtures can be connected in parallel
- 5 year WAC Lighting product warranty

SPECIFICATIONS

Construction: Die-cast aluminum or 316 marine grade cast stainless steel

Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz

Light Source: 2700K or 3000K CCT Samsung HV-AC High Power LED, CRI: 90 Optional color lenses. Total power consumption of 3.5W

Mounting: Fits into 2" x 4" J-Box with minimum inside dimensions of 3"L x 2"W x 2"H
Includes bracket for J-Box mount.

Dimming: Dim to 10% with electronic low voltage (ELV) dimmer
Approved dimmers: Lutron Nova-T NTELV-300 & NTELV-600, Lutron Vietri VTELV-600, Lutron Diva DVELV-300P, Lutron Skylark SELV-300P, Lutron Maestro MAELV-600

Standards: IP66, UL & cUL Listed for wet locations, Title 24 JA8-2016 Compliant.

ORDER NUMBER

120V Model #		Light Color			Finish	
WL-LED100	*120V*	**27**	*Warm*	*2700K*	**BK**	*Black on Aluminum*
		C	*White*	*3000K*	**BN***	*Brushed Nickel on Aluminum*
		AM	*Amber*	*610nm*	**BZ**	*Bronze on Aluminum*
		RD	*Red*	*640nm*	**GH**	*Graphite on Aluminum*
		BL	*Blue*	*450nm*	**SS**	*Stainless Steel*
					WT	*White on Aluminum*
WL-LED100	*120V*	**27**	*Warm*	*2700K*		
		C	*White*	*3000K*	**BBR**	*Bronze on brass*
		AM	*Amber*	*610nm*		

277V Model #		Light Color			Finish	
WL-LED100F	*277V*	**C**	*White*	*3000K*	**BK**	*Black on Aluminum*
		AM	*Amber*	*610nm*	**BN***	*Brushed Nickel on Aluminum*
		RD	*Red*	*640nm*	**BZ**	*Bronze on Aluminum*
		BL	*Blue*	*450nm*	**GH**	*Graphite on Aluminum*
					SS	*Stainless Steel*
					WT	*White on Aluminum*

**Brushed Nickel Finish is for interior use only*

_____ – ____ – ____

Example: **WL-LED100F-BL-SS**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. DEC 2021

EXTERIOR LIGHTING (Path/Wall Lights @ M. Bedroom Deck)

Refer to Floor Plans for locatons.
Lighting not to exceed 15 watts incandescent per fixture, 225 lumens.
No more than 18 inches above the walking surface.

EXTERIOR LIGHTING

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(415) 271-7206

DATE: JULY 28, 2024

REVISIONS:

SHEET TITLE:
Exterior
LIGHTING SPECIFICATIONS

DRAWN

SHEET: PA-7

OF

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

August 14, 2024
PUBLIC HEARINGS

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Evan Kort, Associate Planner
APPROVED BY:	Marnie Waffle, AICP, Principal Planner
SUBJECT:	**DS 22-057 (Lim):** Consideration of a Concept Design Study for the demolition of an existing 1,053-square-foot, one-story single-family residence, inclusive of a 205-square-foot detached garage, and the construction of a 1,794-square-foot, two-story single-family residence, inclusive of a 286-square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000.

Application: DS 22-057 (Lim)
APN: 010-225-003-000
Block:ii
Lot:3
Location: North Casanova Street 2 southeast of Palou Avenue
Applicant: Angie Phares, Designer
Property Owner: LIM LIYOONG TR

Executive Summary:

The applicant is requesting approval of a Concept Design Study for the demolition of an existing one story single-family residence and construction of a new two-story single-family residence. A concept design was previously considered at the Commission's July 12, 2023 hearing and was continued with direction to make changes to the project. The primary issues raised were regarding privacy, views, light, and impacts to trees.

Recommendation:

Adopt a Resolution (Attachment 1) accepting a Concept Design Study for the demolition of an existing 1,053-square-foot, one-story single-family residence, inclusive of a 205-square-foot detached garage, and the construction of a 1,794-square-foot, two-story single-family residence, inclusive of a 286-square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay. APN: 010-225-003-000.

Background and Project Description:

The project site is a 4,000 square-foot lot developed with a 1,053 square-foot one story residence with a 205 square foot attached garage.

The existing one story residence is finished primarily with board and batten siding with composition shingle gabled roof forms. The applicant is proposing to demolish the existing residence and garage and construct a new two-story 1,767 square foot residence inclusive of a 270 square foot attached garage.

The new residence is proposed to be a combination of stone and stucco with wood windows and doors and a composition shingle roof. A concept design was previously considered at the Commission's July 12, 2023 hearing and was continued with direction to make changes to the project. The primary issues raised were regarding privacy, views, light, and impacts to trees. Staff had recommended acceptance of the concept design, with conditions, however, the Commission continued the project with direction to the applicant to modify the project to address impacts to the northern neighbor. The applicant has revised the project based on feedback from the Commission and is requesting acceptance of a revised Concept Design. In addition to changes made to the plans, the applicant has provided a letter noting the response to the comments and issues raised at the previous hearing. According to the applicant (refer to Attachment 2):

> *We have redesigned the home, moved the second story towards the southeastern corner of the property, and reduced the second story by 31 SF. This moves the second story away from the primary viewing areas of the northern neighbor and light obstruction to their lower bedroom by the second story is alleviated.*

This shift and size reduction lessens the tunneling effect. The second story is narrower and more centrally located between the two adjacent homes.

While the applicant has revised the plans based on direction at the prior hearing, the northern neighbors have indicated the design still impacts their property (Refer to Attachment 3). Based on staff's discussion with the neighbor, as well as information provided in the correspondence, the staff's understanding is that the grievance is from the proposed stairwell projection near the neighbor's breakfast nook. The neighbor has requested a site visit as part of the tour of inspection and the Commission will have an opportunity to view the story poles from the project site as well as from the neighbor's home.

Like the initial concept design, staff is recommending concept acceptance, however, the Commission may still provide direction to the applicant to make changes to the project as necessary to address any outstanding issues, or issues that the Commission finds have not been satisfactorily addressed.

In accordance with CMC 17.58.040.B, "*the Planning Commission shall review the proposed site design, basic massing, and other elements of the design concept for compliance with the City's design concept guidelines and the findings required in CMC 17.64.080, Design Study Approval. At the conclusion of this review the [Planning Commission] shall either:*

1. *Accept the design concept as submitted,*
2. *Provisionally accept the design concept and provide direction to the applicant on plan revisions necessary to achieve compliance with the design guidelines and/or zoning standards, or*
3. *Continue design concept for preparation of a new design concept if it is substantially out of compliance with the zoning standards or the design guidelines.*

Applicants unwilling to make the revisions directed by the PC in a provisionally accepted concept design or continued design concept may request denial of the project so that an appeal may be filed. A denial shall not be complete until findings are adopted."

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

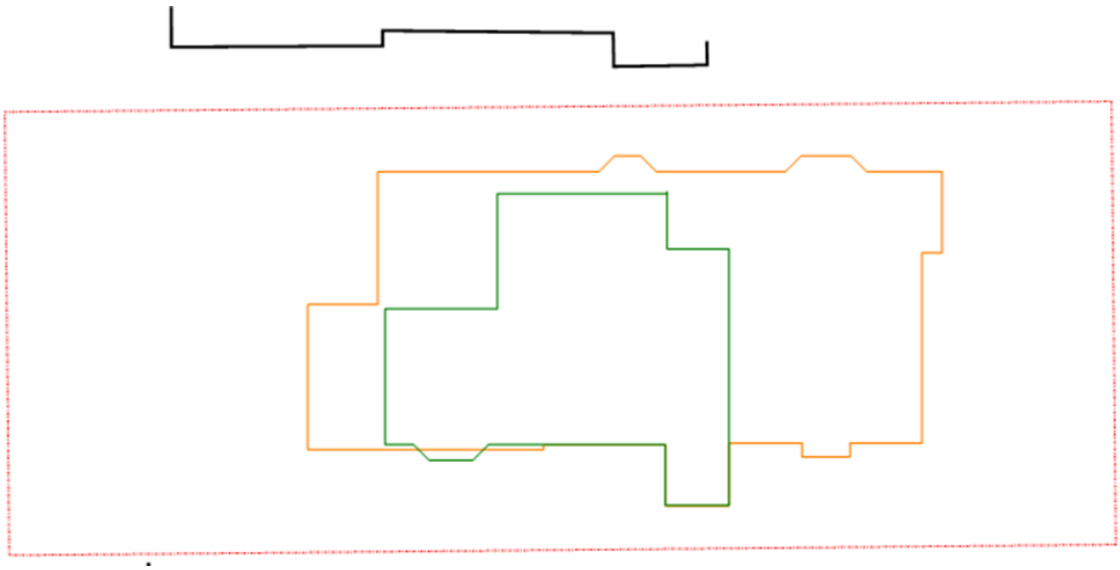


Figure 1. Prior Concept Review Building Outline. First Floor in **ORANGE**; Second Floor in **GREEN.** Neighbor's residence outlined in **Black.**



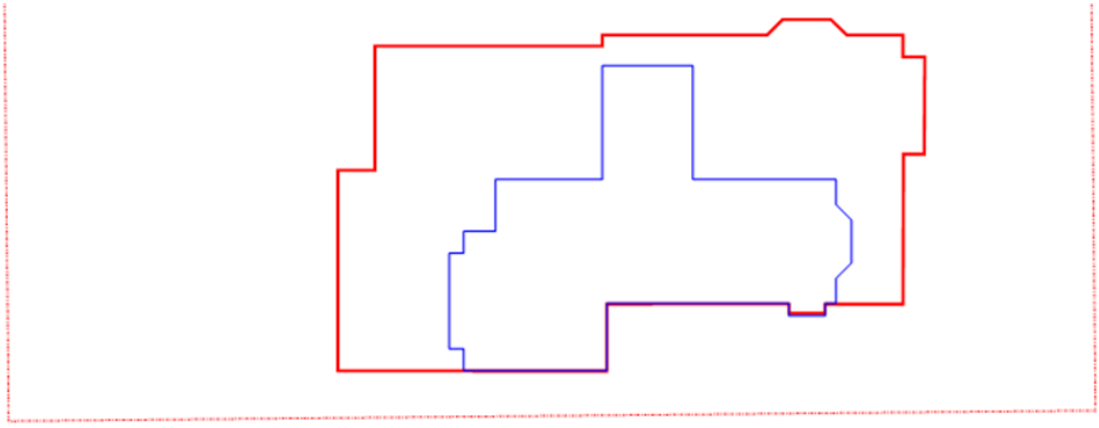


Figure 2. Revised (Proposed) Concept Review Building Outline. First Floor in **RED**; Second Floor in **BLUE**. Neighbor's residence outlined in **Black.** Neighbor's residence outlined in **Black.**

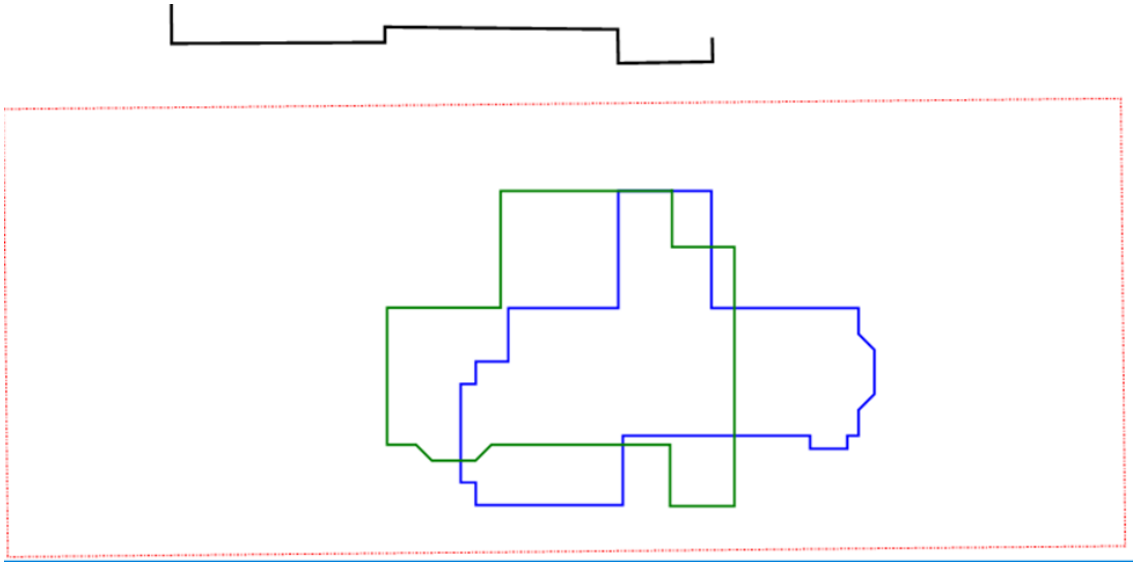


Figure 3. Overlay of Prior Concept Review 2nd Floor Outline and Revised (Proposed) 2nd Floor Outline.

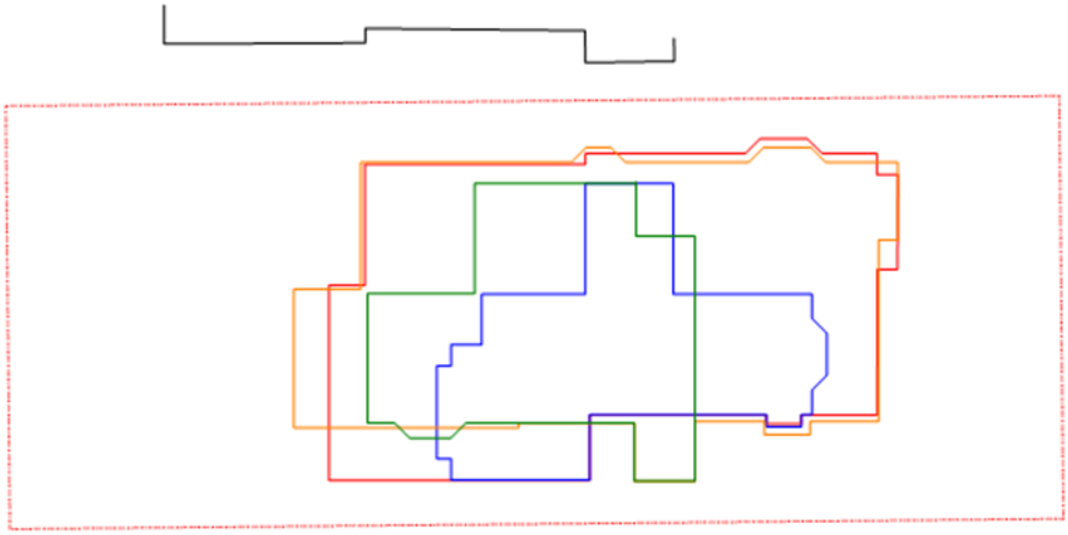


Figure 4. Overlay of Prior Concept Review Building Outline and Revised (Proposed) Building Outline.

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.

Finding #2 for Concept Design Study Approval Requires that "*the project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design*." For a 4,000 square foot site, the recommended tree density is 3 upper canopy trees and 1 lower canopy tree. The design objective states that "*each site should contribute to the urban forest or other vegetation characteristic of the neighborhood, by harboring an appropriate number and mix of trees and/or shrubs consistent with the neighborhood context and the neighborhood streetscape"* (CMC 17.10.010.A). A landscaping plan has yet to be provided, but will be required to be provided prior to scheduling for final details review.

Finding #7 for Concept Design Study Approval states, "*The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.*" The site contains four trees (3 upper canopy and 1 lower canopy), three of which are significant. One significant fir tree was approved for removal by the Forest and Beach Commission at their June 8th meeting (click here for staff report). While initially rated as significant during the Preliminary Site Assessment conducted in March 2022, the associated Arborist Report prepared for the Forest and Beach Commission hearing found that the tree was in very poor condition with less than 10% remaining of the living crown. The arborist also noted that the tree is not a long-term asset to Carmel's urban forest due to its condition. Upon approval of the tree removal, the Forest and Beach Commission has required that one upper canopy tree be planted on-site as a replacement tree to meet the recommended tree density for the site. This requirement has been included as Draft Condition of Approval #2, and will be included in the final resolution as well.

The development is setback a minimum of 6-feet from the remaining significant trees on the project site, as well as the significant trees on the adjacent property. While there was previously concern about the need for pruning of the trees along the northern property line, the applicant has modified the roof form which has eliminated the need for any tree pruning, as assessed by the story poles.

As conditioned the project complies with the Residential Design Guidelines for Forest Character and meets Concept Phase Approval Findings #2, and #7 pertaining to the protection and enhancement of the urbanized forest (CMC 17.64.080).

Topography: Residential Design Guidelines 3.1 through 3.5 encourage maintaining the natural topographic character of Carmel; encourage site development that preserves natural slopes, avoids significant exposed cuts or fills and protects trees; promote grading designs that will retain water on site, enhance percolation into soils, and minimize runoff onto adjacent properties; promote the use of natural slopes and stepped floor plans in building
design so that houses hug the land.

Previous and current public comment (Attachment 3) on the project has included comments regarding the sloping topography of the neighborhood and project site. In respect to sloping topography, the Design Guidelines state the following:

Residential Design Guidelines 3.2 Minimize the extent of excavation and fill on a site.

- The site design should follow the natural contours of the site. Where construction is necessary on a steep slope, step the foundation and building forms to follow the contours or locate the long axis of a building to lie parallel with natural contours.

Residential Design Guideline 3.3 Minimize the visual impacts of retaining walls, garden walls and other foundation structures as seen from the public way or neighboring sites.

- Use a stepped building foundation that follows site contours.
- Avoid extensive areas of" cantilevered" floors especially above a cut area.
- Avoid the creation of tall, unused underfloor areas that add to building mass. The level of the finished floor above unused, under floor spaces should not be higher than five feet above the ground at any point around the full perimeter of the building.

While proposed development on sloping sites should step and follow the contours of the natural grade, this site has already been flattened and excavated from prior development –likely when the existing residence was constructed in 1941 or subsequent carport addition in 1955 (garage conversion unknown date).

Calculated using the site survey, the average grade of the site is 4.85% or 2.7 degrees. When walking the site, it has the appearance of being effectively flat. The applicant has elected to pursue a combination slab on grade foundation and partial raised foundation as a means to lower the height of the building to the greatest extent feasible which takes advantage of the already level building site. In an initial design,

a raised foundation was proposed, but the foundation was changed to slab on grade through public participation in the design process.

Further excavation to cut or fill the site would conflict with the Residential Design Guidelines which encourage minimizing the extent of excavation and fill on a site and further disrupt the existing topography. As such maintaining the existing topography and working with the existing site condition is consistent with the Residential Design Guidelines and meeting Concept Design Study Finding #2.



Figure 5. Existing site topography viewed from Right-of-Way.

Privacy and Views: Residential Design Guidelines 5.1 through 5.3 pertain to Privacy, Views, Light, and Air. The objectives of these Design Guidelines are to *"maintain privacy of indoor and outdoor spaces in a neighborhood"* and *"To balance and share view opportunities to natural features and landmarks."*

At the previous hearing, the neighbor to the north had expressed concerns regarding the project specifically in respect to privacy, view, and access to light related to their breakfast nook, kitchen window, and lower floor bedroom. The views of concern were not ocean views, but views of the forest and tree canopy and of open space and access to light beyond.

There are no second story windows on the northern elevation nor exterior balconies facing north and as such, staff has not identified any privacy impact associated with the project. A small second story balcony is proposed to be located on the southern elevation, however, this overlooks the neighbor's roof to the south similar to the prior proposal which was not a topic of discussion at the public hearing. As there is no privacy impact, the continued concerns with the project are light and view impacts.

In respect to views, light, and air, the Residential Design Guidelines state the following:

> *Views to natural features and landmarks are key features of Carmel's design traditions. Important views occur to the ocean, canyons, and along streets. Protecting views is an important community concern. This includes views from public ways as well as those through properties. Also note that the desire to maximize view opportunities from one's own property must be balanced with consideration of respecting views of others. The preliminary site analysis may help identify view opportunities as well as existing views enjoyed by others.*
>
> *Designs also should preserve reasonable solar access to neighboring parcels. Designs should protect and preserve the light, air and open space of surrounding properties, when considered cumulatively with other buildings in the neighborhood. Incorporating tall or bulky building elements near the property line of an adjoining site should be avoided.*
>
> ***Residential Design Guideline 5.2*** *Maintain view opportunities to natural features that lie outside the property.*
> - *Consider locating key building functions to make use of views.*
> - *Also locate buildings so they will not substantially block views enjoyed by others.*
>
> ***Residential Design Guidelines 5.3*** *Maintain views through a property to natural features when feasible.*
> - *Locate major building masses to maintain some views through the site from other properties.*

- *Consider keeping the mass of a building low in order to maintain views over the structure.*
- *Also consider using a compact building footprint to maintain views along the sides of a structure.*

Further, CMC 17.10.010, Purpose and Design Objectives, states:

> *The purpose of this chapter is to establish standards and requirements for physical development in the R-1 single-family residential district. To implement the General Plan and the Coastal Land Use Plan, the following design objectives for the R-1 district are established.*
> *…*
>
> *G. Privacy. Designs should respect the privacy of neighbors. The placement of windows, doors, balconies and decks should be sensitive to similar improvements on neighboring properties.*
> *…*
> *J. Public Views. Buildings shall be located and designed to preserve significant coastal views from the public right-of-way in conformance with Section 30251 of the California Coastal Act. The protection of public views should not prevent reasonable development of the site, yet development shall not preclude reasonable protection of any significant coastal view.*
>
> *K. Private Views. Designs should respect views enjoyed by neighboring parcels. This objective is intended to balance the private rights to views from all parcels that will be affected by a proposed building or addition. No single parcel should enjoy a greater right than other parcels except the natural advantages of each site's topography. Buildings which substantially eliminate an existing significant view enjoyed on another parcel should be avoided.*
>
> *L. Solar Access. Designs should preserve the rights to reasonable solar access on neighboring parcels. Excessively tall buildings, particularly those near a north property line, which would block the free passage of the sun onto neighboring solar collectors or south-facing windows on neighboring sites, should be avoided.*

Concept Design Study Finding #5 requires: *"The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites."*

Staff has not identified any public view impacts associated with the project, nor were public views identified as part of the prior review of the project. Privacy is also not a concern as previously discussed. Reasonable solar access appears to be provided through the revised design. With the exception of a projecting stairway element that is located toward the north (that's setback has been maintained), the second story building form is primarily located on the southern portion of the lot, and not toward a northern property line discouraged by the solar access objective (refer to Figure 3, above, and Figure 6 below). The neighbor indicated to staff the light to the downstairs is still an area of concern, however, as noted, the building has been shifted to the southeast by 10'7" feet except in the area of the stairway.

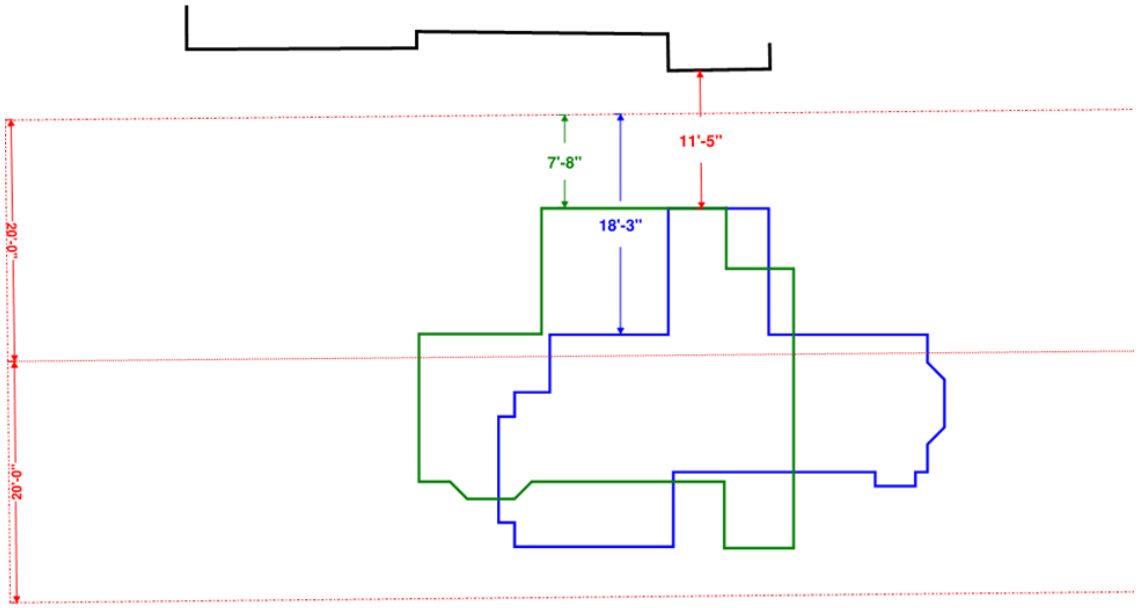


Figure 6. Overlay of Prior Concept Review 2nd Floor Outline and Revised (Proposed) 2nd Floor Outline with Dimensions. Also see figures 1-3, above.

In considering private views, the commission should consider that that 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." In this case, the views are the natural resources outside of the property, including trees and air, and not an open view that is typically assessed when discussing a view impact.

Staff has deferred this assessment to the Commission to evaluate during the tour of inspection, specifically in the area of the proposed stairway across from the breakfast nook which is an area of concern of the northern neighbor. Staff has visited the site separately and in conversations with the neighbor, staff's understanding is views are not a concern except in the area of the breakfast nook.

While staff is recommending acceptance of the concept design, the Commission could find that the project is inconsistent with the Design Guidelines and provide direction to the applicant on plan revisions necessary to achieve compliance with the design guidelines. Alternatively, the commission could continue the hearing if the Commission finds the design is still substantially out of compliance with the design guidelines.

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."*

Concept Finding #3 requires that "*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.* Additionally, Concept Finding #4, requires that *"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."*

In plan, the proposed building is a simple rectangular form, as encouraged by the Residential Design Guidelines. Between design revisions, the overall building height has been increased.

The overall ridge height of the structure has been increased from an elevation point of 57.66' to 59.00' (+1.34') and the 2nd story plates have been increased from 54.16' to 56.25' (+2.09'). While the new building is still under the 24' height limit (22'3" proposed), the plate heights exceed the maximum allowable 18' height limit (approximately 19.25' proposed). As such, Condition of Approval for Concept Acceptance #3 has been included requiring the plate heights be reduced to an amount which complies with the zoning standards for the R-1 Zone District.

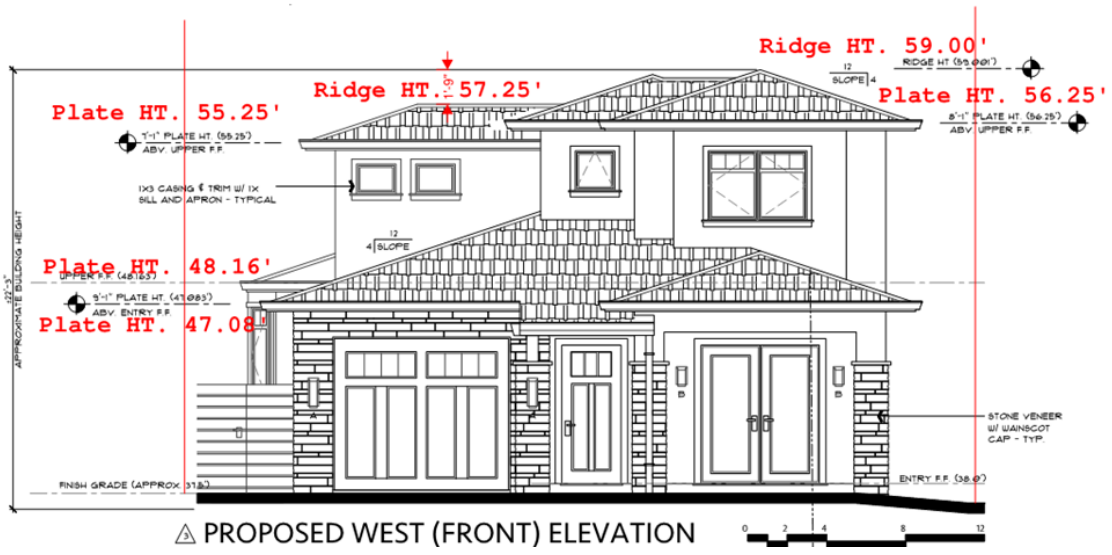


Figure 7. Revised (Proposed) Front Elevation

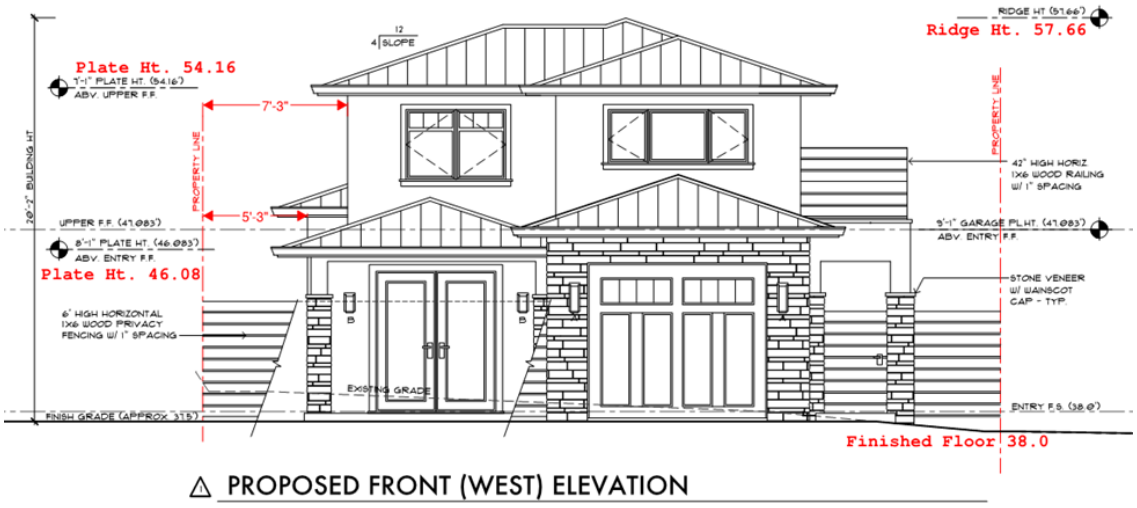


Figure 8. Prior Concept Review Front Elevation

The roof is comprised of hipped roof forms moderately pitched at 4:12 throughout, as encouraged by the Residential Design Guidelines. The hips primarily run east to west with a hipped element also facing north on the second floor.

Design Guideline 7.2 has been cited by the concerned neighbor, specifically the massing impacts when viewed from the adjacent property. Residential Design Guideline 7.2 states:

> ***RDG 7.2*** *Minimize the mass of a building as seen from the public way or adjacent properties. Consider these options:*
> - *Build to less than the maximum floor area.*
> - *Locate some floor area either fully or partially below grade.*
> - *Avoid using tall volume spaces (e.g. high ceilings or steep pitches across wide spans) that increase the visual bulk of a building above grade.*
> - *Avoid long, uninterrupted wall planes.*

The commission should also consider whether Design Guideline 7.3 would be applicable. Design Guideline 7.3 states:

> ***RDG 7.3*** *Avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites.*
> - *Preserve open spaces and access to light between properties.*
> - *Avoid the appearance of a narrow corridor or tunnel between buildings as seen from the street.*

***Overlay Districts*:**
The subject property is located in both the Beach and Riparian (BR) Overlay District and the Archeological Significance (AS) Overlay District. An analysis and discussion of the applicable requirements and findings will be made at the Final Details hearing.

The required Archeological Resource Management Report (required for projects in the AS overlay) has been prepared and the results of the reconnaissance survey were negative.

Public Correspondence: At the time of writing this report, staff has received correspondences from the northern neighbor, whom is aggrieved by the project, as well surrounding neighbors who state they are not impacted by the project but support the position of the northern neighbor. These correspondences have been included as Attachment 3.

Other Project Components:

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

Attachment 1 - Resolution
Attachment 2 - Applicant's Response Letter
Attachment 3 - Public Correspondence
Attachment 4 - Project Plans

CITY OF CARMEL-BY-THE-SEA
PLANNING COMMISSION

PLANNING COMMISSION RESOLUTION NO. 2024-XX-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA ACCEPTING A CONCEPT DESIGN STUDY FOR THE DEMOLITION OF AN EXISTING 1,053-SQUARE-FOOT, ONE-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 205-SQUARE-FOOT DETACHED GARAGE, AND THE CONSTRUCTION OF A 1,794-SQUARE-FOOT, TWO-STORY SINGLE-FAMILY RESIDENCE, INCLUSIVE OF A 286-SQUARE-FOOT ATTACHED GARAGE, IN THE SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, ARCHAEOLOGICAL SIGNIFICANCE (AS) OVERLAY, AND BEACH/RIPARIAN (BR) OVERLAY. APN: 010-225-003-000

WHEREAS, on March 2, 2022, Angie Phares, on behalf of Hastings Construction, Inc, ("Applicant") submitted an application on behalf of Liyoong Lim ("Owner") requesting approval of Track 2 Design Study application DS 22-057 (Lim) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located on North Casanova 2 southeast of Palou Avenue in the Single-Family Residential (R-1) District, Archeological Significance (AS) Overlay District, and Beach and Riparian (BR) Overlay District; and

WHEREAS, the Applicant is proposing the demolition of an existing 1,053-square-foot, one-story single-family residence inclusive of a 205-square-foot detached garage and construction of a 1,794-square-foot, two-story single-family residence inclusive of a 286-square-foot attached garage; and

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

WHEREAS, CMC 17.58.040.B.2 requires a Design Concept Review prior to consideration of the Final Details Review for project approval; and

WHEREAS, a Coastal Development Permit is required for the project in accordance with CMC 17.52.090 and will be considered at the Final Details hearing; and

WHEREAS, the project was initially scheduled for the July 12, 2023, the Planning Commission meeting and for a Concept Design Study hearing and was continued with direction to the Applicant to revise the project; and

WHEREAS, the applicant has revised the project and to address the concerns raised at the July 12, 2023 hearing and is requesting the reconsideration of a Concept Hearing; and

WHEREAS, on August 2, 2024, a notice of public hearing was published in the Carmel Pine Cone for the August 14, 2024, Planning Commission meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before August 4, 2024, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before August 9 2024, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on August 14, 2024, the Planning Commission held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Planning Commission by City staff and through public testimony on the project; and

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

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

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

WHEREAS, acceptance of a Concept Design Study is "not a project" pursuant to section 15378 of the CEQA Guidelines. Acceptance of a Concept Design Study does not grant any permits or entitlements approving a project which would result in a direct or indirect physical change in the environment. CEQA analysis and determination of exemption status will be done as part of the Final Design Study hearing; and

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

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

FINDINGS REQUIRED FOR CONCEPT DESIGN STUDY ACCEPTANCE

For each of the required design study findings listed below, staff has indicated whether the concept plans submitted or as recommended to be conditioned support adoption of the findings. For all findings checked "no" the staff report discusses the issues to facilitate decision-making by the Planning Commission. Findings checked "yes" may or may not be discussed in the staff report depending on the issues.

CMC Section 17.64.080.A – Concept Phase Approval Findings	YES	NO
1. The project conforms with all zoning standards applicable to the site, or has received appropriate use permits or variances consistent with the Zoning Ordinance.	✓	
2. The project is consistent with the City's design objectives for protection and enhancement of the urbanized forest, open space resources and site design. The project's use of open space, topography, access, trees and vegetation will maintain or establish a continuity of design both on-site and in the public right-of-way that is characteristic of the neighborhood.	✓	
3. The project avoids complexity using simple building forms, a simple roof plan and a restrained employment of offsets and appendages that are consistent with neighborhood character yet will not be viewed as repetitive or monotonous within the neighborhood context.	✓	
4. The project is adapted to human scale in the height of its roof, plate lines, eave lines, building forms, and in the size of windows, doors and entryways. The development is similar in size, scale, and form to buildings on the immediate block and neighborhood. Its height is compatible with its site and surrounding development and will not present excess mass or bulk to the public or to adjoining properties. Mass of the building relates to the context of other homes in the vicinity.	✓	
5. The project is consistent with the City's objectives for public and private views and will retain a reasonable amount of solar access for neighboring sites. Through the placement, location and size of windows, doors and balconies the design respects the rights to reasonable privacy on adjoining sites.	✓	
6. The design concept is consistent with the goals, objectives and policies related to residential design in the general plan.	✓	
7. The development does not require removal of any significant trees unless necessary to provide a viable economic use of the property or protect public health and safety. All buildings are set back a minimum of six feet from significant trees.	✓	

BE IT FURTHER RESOLVED that the Planning Commission of the City of Carmel-by-the-Sea does hereby **ACCEPT** a Concept Design Study for the demolition of an existing 1,053-square-foot, one-story single-family residence, inclusive of a 205-square-foot detached garage, and the construction of a 1,794-square-foot, two-story single-family residence, inclusive of a 286-square-foot attached garage, in the Single-Family Residential (R-1) District, Archaeological Significance (AS) Overlay, and Beach/Riparian (BR) Overlay, APN: 010-225-003-000., subject to the draft

conditions/recommendations listed below:

CONCEPT CONDITIONS OF APPROVAL		
No.		
1.	**Volume Study.** The required Volumetric Study shall be successfully completed and passed prior to scheduling for Final Details Review. The applicant shall provide one full size printed set of plans following Concept Hearing to the Community Planning and Building Department as part of the required Volume Study. Any additional changes required by the Planning Commission at the Concept Hearing that would affect volume (changes in massing, heights, site planning, grading, etc.) shall be incorporated into the plans submitted for the volume study.	✓
2.	**Tree Planting.** Prior to scheduling for final details review the applicant shall revise plans to meet the recommended tree density for the site (replacement of one upper canopy tree). The location and species of the proposed trees shall be shown on the proposed site plan and required landscape plan.	✓
3.	**Plate Heights.** Prior to scheduling for final details review, the applicant shall revise the plans such that the plate heights comply with the height limits for the R-1 Zone District.	✓
4.	**Landscape Plan.** Prior to scheduling for Final Details Review, a landscape plan shall be submitted for review by staff and final approval by the Planning Commission.	✓

PASSED, APPROVED, AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF CARMEL-BY-THE-SEA this 14th day of August, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED: ATTEST:

_____ _____

Michael LePage
Chair

Leah Young
Planning Commission Secretary

HASTINGS
CONSTRUCTION
INC.

June 5, 2024

City of Carmel-by-the-Sea
Community Planning and Building

Project Address: N. Casanova 2 SE Palou
APN: 010-225-003-000
Owner: Ms. Liyoong Lim

Re: DS 22-057

Attn: Evan Kort, Associate Planner

Dear Mr. Kort,

On July 12, 2023, this project was brought before the Planning Commission and a motion of continuance was issued with direction to redesign the home in effort to preserve the northern neighbor's views and avoid tree branch encroachment, by moving the second story towards the southeast corner of the property. There was also concern for usage of metal roofing and fence screening.

We received comments from the public with the majority concern being how this project impacts the northern neighbor but no specific concerns pertaining to any other properties was identified.

The primary concerns itemized:

1. The impact of the second story to the northern neighbor's views, specifically to their breakfast nook, dining and light impact to a lower-level bedroom.
2. Second story "tunneling" effect due to proximity of second story to northern neighbor.
3. Tree branch encroachment of the second story, specifically over the garage and along the northern property line.
4. Metal roofing choice.
5. Fence screening.

In response:

Items 1-3:
We have redesigned the home, moved the second story towards the southeastern corner of the property, and reduced the second story by 31 SF. This moves the second story away from the primary viewing areas of the northern neighbor and light obstruction to their lower bedroom by the second story is alleviated.

This shift and size reduction lessens the tunneling effect. The second story is narrower and more centrally located between the two adjacent homes.

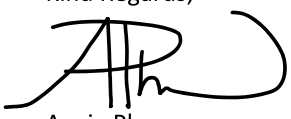
The tree branch over the garage will no longer be affected and no pruning along the northern property line is proposed.

HASTINGS
CONSTRUCTION
INC.

Items 4-5:
We have changed the roofing material to an asphalt shingle and reduced the fence screen at the front to 4 feet high from 6 feet.

Please let me know if you have any questions or need anything further.

Kind Regards,



Angie Phares
Designer | Hastings Construction, Inc.

Carmel-by-the-Sea

Attachment 3

Evan Kort <ekort@ci.carmel.ca.us>

McColl letter re: Lim project

1 message

Gwyn McColl [redacted] Thu, Aug 8, 2024 at 3:28 PM
To: Evan Kort <ekort@ci.carmel.ca.us>

To: Evan Kort
From: Gwyn McColl
Re: Lim Project

August 8, 2024

Hi Evan,

As we discussed, I am writing to let you know what our concerns are with the newly proposed plans and story poles next door. Please confirm that this letter will be included in their Friday packet.

When we left the meeting last year we felt hopeful that we could find a way to keep both parties happy. As some of the only full time residents directly near the Lims we were relieved to know that the city was looking out for us as well as the neighborhood and the trees we share. The commission seemed to agree about the significant impact the proposed project was going to have on us. They offered a number of good suggestions for redesigning the project and voted unanimously for a continuance.

We appreciate the Lims and their team for their efforts with the redesign. We understand that adding a story is complicated when taking the surrounding homes into consideration. We do see that there were changes made in an effort to lessen the impact.

However, after reviewing the latest plans and studying the story-poles, we feel that the changes made were not significant enough. We are still staring at the side of a house from where we eat, and it's hard to tell that the height of the second story changed when looking out our windows. There doesn't seem to be the "step down" that is recommended when building a house on a (severely) sloped street. There is still "excess visual mass or bulk" that is within the view of our "adjoining property" in our opinion. (See below) Wondering if the encroaching stairwell could be relocated or if the entire house could be moved further east?

MC.17.10.010.D. Mass and Bulk. Residential **designs shall** maintain Carmel's enduring principles of modesty and simplicity and **preserve the City's tradition of simple homes set amidst a forest landscape. Buildings shall not present excess visual mass or bulk** to public view or **to adjoining properties.** …building and roof planes with **just a few, simple forms and** keeping **floor levels and plate heights close to grade**…reduce mass and bulk. …

With regards to scale:

DG.7.0 Building Mass and Scale "A building should contribute to the character of the neighborhood and **should not dominate** the street or **neighboring properties.** Structures composed of a few smaller, simple elements, rather than a single large, continuous form, are encouraged. A large building mass can block views, interfere with the enjoyment of open space and restrict free passage of light and air. Therefore, **a large, expansive building mass should be avoided**. Keeping the actual building mass in scale with those seen traditionally is the best approach. **This can be achieved by building less than the allowed floor area, constructing some floor area below grade, …and keeping above-ground floor levels close to grade." DG.7.2. Minimize the mass of a building as seen from…adjacent properties DG.7.3. Avoid placing a tall building wall near a property line when it will be adjacent to similar walls on neighboring sites.**

We still feel there is significant mass. And there was no attempt to go "below grade" in order to lower the profile of the house. It appears that there is a tall building wall directly across from our kitchen nook.

Regarding light and view from downstairs…When I look from the downstairs bedroom it appears that we will be looking at a lot of house, and that there could still be an impact on light in our daughter's room. (See below)

DG.5.1 preserve reasonable **solar access to neighboring parcels**…protect and **preserve the light, air and open space of surrounding properties**…tall or **bulky building** elements **near the property line of an adjoining site should be avoided.**

Despite our best efforts, we have had no luck communicating with Ms. Lim or her builders. We haven't heard from either party since the original hearing at City Hall over a year ago. We want the Lims to have a home they can truly enjoy. We simply want to continue to enjoy our home as much as we currently do. We have put a lot into our home — financially and otherwise — and we feel there is a lot at stake for us.

We are simply asking that the commission take a look and determine whether the changes made are significant enough to move forward as planned, or if there are any modifications that could be made to make it feel more equitable from where we sit.

We really appreciate the time and hard work of both the the commissioners and the staff. I thank you for your consideration.

Thanks so much,
Gwyn and Mike McColl

Carmel-by-the-Sea

Attachment 3

Evan Kort <ekort@ci.carmel.ca.us>

APN: 010-225-003-000

Tom Berquist [redacted] Fri, Aug 9, 2024 at 1:04 PM
To: ekort@ci.carmel.ca.us

Date: August 9th, 2024
To: Carmel-By-The-Sea Planning Commission
From: Tom and Polly Berquist
Re: North Casanova Street 2 southeast of Palou Avenue, Block ii, Lot 3, APN: 010-225-003-000

Hi Evan,

We live next door to the above proposed project (corner [redacted]), and we are not able to attend the meeting on Wednesday, August 14th, 2024 at 4:00 PM to discuss this planned project.

Our concern is the height of the proposed home based on what we can see from the story poles next door. The homes in our area all step down toward 4th avenue. Our house, which was rebuilt in 2007/2008 is a two-story house but it's a walkout so that from the Palou street side (where our front door is located) it looks like a one story house. This required the builder to dig down into the hill to put in the foundation and first story. Our neighbor on the other side of Palou can see over our house as they are further up the hill and they step down from their neighbor behind them.

When we look at the story poles on this proposed project, it's a full two stories above ground and impacts sight lines for a number of neighbors including ourselves. Therefore, we feel that this project should also go below ground if they want to put in a two story home to keep the step downs in place for all the homes in our area.

Thanks and please feel free to contact me if you would like to discuss this further,

Tom

--

Tom Berquist
EVP, Chief Financial Officer

[redacted]

cloud™ SOFTWARE GROUP

www.cloud.com

Carmel-
by-the-Sea

Attachment 3

Evan Kort <ekort@ci.carmel.ca.us>

Concept Design Study DS 22-057 - Letter of Concern
1 message

Gregg Meissner [redacted] Thu, Aug 8, 2024 at 1:16 PM
To: Mlepage@ci.carmel.ca.us, Eallen@ci.carmel.ca.us, Skarapetkov@ci.carmel.ca.us, Rdelves@ci.carmel.ca.us, Slocke@ci.carmel.ca.us, ekort@ci.carmel.ca.us
[redacted]

Carmel Planning Commission
c/o Evan Kort, Associate Planner

We were informed of this project via the required 300 foot notification requirement. This is a very friendly, caring, and close knit neighborhood especially with the full-time residents. Prior to this notice, the McColls, who are full-time residents, informed us of the impact this redesigned project would still have by literally overshadowing their home. We can certainly understand the McColl's concerns. As the proposed project calls for the complete demolition and replacement of all the structures (historic?) on the site, with this clean slate, the project proponent could and should have done a significantly better job addressing the neighbor concerns through the use of the on-site grade differences as well as moving the 2 story portion to the very rear of the site thereby minimizing the direct light and air impacts to the McColl's home. Though this project does not have a direct impact on our home at Casanova 2NE

Palou, it does disrupt the cohesiveness of our friendly neighborhood when there has been a continuing, nonexistent project proponent/owner effort at outreach to the nearby neighbors most impacted by the proposed project.

To keep this as a friendly close knit neighborhood, it is our hope that the Planning Commission directs the proposer to reach out to and meet with the McColls and any other neighbors most impacted by this project— to work out a plan that would be agreeable to all those impacted as well as the property owner.

Gregg Meissner

Sent from my iPad

Carmel-by-the-Sea

Attachment 3

Evan Kort <ekort@ci.carmel.ca.us>

North Casanova 2 SE of Palou

Bryan Draper <[redacted]> Tue, Aug 6, 2024 at 11:17 AM
To: "ekort@ci.carmel.ca.us" <ekort@ci.carmel.ca.us>

Dear Mr. Kort:

I am sending you this email as I will not be able to attend the meeting either in person or virtually. My wife and I own a home at the [redacted] and I received a Public Notice regarding this proposed development.

I reached out to the Planning Commission when the owner of this property previously tried to get development approval for a prior plan which was rejected. I have looked at the current positioning of the story poles from both Casanova and Palou. It appears to me that this plan continues to be obtrusive to the McColl's that live on the [redacted] in addition to severely limiting their views and privacy. Is it possible to move the second floor structure further to the southeast of the property allowing to McColl's to enjoy more privacy and light?

Thank you.

Bryan H. Draper, C.P.A.
[redacted]

GENERAL NOTES

GOVERNING CODES ASSOCIATED WITH THIS PROJECT:
CARMEL-BY-THE-SEA MUNICIPAL CODE, 2022 CALIFORNIA RESIDENTIAL CODE (CRC),CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA ENERGY CODE (CENC) & CALIFORNIA GREEN BUILDING CODE (CALGREEN), AND ALL OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

THESE DRAWINGS ARE PREPARED FOR USE BY A PROPERLY LICENSED, BONDED & CERTIFIED CONTRACTOR.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODE AND ORDINANCE REQUIREMENTS SET FORTH BY THE PREVAILING GOVERNING BODY.

ALL WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DIMENSIONS.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, AND CONDITIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER PRIOR TO ORDERING MATERIALS.

CONTRACTOR IS RESPONSIBLE FOR COMPLETE FINAL DISPOSAL OF ALL CONSTRUCTION DEBRIS IN A MANNER CONSISTENT WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS.

VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT THE SITE PRIOR TO CONSTRUCTION.

CONTRACTOR TO OBTAIN 811 TICKET PRIOR TO PERMIT ISSUANCE AND SHALL MAINTAIN THE TICKET IN ACTIVE STATUS THROUGH OUT THE PROJECT. TICKET SHALL BE AVAILABLE FOR INSPECTOR ON SITE.

SETBACK & HEIGHT CERTIFICATIONS
A STATE LICENSED SURVEYOR SHALL SURVEY AND CERTIFY THE FOLLOWING IN WRITING:

- THE FOOTING LOCATIONS FOR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO FOOTING/FOUNDATION INSPECTION
- THE ROOF HEIGHT FOR CONFORMANCE WITH THE APPROVED PLANS PRIOR TO ROOF SHEATHING INSPECTION
- WRITTEN CERTIFICATIONS PREPARED, SEALED & SIGNED BY THE SURVEYOR SHALL BE PROVIDED TO THE BUILDING INSPECTIONS AT THE TIME OF SPECIFIED INSPECTIONS.

ARCHAEOLOGY SURVEY: △1
PHASE I ARCHAEOLOGICAL INVESTIGATION TOOK PLACE JULY 13, 2022. AN ARCHAEOLOGICAL RECONNAISSANCE SURVEY WAS UNDERTAKEN AT THE PROPERTY AND THERE WAS NO EVIDENCE OF ANY PREHISTORIC OR HISTORIC ARCHAEOLOGICAL RESOURCES PRESENT. THERE WERE NO CONSTRAINTS WHEN CONDUCTING THIS INVESTIGATION.

THE FOLLOWING RECOMMENDATIONS SHALL BE OBSERVED DURING CONSTRUCTION:

- CONDUCTING ARCHAEOLOGICAL AND CULTURAL SENSITIVITY TRAINING
- PROVIDING NATIVE AMERICAN AND ARCHAEOLOGIST MONITORS DURING GROUND DISTURBING ACTIVITIES
- TEMPORARILY HALT OR DIVERT EXCAVATIONS SHOULD ARCHAEOLOGICAL RESOURCES BE FOUND DURING GROUND DISTURBING ACTIVITIES; AND CONTACTING THE MONTEREY COUNTY CORONER SHOULD HUMAN REMAINS BE ACCIDENTALLY DISCOVERED.

SYMBOL KEY

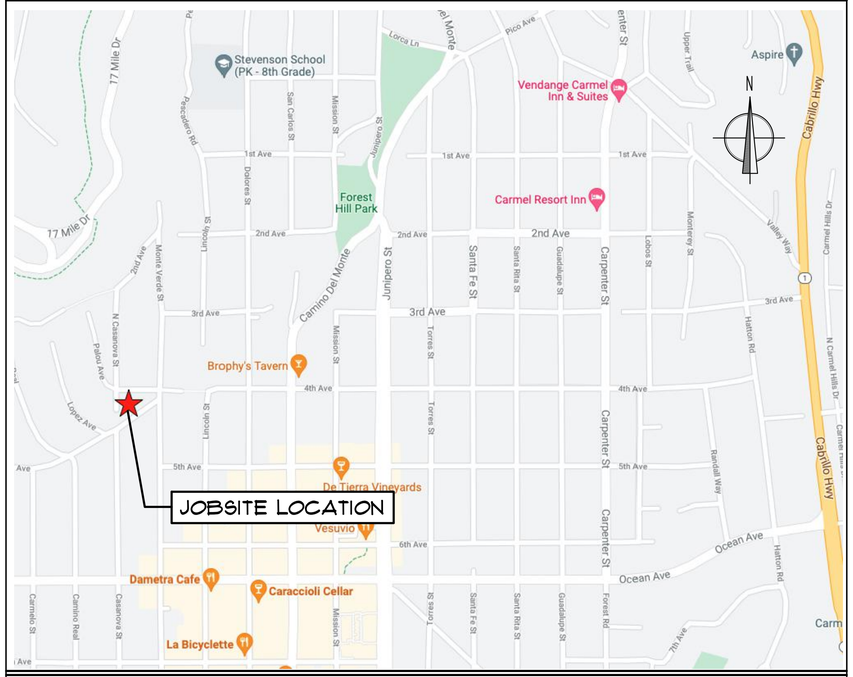
SECTION TAG
A / A1 — SECTION NUMBER/LETTER; SHEET NUMBER

PLAN CHECK
Attachment 4
1 — REVISION NUMBER

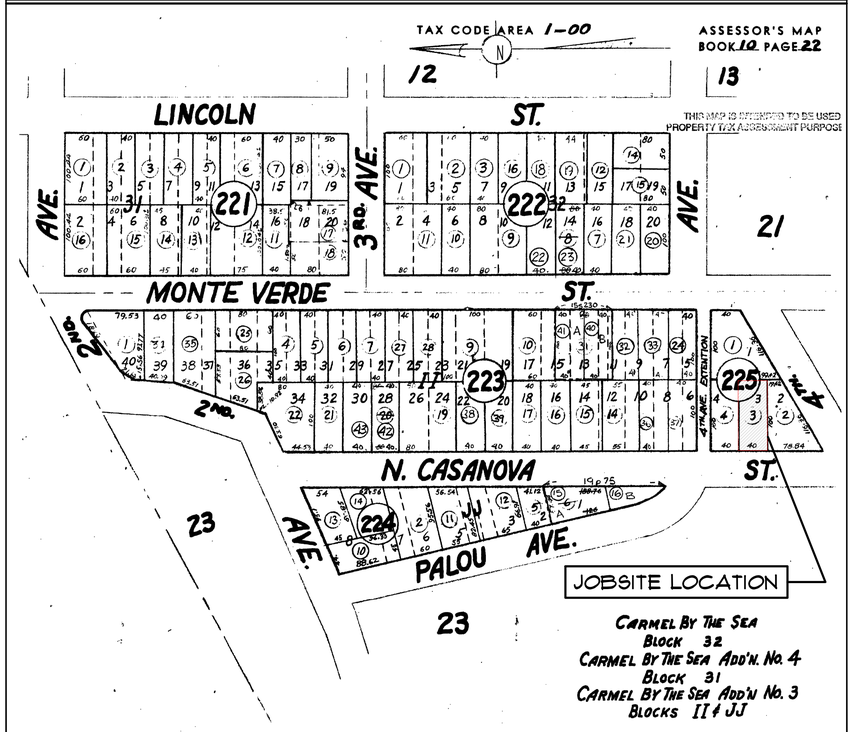
ABBREVIATIONS

A.B.	ANCHOR BOLT	F.O.C.	FACE OF CONCRETE	O.F.S.	OUTSIDE FACE OF STUD		
A.C.	ASPHALTIC CONCRETE	F.O.S.	FACE OF STUD	OPP.	OPPOSITE	U.N.O.	UNLESS NOTED OTHERWISE
A/C	AIR CONDITIONING	FR. DR.	FRENCH DOOR	O.A.	OUTSIDE DIAMETER		
ALUM.	ALUMINUM	FT.	FOOT OR FEET			VERT.	VERTICAL
APPROX.	APPROXIMATE	FTG.	FOOTING	℄	PLATE		
ARCH.	ARCHITECTURAL			P/L	PROPERTY	W/	WITH
ANOD.	ANODIZED	GA	GAUGE	PLAS.	PLASTER	WAINS	WAINSCOT
ASPH.	ASPHALT	GALV.	GALVANIZED	PLY.	PLYWOOD	WC	WATER CLOSET
		G.I.	GALVANIZED IRON	PNL	PANEL	WD	WOOD
BD.	BOARD	GFI	GROUND FAULT INTERRUPTER	P & S	POLE & SHELF	WDW	WINDOW
BLDG.	BUILDING	GL	GLASS	PT.	POINT	W/O	WITH OUT
BLKG.	BLOCKING	GND.	GROUND	PR.	PAIR	WP	WATERPROOF
BM.	BEAM	GYP. BD.	GYPSUM BOARD			WWP	WELDED WIRE FABRIC
BOTT.	BOTTOM			R.A.	RETURN AIR		
		H.C.	HOLLOW CORE	RAD.	RADIUS		
CAB.	CABINET	H.D.	HOLD DOWN	RD.	ROUND		
CEM.	CEMENT	HDR.	HEADER	REC.	RECESSED		
C.T.	CERAMIC TILE	HDWD.	HARDWOOD	REF.	REFRIGERATOR		
C.I.	CAST IRON	HORIZ.	HORIZONTAL	REINF.	REINFORCED/ING		
CLR.	CLEAR	HR.	HOUR	RES.	RESILIENT		
CLST.	CLOSET	H.B.	HOSE BIBB	RM.	ROOM		
COMP.	COMPOSITION	HT.	HEIGHT	R.O.	ROUGH OPENING		
CONC.	CONCRETE	HC.	HANDICAP	REQ.	REQUIRED		
CLG.	CEILING	HVAC	HEATING VENTILATION & AIR CONDITIONING	R/W	RIGHT OF WAY		
C.M.U.	CONCRETE MASONRY UNIT			RWD.	REDWOOD		
C.O.	CLEAN OUT	HW	HOT WATER	R.W.L.	RAINWATER LEADER		
COL.	COLUMN						
CONN.	CONNECTION	I.D.	INSIDE DIAMETER	SCHED.	SCHEDULE		
CONST.	CONSTRUCTION	INS.	INSULATION	S.C.	SOLID CORE		
CSMT.	CASEMENT	INT.	INTERIOR	SECT.	SECTION		
C.W.	COLD WATER			S.F.	SQUARE FOOT/FEET		
		J.B.	JUNCTION BOX	SH	SINGLE HUNG		
DBL.	DOUBLE	JST.	JOIST	SHT.	SHEET		
DET.	DETAIL			SHWR.	SHOWER		
DF.	DOUGLAS FIR	KIT.	KITCHEN	SIM.	SIMILAR		
DIA. OR Ø	DIAMETER	KP	KICKER POST	SLD	SLIDER		
DIM.	DIMENSION	KS	KING STUD	SLD. GL. DR.	SLIDING GLASS DOOR		
D.S.	DOWNSPOUT			SPECS.	SPECIFICATIONS		
DRY	DRYER	LAV	LAVATORIES	SQ.	SQUARE		
DW	DISHWASHER	LIN.	LINEN	SQ.FT.	SQUARE FEET		
DWG	DRAWING	LT.	LIGHT	STD.	STANDARD		
				STL.	STEEL		
EA.	EACH	MAT.	MATERIAL	STOR.	STORAGE		
ELEC.	ELECTRICAL	MAX.	MAXIMUM	STRUCT.	STRUCTURAL		
ELEV.	ELEVATION	M.B.	MACHINE BOLT	SS	STAINLESS STEEL		
ENCL.	ENCLOSURE	MECH.	MECHANICAL	SYM.	SYMMETRICAL		
EQ	EQUAL	M.A.	MEDICINE CABINET				
EXH.	EXHAUST	MFR.	MANUFACTURER	TB	TOWEL BAR		
EXP.	EXPANSION	MIN.	MINIMUM	TEL.	TELEPHONE		
EXIST. OR (E)	EXISTING	MISC.	MISCELLANEOUS	TEMP.	TEMPERED		
EXT.	EXTERIOR	MTD.	MOUNTED	THRSH.	THRESHOLD		
				T&G	TONGUE & GROOVE		
FBRGL.	FIBERGLASS	(N)	NEW	T.O.F.	TOP OF FOOTING		
FD	FLOOR DRAIN	N.I.C.	NOT IN CONTRACT	T.O.	TOP OF		
FND.	FOUNDATION	NO. OR #	NUMBER	T.O.P.	TOP OF PLATE		
F.F.	FINISH FLOOR	N.T.S.	NOT TO SCALE	T.O.S.	TOP OF SLAB		
F.G.	FINISH GRADE			T.O.W.	TOP OF WALL		
FLR.	FLOOR	O/	OVER	TP	TOILET PAPER		
FL.	FLUORESCENT	O.C.	ON CENTER	TYP.	TYPICAL		

VICINITY MAP



APN MAP



PROJECT CONTACTS

OWNER:
Ms. Li Lim
N. Casanova 2 SE of Palou
Carnel-by-the-Sea, CA 93923
408-390-0445
liyoongl@sbcglobal.net

SURVEYOR:
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Monterey, CA 93940
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RESIDENTIAL DESIGNER:
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Hastings Construction, Inc.
11 Thomas Owens Way, Ste. 201
Monterey, CA 93940
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△1 ARCHAEOLOGIST:
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DRAWING INDEX

T1 Title Sheet

CIVIL
1 Topographic Survey
T2 Tree Assessment Survey
△1 T3 Tree Site Plan

ARCHITECTURAL
A1 Proposed Roof & Site Plans
A2 Existing Floor Plan
A3 Proposed Entry Level Floor Plan
A4 Proposed Upper Level Floor Plan
A5 Existing Exterior Elevations
A6 Proposed Exterior Elevations
A7 Exterior Finishes & Light Specifications
A8 Architectural Details
A9 Skylight Details & Specifications
A10 Door & Window Schedules
△1 A11 3D Rendering
A12 Streetscape Elevations

SCOPE OF WORK

Demolition of an existing single story family residence and detached garage. Construction of a new two story, single family residence with attached garage and new paver driveway, removal of 1 tree. Landscaping to be natural. Fencing along perimeters to remain.

△1 PROJECT DATA TABLE

LOT DATA:
Project Address: N. Casanova 2 SE Palou, Carmel-By-The-Sea, CA
APN: 010-225-003-000
Zoning: R-1

BUILDING CODE DATA:
Occupancy: R-3/U
Construction Type: VB
Fire Sprinklers: Yes (Deferred Submittal)

AREAS
Lot Area: 0.08004 ACRES (4,000 sq. ft.)

Existing Floor Area (Demo):

Living Floor Area	848 SF
Garage Area:	205 SF
Base Floor Area:	1,053 SF
Building Footprint:	1,079 SF

△1 *Proposed Floor Area:*

Entry Level Floor Area:	1,042 SF
Upper Level Floor Area:	466 SF
Garage Area:	286 SF
Base Floor Area:	1,794 SF (Allowed: 1,800 SF)
Building Footprint:	1,328 SF

△1 SITE COVERAGES

Existing Site Coverage Totals (Demo):

Permeable Coverage:	1,209 SF
Impervious Coverage:	96 SF

Proposed Site Coverage
Impervious:

Concrete:	119 SF
Balcony:	57 SF
Total Impervious:	*176 SF*

Permeable:

Driveway:	68 SF
Deck:	151 SF
Total Permeable:	*219 SF*

Total Site Coverage: 395 SF *(Allowed: 396 SF)*

△1 SETBACKS

Allowed:
Front: 15' Sides: 10' Composite
Rear: 15' (25% lot width, min. 3')

Existing:
Front: 18'-2" North Sides: 13', 2'-9", 4'-4"
Rear: 7'-8" South Sides: 17'-2", 15'-4", 6'-11"

Proposed:
Front: 30'-6" North Sides: 5'-7", 4'-10"
Rear: 15'-2" South Sides: 4-6", 10'-2"

HEIGHT

Allowed:
1 Story Ridge: 18' 1 Story Plate: 12'
2 Story Ridge: 24' 2 Story Plate: 18'

Existing:
1 Story Ridge: 11'-10" 1 Story Plate: 6'-6" +/-, 6'-9" +/-
2 Story Ridge: N/A 2 Story Plate: N/A

Proposed:
1 Story Ridge: 16'-5" 1 Story Plate: 9'-1", 10'-1"
2 Story Ridge: 22'-3" 2 Story Plate: 7'-1", 8'-1"

TREE REMOVAL

One (1) Tree to be Removed:
• Tree #14 on the Tree Survey Report; species "Unknown"

Revision/Issue	Date
△1 PSA 22-058 (LIM)	4/20/22
△2 DS 22-051 (LIM) COMMENTS	10/24/22
△3 DS 22-051 (LIM) HEARING	1/12/23

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: TITLE SHEET
Job Title: LIM RESIDENCE
Project Address & APN: N. CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923 APN: 010-225-003-000 | LOT 3

Project: HC21007
Date: 6/1/2024
Drawn By: AAP
Scale: N.T.S.
Sheet: T1

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

TREE ASSESSMENT SURVEY

Significant Tree Evaluation Worksheet

APN: 010-225-003-000
Street Location: Casanova 2 SE of Palou
Planner: Evan Kort
City Forester: Sara Davis
Property Owner: Lim
Recommended Tree Density: 3 upper and 1 lower

Part One: Initial Screening:

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

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

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

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

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

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

MP-Monterey pine MC- Monterey cypress BP-Bishop pine CR -coast redwood CO- coast live oak
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	40		8	8	8	8	8	8	8	8	36	18	6	20	
NO		X													

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

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	2	2	1		

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

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

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

0 points: Poor 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 good taper. Oaks will exhibit a well-developed canopy with no suppressed branches. Oaks may be single-trunked or multi-trunked and will have a balanced distribution of foliage on each

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

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

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

G. Are environmental conditions favorable to the tree?

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

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

Part Three: Final Assessment

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

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

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

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

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

Yes _____

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

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

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

Items to note: The pruning of neighbors' trees is not permitted without the property owners permission. Eradicate all ivy. Stop pruning the trees into squares. Remove high stumps in the public right of way.

Required Structural Root Zone

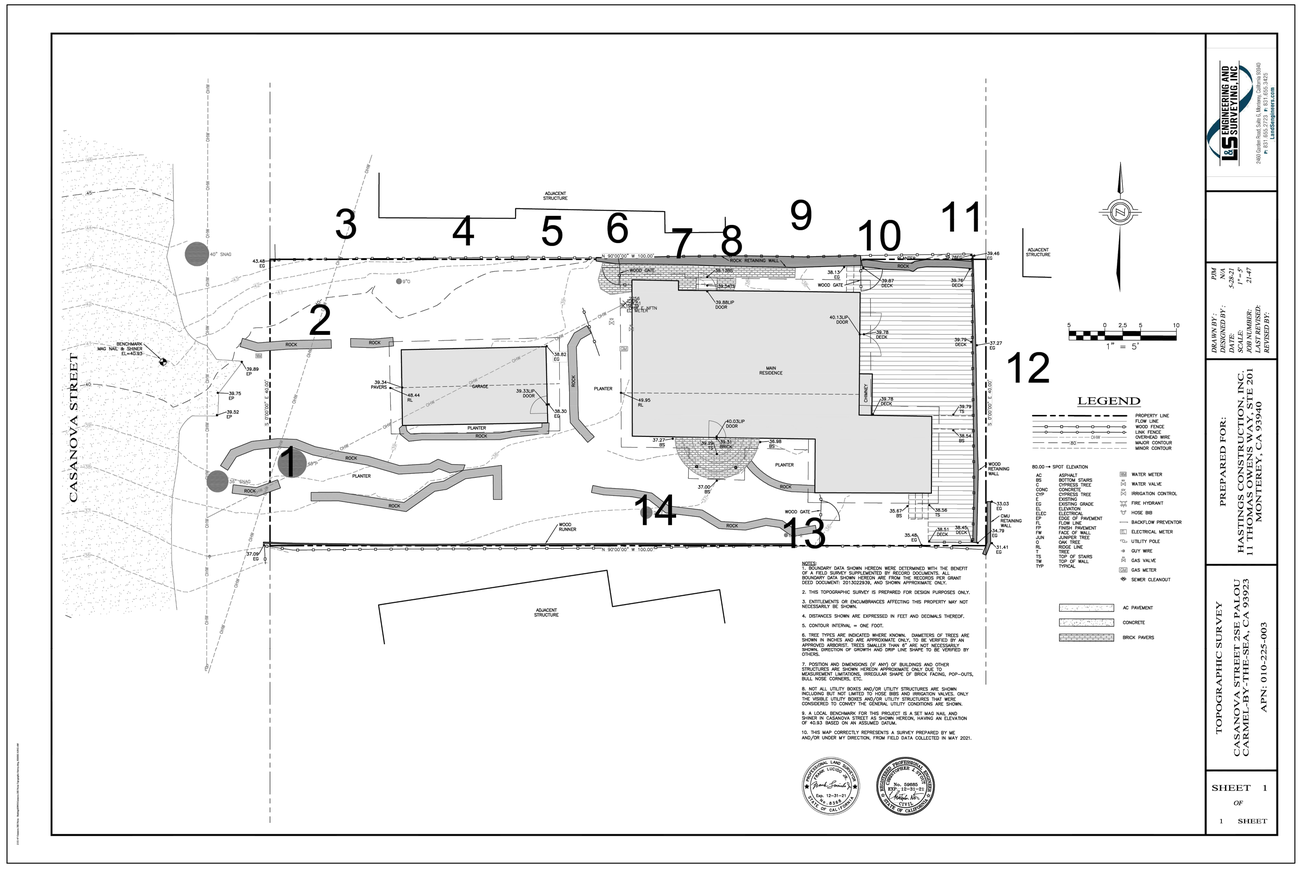
Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Feet	20	0	6	6	6	6	6	6	6	6	18	9	3	10	

Required Tree Protection Zone

Tree #	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
YES	60	0	18	18	18	18	18	18	18	18	54	27	9	30	

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.



Attachment 4

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Revision/Issue	Date

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: TREE ASSESSMENT SURVEY
Job Title: LIM RESIDENCE
Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project: HC21007
Date: 6/1/2024
Drawn By: AAP
Scale: N.T.S.
Sheet: T2

Revision/Issue	Date
3 DS 22-057 (LIM) HEARING	11/2/23

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

ADJACENT RESIDENCE

N

#1 48"P 16" SNAG

#2

#3

#4

#5

#6

#7

#8

#9

#10

#11

#12

#13

#14
TO BE REMOVED

N 90°00'00" W 100.00'

S 0°00'00" E 40.00'

ADJACENT RESIDENCE

DECK

Attachment 4

PROPOSED LOCATION OPTION OF REPLACEMENT TREE(S) (FORESTER TO VERIFY)

R16' TPZ TREE #1

R16' TPZ TREE #2

R16' TPZ TREE #3

R16' TPZ TREE #4

R16' TPZ TREE #5

R16' TPZ TREE #6

R16' TPZ TREE #7

R16' TPZ TREE #8

R16' TPZ TREE #9

R16' TPZ TREE #10

R16' TPZ TREE #11

R16' TPZ TREE #12

R16' TPZ TREE #13

R16' SRZ

WM

3 TREE SITE PLAN

= PROPOSED BUILDING FOOTPRINT

= EXISTING BUILDING FOOTPRINT

12" 6" 0' 1' 5' 10' 15'

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

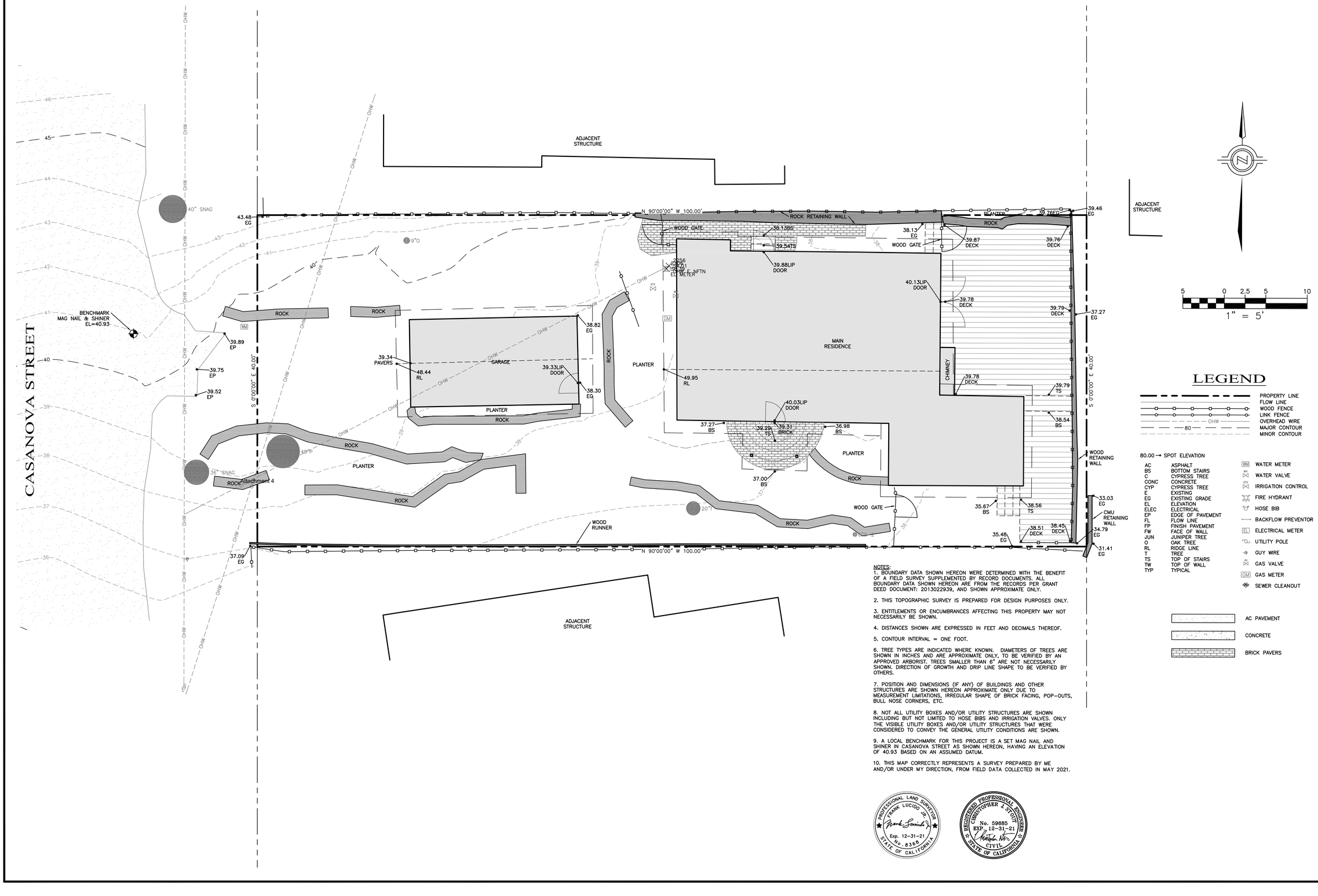
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Job Title: LIM RESIDENCE

Project Address & APN:
CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC2107
Date:	6/7/2024
Drawn By:	AAP
Scale:	1/4"=1'-0"
Sheet	T3

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LEGEND

- PROPERTY LINE
- FLOW LINE
- WOOD FENCE
- LINK FENCE
- OHW — OVERHEAD WIRE
- 80 — MAJOR CONTOUR
- MINOR CONTOUR

80.00 → SPOT ELEVATION

AC	ASPHALT
BS	BOTTOM STAIRS
C	CYPRESS TREE
CONC	CONCRETE
CYP	CYPRESS TREE
E	EXISTING
EG	EXISTING GRADE
EL	ELEVATION
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FP	FINISH PAVEMENT
FW	FACE OF WALL
JUN	JUNIPER TREE
O	OAK TREE
RL	RIDGE LINE
T	TREE
TS	TOP OF STAIRS
TW	TOP OF WALL
TYP	TYPICAL

WM	WATER METER
	WATER VALVE
	IRRIGATION CONTROL
	FIRE HYDRANT
	HOSE BIB
	BACKFLOW PREVENTOR
EL	ELECTRICAL METER
	UTILITY POLE
	GUY WIRE
	GAS VALVE
GM	GAS METER
	SEWER CLEANOUT

- AC PAVEMENT
- CONCRETE
- BRICK PAVERS

NOTES:

1. BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER GRANT DEED DOCUMENT: 2013022939, AND SHOWN APPROXIMATE ONLY.

2. THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.

3. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.

4. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

5. CONTOUR INTERVAL = ONE FOOT.

6. TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.

7. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC.

8. NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.

9. A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG NAIL AND SHINER IN CASANOVA STREET AS SHOWN HEREON, HAVING AN ELEVATION OF 40.93 BASED ON AN ASSUMED DATUM.

10. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN MAY 2021.

PROFESSIONAL LAND SURVEYOR
FRANK LUCIDO JR.
Exp. 12-31-21
No. 8368
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
CHRISTOPHER J. STOUT
No. 59685
EXP 12-31-21
CIVIL
STATE OF CALIFORNIA

L&S ENGINEERING AND SURVEYING, INC
2469 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

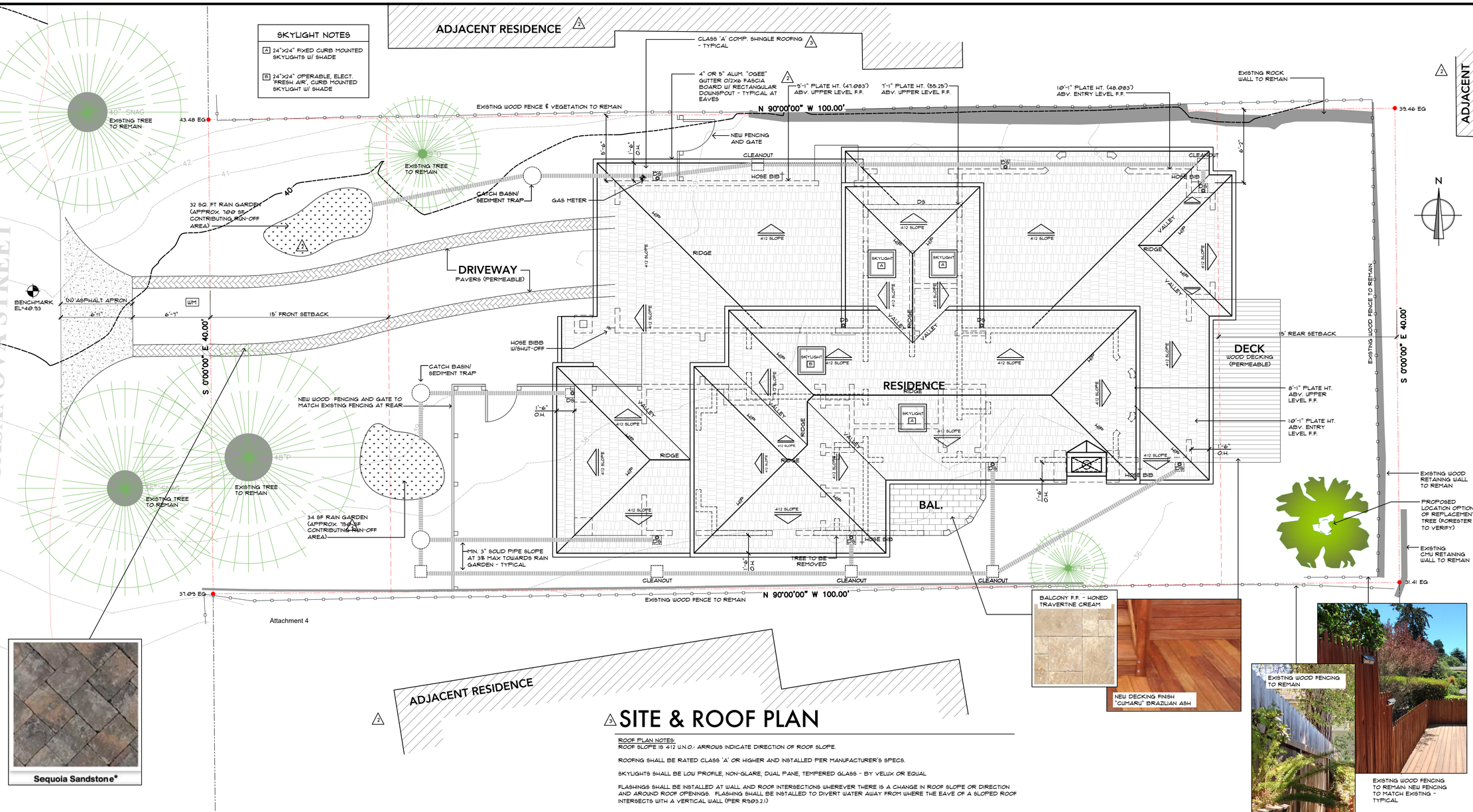
DRAWN BY: P/M
DESIGNED BY: N/A
DATE: 5-26-21
SCALE: 1" = 5'
JOB NUMBER: 21-47
LAST REVISED:
REVISED BY:

PREPARED FOR:
HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, STE 201
MONTEREY, CA 93940

TOPOGRAPHIC SURVEY
CASANOVA STREET 2SE PALOU
CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003

SHEET 1
OF
1 SHEET

Z:\L&S Common_SE Proj - Palou\Dwg\SURVEY\Common_SE Palou Topographic Survey.dwg, 5/26/2021 2:57:11 AM



SKYLIGHT NOTES
A 24"X24" FIXED CURB MOUNTED SKYLIGHT® W/ SHADE
B 24"X24" OPERABLE, ELECT. 'FRESH AIR', CURB MOUNTED SKYLIGHT W/ SHADE

Revision/Issue	Date
1 PSA 22-058 (LIM)	4/20/22
2 DS 22-051 (LIM) COMMENTS	10/24/22
3 DS 22-051 (LIM) HEARING	1/1/23

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

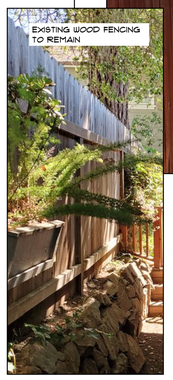
Drawing Title: PROPOSED SITE & ROOF PLANS
Job Title: LIM RESIDENCE
Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	Sheet
HC2107	A1
Date: 6/1/2024	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

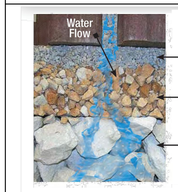
THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.

CASANOVA STREET

Attachment 4



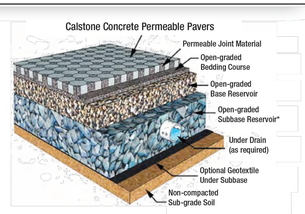
CALSTONE PERMEABLE PAVER DETAIL



3 1/8 in. (80 mm) thick Calstone Permeable Pavers
Open-graded bedding course
Open-graded base course (OGB)
Open-graded subbase on non-compacted soil subgrade*

Permeable interlocking concrete pavement (PICP) with open-graded base and subbase for infiltration and storage.

* Open graded subbase may not be needed in residential applications.



Typical cross (PICP) cross section

About "Narrow Joint" Permeable Pavers

We started by developing our own small particle high flow "Fine #9" joint rock filler. Then we reengineered our permeable pavers and reduced the joint gaps by 35%. The result is a permeable interlocking concrete paving system with joint widths under 3/16" and initial infiltration rates in excess of 150"/hr.

Calstone "Fine #9" Joint Rock Must be used with Narrow Joint design

Calstone's "Fine #9" Joint Rock was specifically designed for our new "Narrow Joint" permeable paving stones and is required for all Narrow Joint installations. This joint rock can also be used with our other interlocking permeable paver products. "Fine #9" will fill joints quickly, provides improved interlock over coarser materials, and provides very high initial infiltration rates.



SITE & ROOF PLAN

ROOF PLAN NOTES:
ROOF SLOPE IS 4:12 U.N.O.; ARROWS INDICATE DIRECTION OF ROOF SLOPE.

ROOFING SHALL BE RATED CLASS 'A' OR HIGHER AND INSTALLED PER MANUFACTURER'S SPECS.

SKYLIGHTS SHALL BE LOW PROFILE, NON-GLARE, DUAL PANE, TEMPERED GLASS - BY VELUX OR EQUAL

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS WITH A VERTICAL WALL (PER R903.2.1)

DRAINAGE NOTES:
ALL INFILTRATION SYSTEM(S) SHALL BE DESIGNED IN ACCORDANCE WITH CARMEL MUNICIPAL CODE STANDARD OPERATING GUIDANCE (SOG) 17-01 FOR PRIVATE STORMWATER DRAINAGE SYSTEMS.

DRAINAGE FROM DOWNSPOUTS AND PAVED AREAS SHALL BE DIRECTED TO LANDSCAPED AREAS, OR COLLECTED IN FRENCH DRAINS OR SUBGRADE PERFORATED PIPE COLLECTORS, AND CONVEYED TO BEST MANAGEMENT PRACTICES (BMP) SUCH AS RAIN GARDENS OR INFILTRATION TRENCHES.

RAIN GARDENS SHALL BE DESIGNED IN ACCORDANCE WITH THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) PUBLICATION RAIN GARDENS, STORMWATER CONTROL FOR SMALL PROJECTS.

REFER TO HTTPS://CI.CARMEL.CA.US/POD/PRIVATE-DRAINAGE-SYSTEMS FOR APPROVED LIST OF RAIN GARDEN PLANTS.

THE LANDSCAPED AREAS USED FOR INFILTRATION SHALL BE AT LEAST 50% OF THE SIZE OF THE CONTRIBUTING IMPERVIOUS SURFACE.

RUNOFF SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATIONS.

OVERFLOW MUST BE DIRECTED AWAY FROM NEIGHBORING PROPERTIES. OVERFLOW TO THE STREET REQUIRES AN ENCROACHMENT PERMIT APPROVED BY THE PUBLIC WORKS DIRECTOR.

LANDSCAPING GENERAL NOTES
ALL LANDSCAPING SHOWN IS FOR DESIGN INTENT ONLY AND SHALL BE SELECTED AND APPROVED BY OWNER, PRIOR TO INSTALLATION.

ALL NEW LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE STANDARDS IN CARMEL MUNICIPAL CODE FOR LANDSCAPING, TREES & SHRUBS CHAPTERS 17.34 AND 17.48.

ALL NEW LANDSCAPING SHALL BE 75% DROUGHT-TOLERANT.

LANDSCAPED AREAS SHALL BE IRRIGATED BY A DRIP/SPRINKLER SYSTEM SET ON A TIMER.

THE PROJECT SHALL MEET THE CITY'S RECOMMENDED TREE DENSITY STANDARDS UNLESS OTHERWISE APPROVED BY THE CITY BASED ON SITE CONDITIONS.

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.

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.

TWELVE INCHES (12") OF MULCH SHALL BE EVENLY SPREAD INSIDE THE DRIPLINE OF ALL TREES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

TREE PROTECTION ZONE (TPZ)
TPZ SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER.

TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT.

NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.

THE STRUCTURAL ROOT ZONE (SRZ)
SRZ SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIA. AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

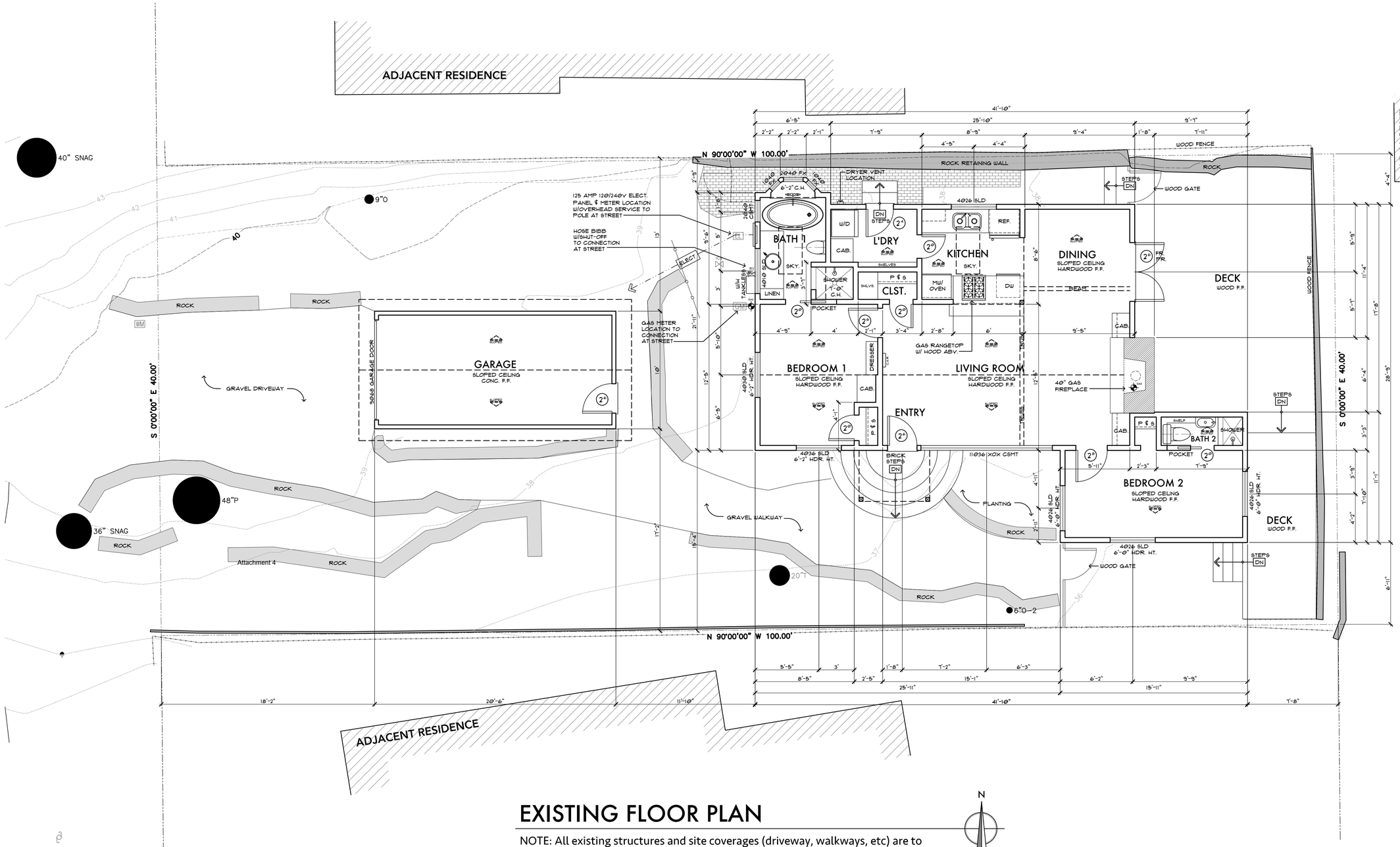
ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK.

EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.

FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE.

12" 6" 0' 1' 5' 10' 15'

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



EXISTING FLOOR PLAN

NOTE: All existing structures and site coverages (driveway, walkways, etc) are to be demolished; existing fences shall remain.

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

Revision/Issue	Date
⚠1 DS 22-057 (LIM) COMMENTS	10/24/22

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: EXISTING FLOOR PLAN

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK II, LOT 3

Project: HC2207

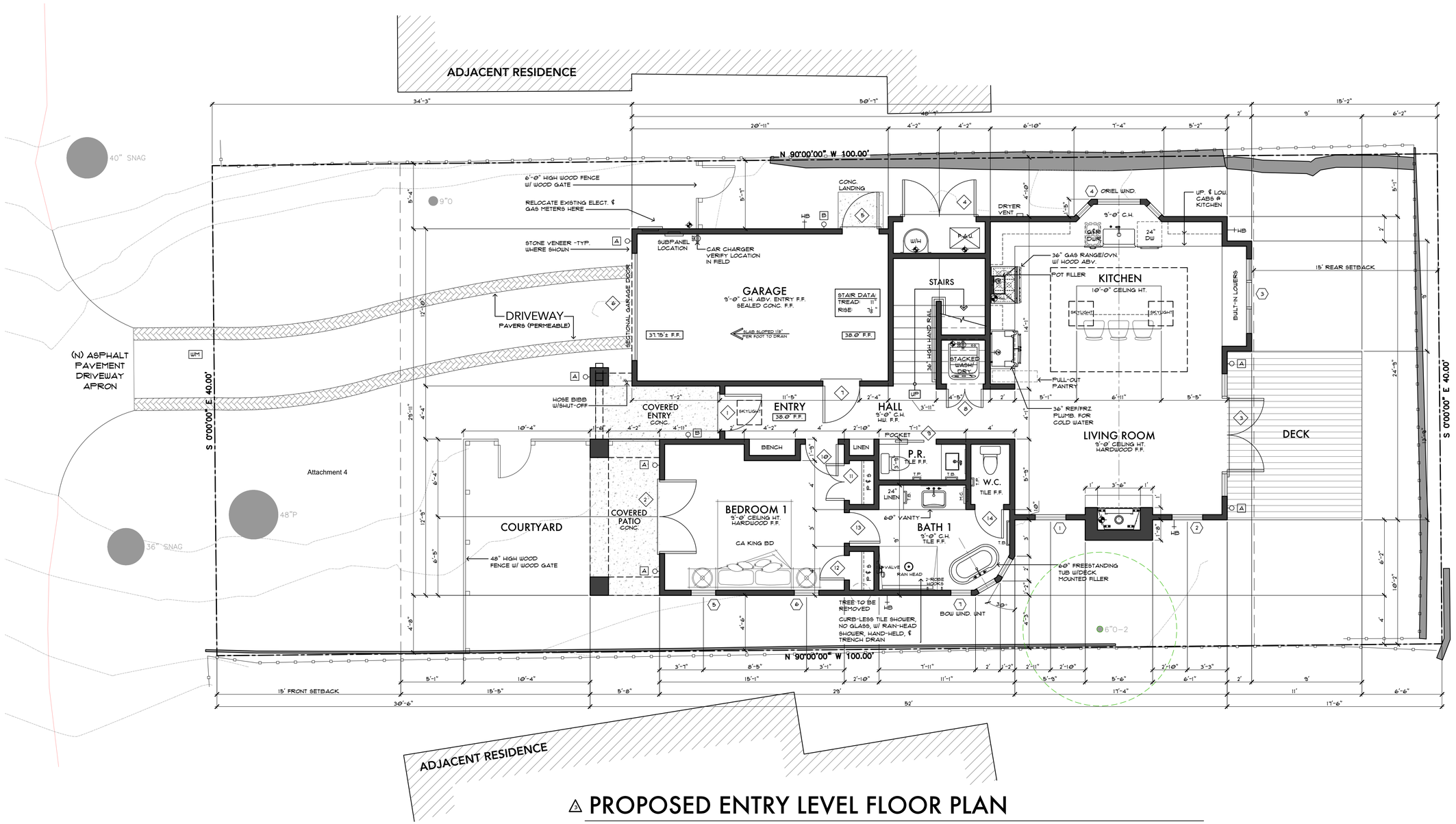
Date: 6/1/2024

Drawn By: AAP

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

Sheet A2

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③ PROPOSED ENTRY LEVEL FLOOR PLAN

= NEW WALL
= EXISTING WALL TO REMAIN (N/A)
= EXISTING WALL/ELEMENT TO BE REMOVED

12" 6" 0' 1' 5' 10' 15'

② SCALE: 1/4" = 1'-0"

Revision/Issue	Date
① PSA 22-058 (LIM)	4/20/22
① DS 22-051 (LIM) COMMENTS	10/24/22
③ DS 22-051 (LIM) HEARING	7/12/23

ADJACENT RESIDENCE

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED ENTRY LEVEL FLOOR PLAN- OPTION 1

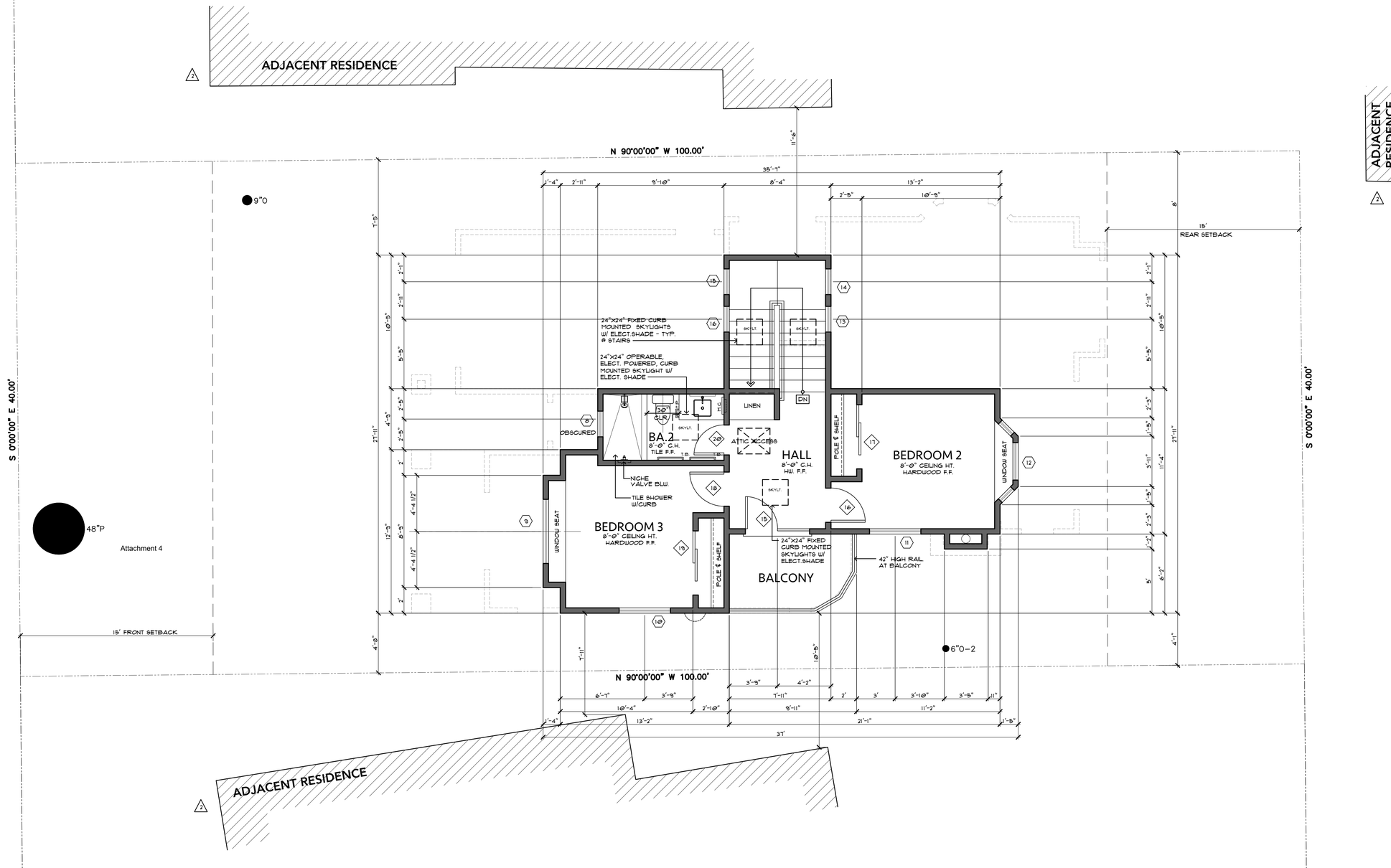
Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC2107
Date:	6/1/2024
Drawn By:	AAP
Scale:	1/4"=1'-0"

Sheet: A3

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PROPOSED UPPER LEVEL FLOOR PLAN

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

Revision/Issue	Date
1 PSA 22-058 (LIM)	4/20/22
2 DS 22-051 (LIM) COMMENTS	10/24/22
3 DS 22-051 (LIM) HEARING	11/12/23

ADJACENT RESIDENCE

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED UPPER LEVEL FLOOR PLAN

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

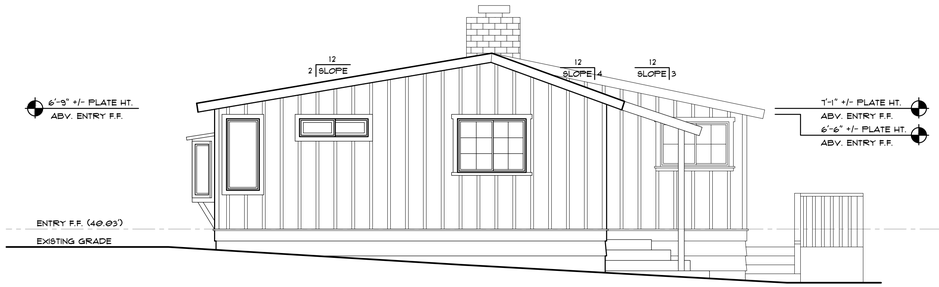
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Sheet: A4

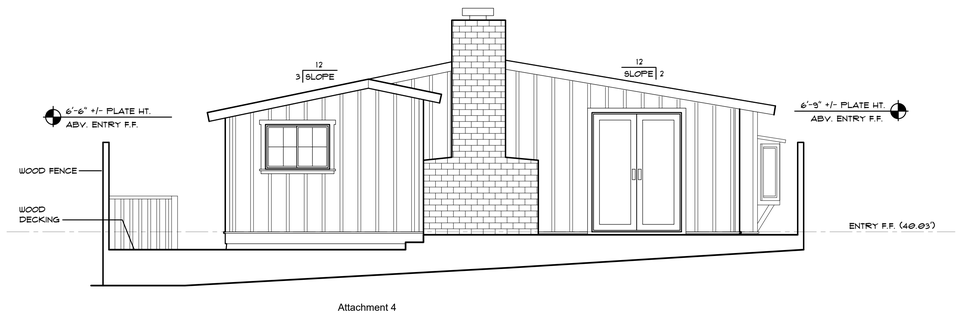
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EXISTING SOUTH ELEVATION

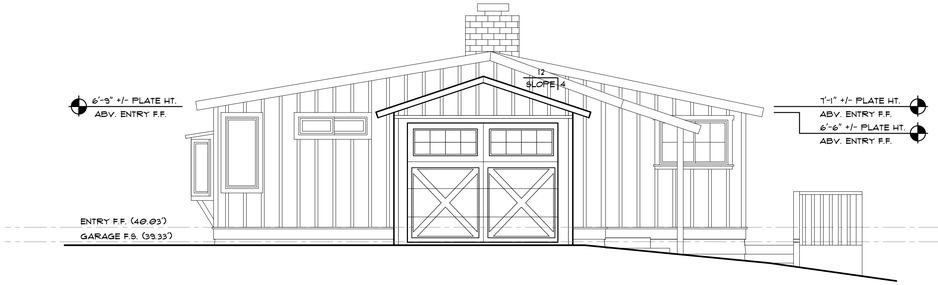


EXISTING WEST (FRONT) ELEVATION



Attachment 4

EXISTING EAST ELEVATION



EXISTING WEST (FRONT) ELEVATION - FROM STREET



EXISTING NORTH ELEVATION

Revision/Issue	Date
2 DS 22-057 (LIM) COMMENTS	10/24/22

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

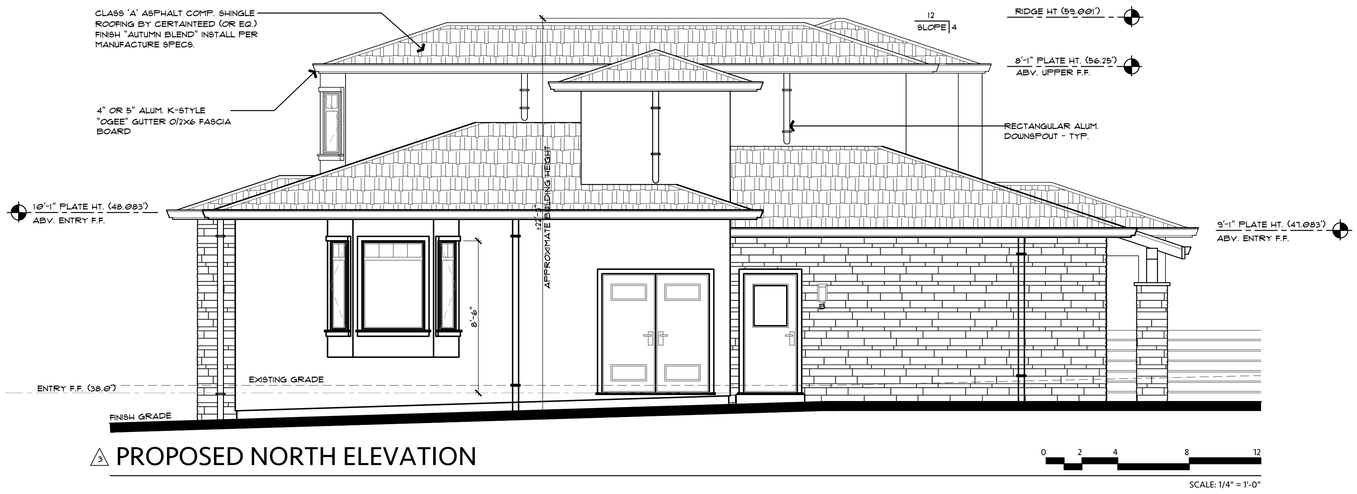
Drawing Title: EXISTING EXTERIOR ELEVATIONS

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project: HC21007	Sheet: A5
Date: 6/1/2024	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

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3 PROPOSED NORTH ELEVATION

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



3 PROPOSED EAST ELEVATION

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



3 PROPOSED WEST (FRONT) ELEVATION

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



3 PROPOSED SOUTH ELEVATION

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

Revision/Issue		Date
1	PSA 22-058 (LIM)	4/20/22
2	DS 22-051 (LIM) COMMENTS	10/24/22
3	DS 22-051 (LIM) HEARING	7/12/23

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED EXTERIOR ELEVATIONS

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC2007
Date:	6/1/2024
Drawn By:	AAP
Scale:	1/4"=1'-0"
Sheet	A6

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Attachment 4

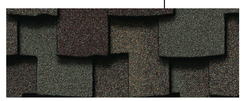
	Revision/Issue	Date
1	PSA 22-058 (LIM)	4/20/22
2	DS 22-051 (LIM) COMMENTS	10/24/22
3	DS 22-051 (LIM) HEARING	7/12/23

HASTINGS CONSTRUCTION, INC.
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(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

2 Aluminum Gutters & Downspouts
Description: Spectra Metals in "Musket Brown" 4" or 5" "K-Style" gutter profile with rectangular downspouts.



3 Presidential Shake TL
Description: Asphalt Composition Shingles by Certainteed in "Autumn Blend".



Windows, Trim & Fascia
Description: : Sherwin Williams *"Pure White"* #SW 7005

SW 7005
Pure White
Interior / Exterior
Location Number: 255-C1

Stucco
Description: s: Smooth textured stucco with square corners, painted with Sherwin Williams *"Drift of Mist"* #SW 9166

SW 9166
Drift of Mist
Interior / Exterior
Location Number: 238-C2

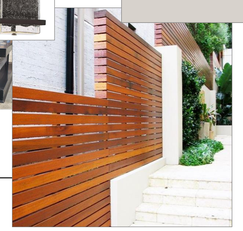
Exterior Light Fixtures A & B
Fixture A = 16" high #56G22 | Fixture B = 12" high #45R52
Description: Modern Forms *"Vitrine" LED outdoor wall light in Bronze finish. 10.5 watt LED, 365 lumens*



3 Chimney Cap
Description: K&M Sheet Metal custom "Box" style chimney cap in Aluminum colored Medium Bronze



Privacy Fencing
Description: 1x6 *"Cumaru" Brazilian Teak* wood (or equal), to match decking material, laid horizontal with 1" spacing and mitered corners



1 Casement & Bay Windows
Description: : Kolbe "Heritage" wood, duel pane Low E glass, and Oil Rubbed Bronze hardware, painted to match trim (or equal).





1 French Doors
Description: Kolbe "Heritage" wood doors with duel pane Low E glass, and Oil Rubbed Bronze hardware (or equal).



Entry Door by TM Cobb #4632
Description: Stained Fir finish with *"Seedy Baroque"* glass &Oil Rubbed Bronze hardware.



Eldorado Stone Veneer
Description: Cliffstone *"Whitebark"* dry stack technique, topped with *"Chiseled Edge"*Accents wainscot sill cap (where shown) finish in *"Buckskin"*





Garage Door
Description: Door Pros *"Reserve Wood" Limited Edition carriage style door with Design #2 paired with Reserve Limited Edition REC14 window design, finished in Natural #078 or Teak #085, to match Entry door finish.*



Decks & Deck Railing
Description: 1x6 *"Cumaru" Brazilian Teak* wood decking



Balcony Tile Flooring
Description: Light cream colored Travertine floor tiles *(Versailles pattern optional)*

EXTERIOR FINISHES



Light Fixture A Specifications

Modern Forms Vitrine 16" High Bronze LED Outdoor Wall Light

Product Details

This bronze outdoor wall light has a mouth-blown seeded glass shade that adds a beautiful rain-washed effect.

Additional Info:

Gorgeous glass and a rich oil-rubbed bronze finish make for a compelling combination in this outdoor LED wall light from Modern Forms. This light features absolutely beautiful seeded optic glass, mouth-blown for an incredible look flanking a front or back door. Perfect for indoor and outdoor settings in luxury homes and resorts. Supports smooth dimming with the addition of an electronic low voltage dimmer (not included).

MODERN FORMS LUMINAIRES + SMART FANS

Shop all Modern Forms

- 16" high x 6 1/2" wide. Extends 4 1/2" from the wall.
- Backplate is 14 3/4" high x 6 1/2" wide x 3/4" deep. Glass is 14" high x 5 1/4" wide x 3" deep.
- Includes one dimmable 10.5 watt high-powered replaceable LED module: 365 lumen light output, comparable to a 35 watt incandescent. 3000K color temperature. 90 CRI.
- Energy-efficient LED outdoor wall light from the Vitrine collection by Modern Forms.
- Bronze finish over aluminum construction. Clear hammered seeded mouth-blown optic glass.
- Smooth and continuous dimming with an electronic low voltage (ELV) dimmer.
- LED averages 80,000 hours at 3 hours per day.
- AC LED technology - no driver or transformer required.
- Easily fits on a pancake junction box.
- 277V, 240V, or custom CCT options available by special order.
- Perfect for indoor and outdoor settings in luxury homes and resorts.



Light Fixture B Specifications

Modern Forms Vitrine 12" High Bron Wall Light

- 12" high x 6 1/2" wide. Extends 4" from the wall. Backplate is 10 3/4" high x 6 1/2" wide x 3/4" deep.
- 5 watt high-powered replaceable LED module, comparable to a 25 watt incandescent. 205 lumens. 3000K. 90 CRI.

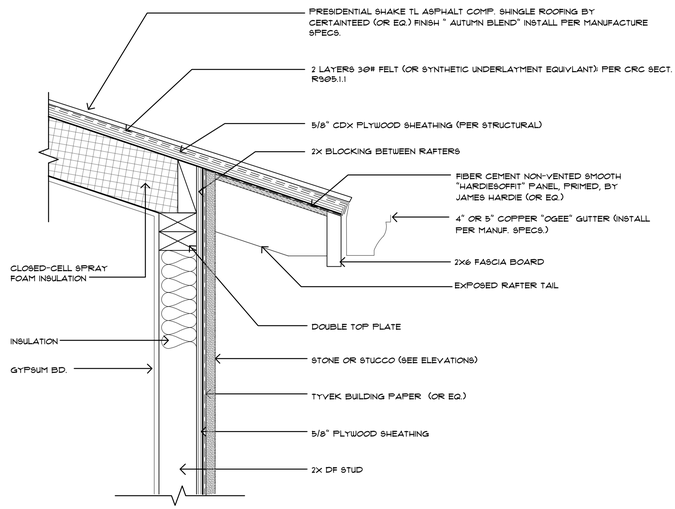
Drawing Title: EXTERIOR FINISHES AND EXTERIOR LIGHTING SPECIFICATIONS

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC2007
Date:	6/1/2024
Drawn By:	AAP
Scale:	1/4"=1'-0"

Sheet: A7



6 TYPICAL EAVE DETAIL △3 N.T.S.



PRESIDENTIAL SHAKE

SPECIFICATIONS

- Two-piece laminated fiberglass-based construction
- Distinctive sculpted, rustic look

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:
- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:
- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:
- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:
- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:
- ICC-ES-ESR-1389 & ESR-3537

Attachment 4

FASTENING

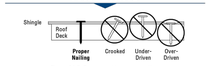


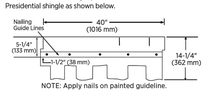
Figure 14-5: Proper and improper nailing.

IMPORTANT: For decks 3/4" (19 mm) thick or thicker, nails must go at least 3/4" (19 mm) into the deck. On thinner decks, nails must go at least 1/8" (3.2 mm) through the deck.

Nails must be 11- or 12-gauge roofing nails, corrosion-resistant, with at least 3/8" (9.5 mm) heads, and at least 1-1/4" (31 mm) long.

NOTE: Nails are required for Presidential TL and Presidential; staples are not an acceptable fastener.

LOW AND STANDARD SLOPE:
For low and standard slopes, use five nails for each full Presidential shingle as shown below.



NOTE: Apply nails on painted guideline.

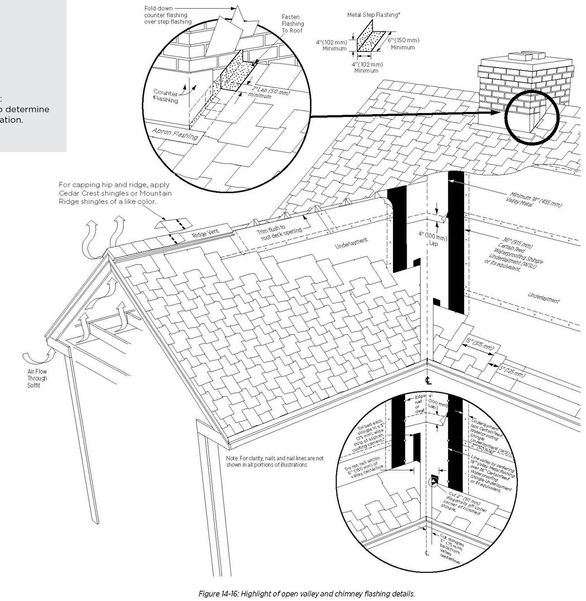
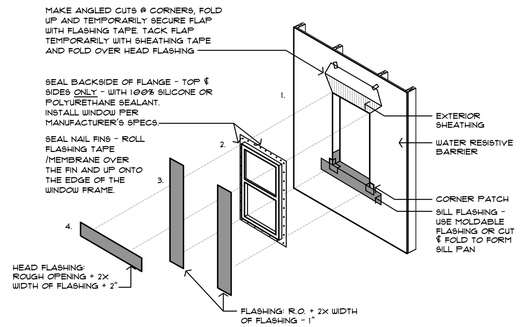


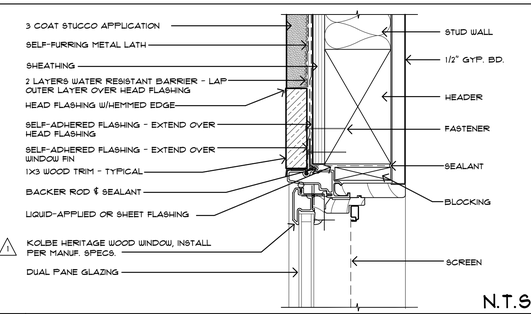
Figure 14-16: Highlight of open valley and chimney flashing details.

7 ROOFING SPECS △3



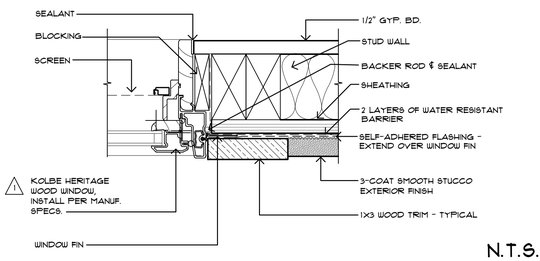
NOTE: FASTENERS SHALL NOT PENETRATE WINDOW FINS: ALL FASTENER PENETRATIONS SHALL BE SEALED.

TYPICAL WINDOW FLASHING DETAIL N.T.S.



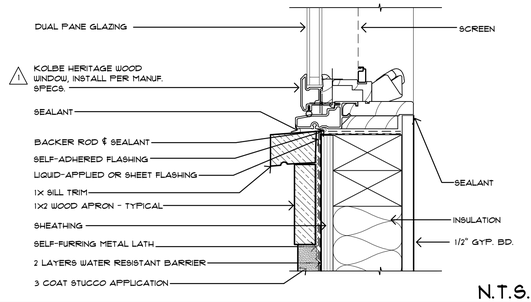
N.T.S.

3 WINDOW HEAD DETAIL



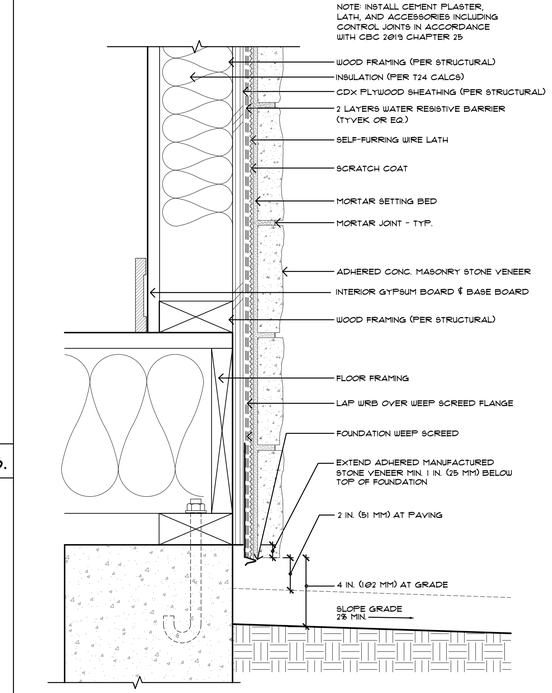
N.T.S.

4 WINDOW JAMB DETAIL

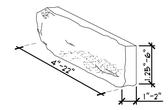


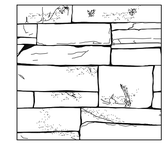
N.T.S.

5 WINDOW SILL DETAIL



STONE DIMENSIONS (APPROXIMATE)

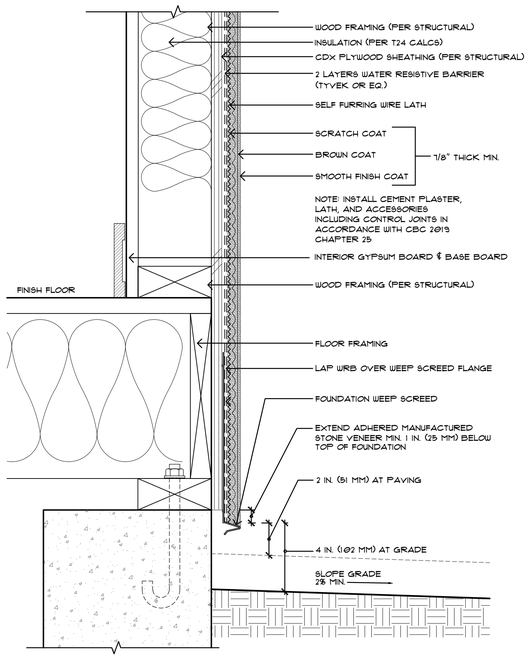




FRONT ELEVATION
ELDORADO STONE VENEER CLIFFSTONE PROFILE W/ DRY STACK MORTAR TECHNIQUE

ELDORADO STONE
ELDORADO STONE LLC
1370 GRAND AVE, BLDG B
SAN MARCOS, CA 92078
PHONE: (760) 736-3232
FAX: (760) 736-8890
www.eldoradostone.com

1 ADHERED STONE VENEER APP. & WEEP SCREED DETAIL N.T.S.



2 STUCCO APPLICATION & WEEP SCREED DETAIL N.T.S.

Revision/Issue		Date
△1	PSA 22-058 (LM)	4/20/22
△3	DS 22-057 (LM) HEARING	7/12/23

HASTINGS CONSTRUCTION, INC.
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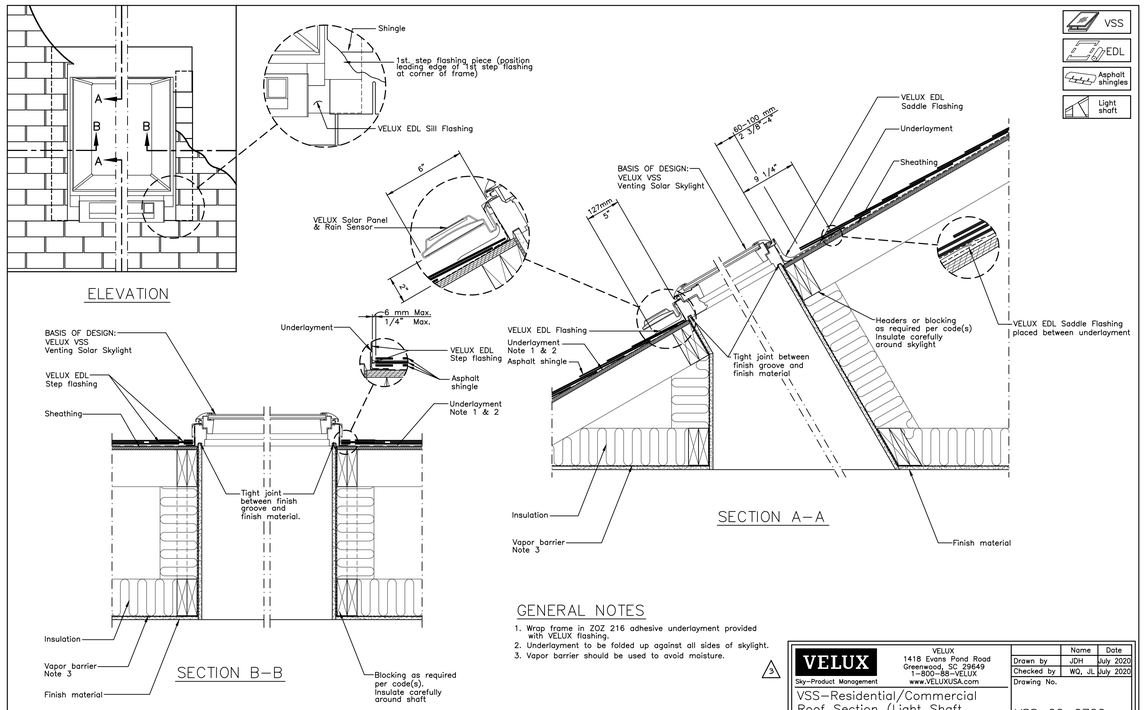
Drawing Title: ARCHITECTURAL DETAILS

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	Sheet
HC2107	A8
Date: 6/1/2024	
Drawn By: AAP	
Scale: NOTED	

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GENERAL NOTES

1. Wrap frame in ZOZ 216 adhesive underlayment provided with VELUX flashing.
2. Underlayment to be folded up against all sides of skylight.
3. Vapor barrier should be used to avoid moisture.

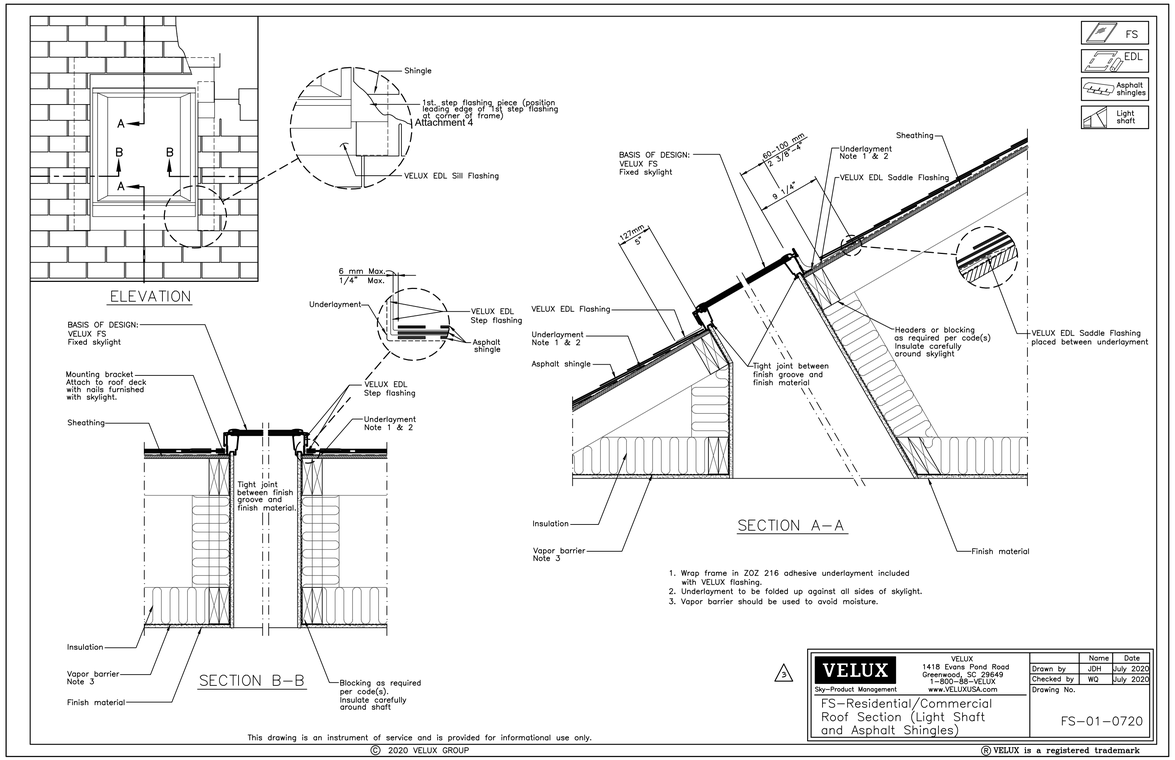
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3

VELUX	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1–800–88–VELUX www.VELUXUSA.com		Name	Date
Sky–Product Management		Drawn by	JDH	July 2020
VSS–Residential/Commercial Roof Section (Light Shaft and Asphalt Shingles)		Checked by	WQ, JL	July 2020
		Drawing No.	VSS–02–0720	

® VELUX is a registered trademark



1. Wrap frame in ZOZ 216 adhesive underlayment included with VELUX flashing.
2. Underlayment to be folded up against all sides of skylight.
3. Vapor barrier should be used to avoid moisture.

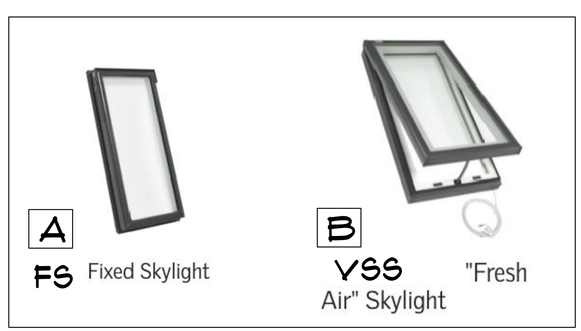
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VELUX	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1–800–88–VELUX www.VELUXUSA.com		Name	Date
Sky–Product Management		Drawn by	JDH	July 2020
FS–Residential/Commercial Roof Section (Light Shaft and Asphalt Shingles)		Checked by	WQ	July 2020
		Drawing No.	FS–01–0720	

® VELUX is a registered trademark



General Notes: (Cont.)

4. Exterior finish shall be non-reflective
5. Provide required electrical per manufacturers specs for mechanical operation and power operated shades
6. Interior finish to be white
7. Elec. Shade shall be installed

Revision/Issue	Date
3 DS 22-057 (LIM) HEARING	7/12/23

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: SKYLIGHT DETAILS

Job Title: LIM RESIDENCE

Project Address & APN:
CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	Sheet
HC21007	A9
Date: 6/1/2024	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

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WINDOW SCHEDULE 3

WINDOW NUMBER	WINDOW SIZES (APPROX.) WIDTH	HEIGHT	HDR. HEIGHT	TYPE	GLAZING NOTES	REMARKS
1	2'-6"	5'-6"	8'-0"	CASEMENT		
2	2'-6"	5'-6"	8'-0"	CASEMENT		
3	6'-0"	5'-0"	8'-6"	FRENCH CASEMENT	TEMPERED	
4	7'-4"	5'-0"	8'-6"	45 DEG. BAY WINDOW		(2) CASEMENT UNITS: 1450 (1) PICTURE UNIT: 3650 (SEE EXTERIOR ELEVATIONS)
5	2'-0"	4'-0"	7'-0"	CASEMENT		
6	2'-0"	4'-0"	7'-0"	CASEMENT		
7	5'-10"	4'-0"	7'-0"	30 DEG. BAY WINDOW	TEMPERED	(3) CASEMENT UNITS: 1850
8	2'-0"	4'-0"	6'-8"	AWNING	TEMPERED OBSCURED	
9	5'-0"	3'-6"	6'-8"	FRENCH CASEMENT		EGRESS
10	4'-0"	3'-6"	6'-8"	FRENCH CASEMENT		
11	4'-0"	3'-6"	6'-8"	FRENCH CASEMENT		
12	7'-0"	3'-6"	6'-8"	45 DEG. BAY WINDOW		(2) CASEMENT UNITS: 1436 (1) CASEMENT UNIT: 3036 - EGRESS (SEE EXTERIOR ELEVATIONS)
13	2'-0"	1'-6"	6'-0"	FIXED	TEMPERED	
14	2'-0"	1'-6"	6'-0"	FIXED	TEMPERED	
15	2'-0"	1'-6"	6'-0"	FIXED	TEMPERED	
16	2'-0"	1'-6"	6'-0"	FIXED	TEMPERED	

DOOR SCHEDULE 3

DOOR NUMBER	SIZE WIDTH	HEIGHT	THICK.	FINISH INTERIOR	EXTERIOR	HARDWARE	GLAZING	REMARKS
1	3'-0"	7'-0"	1-3/4"	WOOD FIR FINISH	WOOD FIR FINISH	THRESHOLD LOCKSET W/ DEADBOLT	"SEEDY BAROQUE"	ENTRY DOOR BY T.M. COBB #4632, FLAT PANEL, W/FIR FINISH AND "SEEDY BAROQUE" GLAZING; HARDWARE BY KWIKSET "AVALON" IN OIL-RUBBED BRONZE FINISH W/SMARTKEY (OR EQUAL); LH SWING
2	3'-0" PR	7'-0"	1-3/4"	WOOD PRIMED	PAINTED TO MATCH TRIM	*BUILT-IN	TEMPERED	KOLBE HERITAGE OUTSWING FRENCH DOOR PAIR W/OIL-RUBBED BRONZE HARDWARE (OR EQUAL)
3	3'-0" PR	8'-0"	1-3/4"	WOOD PRIMED	PAINTED TO MATCH TRIM	*BUILT-IN	TEMPERED	KOLBE HERITAGE OUTSWING FRENCH DOOR PAIR W/24" SIDELIGHTS AND 12" TRANSOM ABOVE, W/OIL-RUBBED BRONZE HARDWARE (OR EQUAL)
4	3'-0" PR	6'-8"	1-3/4"	WOOD PRIMED	WOOD	THRESHOLD KEYED KNOB	N/A	WOOD OUTSWING W/ VENTING FOR HIGH AND LOW COMBUSTION MAKE UP AIR, W/OIL-RUBBED BRONZE HARDWARE (OR EQUAL)
5	3'-0"	6'-8"	1-3/4"	WOOD PRIMED	WOOD FIR FINISH	THRESHOLD KEYED KNOB	OBSCURED TEMPERED	GARAGE MAN-DOOR BY TYCO, FLAT PANEL, W/FIR FINISH AND OBSCURED GLAZING; HARDWARE BY KWIKSET "ALISO" KNOB IN OIL-RUBBED BRONZE FINISH (OR EQUAL - FINISH TO MATCH ENTRY DOOR); RH SWING
6	9'-0"	6'-8"	*PER MANUF.	WOOD	WOOD	N/A	CLEAR DSB W/SPH. DIV. LT	SECTIONAL GARAGE DOOR BY CLOPLAY "RESERVE WOOD, LIMITED EDITION" COLLECTION, DESIGN #2 WITH REC14 WINDOWS (OR EQUAL- FINISH TO MATCH ENTRY DOOR)
7	3'-0"	6'-8"	TBD	TBD		THRESHOLD LOCKSET W/ DEADBOLT	N/A	INTERIOR GARAGE DOOR: RH SWING
8	1'-6" PR	6'-8"	TBD	TBD		DUMMY	N/A	OUTSWING PAIR
9	2'-4"	6'-8"	TBD	TBD		PULL-PRIVACY	N/A	POCKET
10	2'-8"	6'-8"	TBD	TBD		PRIVACY	N/A	LH SWING
11	1'-6" PR	6'-8"	TBD	TBD		DUMMY	N/A	OUTSWING PAIR
12	2'-0"	6'-8"	TBD	TBD		DUMMY	N/A	LH SWING
13	2'-6"	6'-8"	TBD	TBD		PRIVACY	N/A	RH SWING
14	2'-4"	6'-8"	TBD	TBD		PRIVACY	N/A	LH SWING
15	2'-6"	6'-8"	*PER MANUF.	WOOD PRIMED	PAINTED TO MATCH TRIM	*BUILT-IN	TEMPERED	KOLBE HERITAGE OUTSWING FRENCH DOOR W/ 36" SIDELIGHT, W/OIL-RUBBED BRONZE HARDWARE (OR EQUAL): LH SWING
16	2'-8"	6'-8"	TBD	TBD		PRIVACY	N/A	RH SWING
17	5'-0"	6'-8"	TBD	TBD		FLUSH PULL	N/A	(2) BYPASS DOORS
18	2'-8"	6'-8"	TBD	TBD		PRIVACY	N/A	RH SWING
19	5'-0"	6'-8"	TBD	TBD		FLUSH PULL	N/A	(2) BYPASS DOORS
20	2'-4"	6'-8"	TBD	TBD		PRIVACY	N/A	LH SWING

Entry Door
T.M. Cobb



4632 (Low-E IG)

Fir shown in Flat Panel



Fir

T.M.COBB
DOORS • WINDOWS • MILLWORK



Seedy Baroque

Clear glass with a scattered look, baroque wash and asymmetrical curves.

Kwikset

Home / Products / Handlesets / Avalon Handleset - Deadbolt Keyed One Side (Exterior Only) - featuring SmartKey

Avalon Handleset - Deadbolt Keyed One Side (Exterior Only) - featuring SmartKey

800AVH LIP 15PT SMT

888 SmartCode Electronic Deadbolt with Z-Wave Technology



Garage Man-Door
TYCO FIR FLAT PANEL COMBO DOUGLAS FIR



Stained to match entry door with Aliso Knob

Large venting double hung sash makes for one of the finest units on the market. Available in both 1-3/8" and 1-3/4" thick and a variety of widths.



Kwikset Aliso Knob

Revision/Issue	Date
1 PSA 22-058 (LIM)	4/20/22
3 DS 22-057 (LIM) HEARING	7/12/23

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: WINDOW & DOOR SCHEDULES

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	Sheet
HC21007	A10
Date: 6/1/2024	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

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Attachment 4

KOLBE
WINDOWS & DOORS
We're for the visionaries.®

1323 S. 11th Avenue | Wausau, WI 54401-5998
715.842.5666

www.kolbewindows.com

The Heritage Series

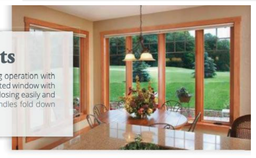
Kolbe's Heritage Series windows and doors are carefully crafted with a wood interior and exterior, making it possible to create architecturally intricate and historically accurate details. Choose from an extensive palette of exterior colors, interior wood species and finishes, divided lite profiles and patterns, and more.

The Heritage Series provides:

- Endless capabilities to replicate intricate architectural details
- Divided lite profiles & patterns; aesthetic & efficient glass choices
- Wood interior & exterior in familiar to exotic wood species
- K-Kron II exterior coating provides a high performance finish
- A palette of 40+ exterior & 20 interior pre-finish choices

Crank-Out Casements

Kolbe's crank-out casements combine a simple cranking operation with many options for customization to create a uniquely crafted window with an unobstructed view of the outdoors. By opening and closing easily and effectively, they provide excellent ventilation. Crank handles fold down when not in use to prevent interference with blinds.



Crank-Out Casement Standard Features

- 1-3/4" thick sash
- Overall jamb width is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating LoE²-270 glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Interior screens with clay-colored aluminum frames and BetterVue® fiberglass mesh
- Clay-colored folding handles, operator covers and multi-point locks
- Corrosion-resistant dual-arm operators with concealed, adjustable hinges *Single-arm operators with concealed, adjustable hinges on "S" Series casements; single-arm operators with Euro hinges for added support on segment head and half-circle top units)*

NOTE: All measurements are nominal.



3-1/2" Flat Casing



2" Sill Nosing

Crank-Out Awnings

Crank-out awnings open out from the bottom with a crank handle that folds down when not in use. Choose motorized operators for an effortless way to open and close your window, especially if it's in a hard-to-reach place.



Crank-Out Awning Standard Features

- 1-3/4" thick sash
- Overall jamb width is 4-9/16" *Basic box width is 3-1/2"*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating LoE²-270 glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Interior screens with Clay-colored aluminum frames and BetterVue® fiberglass mesh
- Clay-colored folding handles, operator covers and multi-point locks
- Folding corrosion resistant operators with concealed, adjustable hinges

NOTE: All measurements are nominal.



Rough Opening Recommendations:

The Kolbe standard rough opening dimensions published in our product literature are provided as a guideline to maintain a minimum 1/4" space between the window or patio door and the building structure. There are certain situations where Kolbe recommends a gap larger than our published 1/4" standard:

- When installation clips are used, the gap should be increased to 1/2" on the sides, top and bottom of the unit.
- When mulls are installed in the opening, the gap all around should be increased to 1/2". For installation consistency, the same gap should be used on all units in the project.
- Kolbe recommends using a sill pan drainage system, and increasing the gap to 1/2" on the top and bottom of the unit.

Because every installation is different, Kolbe strongly recommends consultation with the local supplier or an experienced contractor, architect or structural engineer prior to the installation of any Kolbe product. Installation of Kolbe products, including sizing of rough opening, method of attachment, fastener selection, and code compliance is the sole responsibility of the architect, building owner, contractor and/or consumer. Unless otherwise specified, if units are ordered by rough opening, Kolbe will size the units using our standard minimum 1/4" gap - regardless of the options or construction of the product ordered.

Outswing Doors

Outswing doors are available with the same multitude of options as inswing doors, but swing outward for areas that have space constraints. Outswing entrance doors are available in single, double and French units, and can be customized with sidelites or transoms to create a distinctive opening.



Outswing Door Standard Features

- 1-3/4" thick sash panel, prehung in the 1-1/16" frame with a 1/2" rabbeted-in stop
- Standard jamb width is 4-9/16"
- LVL locking stiles; stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high on all doors
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Joints between stiles and rails are fastened with splined hardwood dowels
- Energy efficient, insulating LoE²-270 glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Toronto handle set in a Bright Brass finish
- Non-adjustable, residential, 4" x 4" ball-bearing hinges with 1/4" radius corners in a Bright Brass finish
- Bronze-anodized aluminum bumper sill with oak interior threshold

NOTE: All measurements are nominal.

Performance Divided Lites

Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. Extruded aluminum bars are adhered to the exterior and pine bars are adhered to the interior of the single lite of insulating glass. Aesthetically pleasing spacer bars are installed within the insulating glass unit. Together, these bars create the illusion of true divided lites. PDL bars are available in 5/8", 7/8", 1-1/8", 1-3/8", 1 3/4", 2-1/4" or 4-1/2" bar widths. The exterior finish of the aluminum bars will match the exterior finish on the unit. Variations on the PDL option may include custom grille patterns, custom bar widths or no spacer bars. Some designs may have a composite material for the exterior PDL bar.



1-1/8" Beveled Profile PDL Bars





Non-Adjustable Hinges - Oil-Rubbed*

Clopay Garage Door

RESERVE® WOOD collection

LIMITED EDITION SERIES



Design #2 with REC 14 Windows



TRUE DIVIDED LITE



Dallas Handles - Rustic Umber

Attachment 4



3 FRONT ELEVATION - VIEW FROM CASANOVA FACING EAST



3 REAR ELEVATION - VIEW FACING WEST

Revision/Issue	Date
2 DS 22-057 (LIM) COMMENTS	10/24/22
3 DS 22-057 (LIM) HEARING	7/12/23

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: PROPOSED FRONT ELEVATION - 3D RENDERING

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC2007
Date:	6/1/2024
Drawn By:	AAP
Scale:	N.T.S.

Sheet 2 A11

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⚠2 STREETSCAPE - PROPOSED



Attachment 4

STREETSCAPE - EXISTING

	Revision/Issue	Date
⚠1	PSA 22-058 (LIM)	4/20/22
⚠2	DS 22-051 (LIM) COMMENTS	10/24/22
⚠3	DS 22-051 (LIM) HEARING	11/12/23

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: STREETSCAPE ELEVATIONS

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC2107
Date:	6/1/2024
Drawn By:	AAP
Scale:	1/8"=1'-0"

Sheet ⚠2 A12

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

August 14, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Assistant City Administrator and Acting Director of Community Planning and Building
SUBJECT:	PUBLIC CORRESPONDENCE: Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: UP 24195 (Cultura) - Letter dated 08-07-2024 from A. Lombardo
Attachment 2: DS 23-108 (Chadwick) - Letter dated 08-09-2024 from P. Doble
Attachment 3: DS 23-108 (Chadwick) - Letter & Attachments dated 08-13-2024 from Atty A. Lombardo
Attachment 4: DS 22-057 (Lim) - Email & Attachments dated 08-13-2024 from Designer A. Phares

Attachment 1

ANTHONY LOMBARDO & ASSOCIATES

A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
JOSEPH M. FENECH
CODY J. PHILLIPS

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

August 7, 2024

Michael Le Page Chair
City of Carmel Planning Commission
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Re: Proposed action UP-24195 (Cultura)

Dear Chair LePage and Members of the Commission:

My wife and I received the notice for your upcoming consideration of request by Cultura restaurant to add additional seating to its restaurant.

My wife and I may be the closest full-time residents to the restaurant and we wanted to write providing our full support for this request. Cultura is a wonderful addition to our neighborhood and we fully support their request to add additional seats.

Respectfully submitted,

Tony

Anthony L. Lombardo

Docusign Envelope ID: 98601C01-B9CC-475A-AEE6-85E50E11C4C8

DOBLE AND SON
CUSTOM HOMES Inc

PO Box 3154

Carmel, CA 93921

[redacted] **Email:** [redacted]

August 9, 2024

Re: Chadwick gate proposal – to be discussed by planning commission on Aug 14th.

City of Carmel

To: Whom It May Concern:

My name is Paul Doble. I am the owner of Doble and Son, a local Carmel building contractor. I was the contractor that built the house for the Chadwick's at Scenic 2NW of 8th.

I am writing this letter because I know they have submitted a request for a see-through gate across their driveway, and their request will be reviewed by the commission on Aug 14, 2024.

I strongly support their request for this gate, for the additional security and privacy I think they need. They live on a very heavily foot trafficked street. I wouldn't view this request as an exception, because many of the other homes on the west side of Scenic already have gates.

I have witnessed people entering their property, trying to use the bathroom on property [while under construction], and walking around exterior of house. I live around the corner and now often see people enter the property, and I have had to ask them to leave.

I hope you approve the Chadwick's request.

Regards,

DocuSigned by:
92D9ABC97A1E4F0...

Paul Doble

ANTHONY LOMBARDO & ASSOCIATES
A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
JOSEPH M. FENECH
CODY J. PHILLIPS

144 W. GABILAN STREET
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

August 13, 2024

Our File No.: 4880.000

Chair Michael Le Page
City of Carmel Planning Commission
P.O. Box CC
Carmel-by-the-Sea, CA 93921

Re: DS 23-108 (Chadwick)

Dear Chair LePage and Members of the Commission:

We represent Art and Farah Chadwick (Applicant), owners of the property located at Scenic Road 2 Northwest of 8th Avenue (Property). The Applicant seeks approval of a pathway and a driveway gate (Project) as detailed in the plans submitted by Eric Miller dated May 31, 2024. The Planning Commission denied Applicant's original application for a driveway gate (DS23-108) on January 24, 2024 (PC Resolution 2024-003-PC). The City Council denied the Applicant's appeal of the Planning Commission action on April 2, 2024, but remanded the Application to the Planning Commission for consideration of the revised plans that were reviewed with the City Council on April 2, 2024 (Resolution No. 2024-026).

The August 14, 2024, Planning Commission Staff Report states that: "The Commission could also authorize the installation of the subject gate with specific findings, as projects are considered on a site-specific basis and based on the merits of the individual project alone." We are requesting that the Planning Commission approve the Project with the following findings:

1. The location of the Property creates a unique context for application of the City of Carmel by-the Sea's current policy regarding driveway gates because it is in close proximity to the beach and at a grade level with Scenic Road, thereby exposing the Property to frequent public trespassing onto the Property.

2. The west side of Scenic Road is developed with properties that have walls, gates, garages, and even signage located at or near the front property line that protect the properties from public trespassing.

3. The Project is consistent with the neighborhood character and does not impact forest or open space resources.

4. The Project is of a quality consistent with the requirements of the current Design Guidelines.

The west side of Scenic Road between Seventh and Eighth presents a unique neighborhood context. Properties are protected from trespassing tourists with driveway gates (see Attachment No. 1), walls at the street (see Attachment No. 2), garages (see Attachment No.3) and notices of "No Beach Access" (see Attachment No. 4). Tourists going to and from Carmel Beach walk the street. Unlike Carmel neighborhoods where pedestrians are largely residents, this area has people looking for access to the beach or are coming from the beach visiting restrooms. As a result, this neighborhood has far different issues than the remainder of the City which have been addressed in the manner described above. There is nothing inconsistent with the character of the neighborhood or injurious to the forest as a result of this proposal.

The revised design with the low, open gate will not create a walled off appearance and is in keeping with the Design Traditions (Residential Design Guidelines) of the City. Only three (3) homes on the west side of Scenic Road lack gates, garages, walls or fences at the street. These design elements are a way to mitigate the otherwise constant intrusion property owners experience from persons knocking at their door asking for the use of a restroom or worse using of the property as an outdoor toilet. These concerns are not unique to the Applicant as shown in the attached letters (see Attachment No. 5).

Although we are asking the Planning Commission to approve the Project based on the unique neighborhood context and project specific merits, it should be noted that the Project is consistent with the Design Guidelines. Although the Design Guidelines do not expressly address driveway gates, the Design Guidelines include a picture of a driveway gate as an "appropriate hand-crafted fence" (see Attachment No. 6). Staff has recommended that Section 11 of the Design Guidelines (Fences, Walls, and Lighting) should be referenced for direction (Planning Commission Staff Report January 24, 2024). Section 11 of the Design Guidelines states that fences and gates should help (i) define property edges, gardens and entrances, (ii) exhibit craftsmanship and interesting design, (iii) should not block views from the public. The Project satisfies all three of these requirements. The Project includes a pathway gate and a driveway gate that define property edges, gardens and entrances. The gates will be original bronze hand-made works of craftsmanship that provide a design that is Mediterranean in style and consistent with the architecture of the house. The Project does not block views from the public way nor contribute to a walled off appearance. The driveway gate is delicate and open, providing unobstructed public view of the home and front garden. Based on the foregoing, the Project satisfies the key requirements of the Design Guidelines while it also addresses the challenges of a property located on the West side of Scenic Road.

The Planning Commission suggested previously that the Applicant's concerns about privacy and security would be resolved with the construction of a four-foot fence parallel to the driveway (in lieu of a driveway gate) thus creating a fenced front yard. The Applicant and the architect have testified as to the negative architectural impacts of a fence parallel to the driveway. In addition,

and of both private and public concern, is the fact that the fence suggested by Staff would not eliminate the health and safety concerns that have been documented by public testimony, unless they lock the gate requiring them to lock and unlock the entrance gate to their home. This suggestion would not prevent the public from ringing the front door (if the gate is unlocked) and asking to use the restroom or worse, continuing to use the front yard as a toilet. This is not conjecture, this is reality. When the physical location of a residence provides challenges, the City should recognize the challenges and provide design solutions for the property owners. The Project is a design solution that is responsive to prior Planning Commission comments, addresses the neighborhood challenges, and is consistent with the Design Guidelines.

Respectfully submitted,

Anthony L. Lombardo
ALL/dc
Enclosures



Attachment 3



Attachment 3

ATTACHMENT 2



ATTACHMENT 3

Attachment 3



ATTACHMENT 4

---------- Forwarded message ---------
From: **Diana McCallister** <dcarmelbay@gmail.com>
Date: Wed, Aug 7, 2024 at 7:34 AM
Subject: Gate Needed
To: Art Chadwick <art.chadwick2701@gmail.com>

Attachment 3

To: Carmel City
From: Diana McCallister
Scenic 3 NW 8th
Carmel, Ca 93921
Phone: (949)322-7714

To Carmel City,

This is Diana McCallister. We have built and lived in 4 different homes on Scenic Road, Carmel, in the last 40 years. We raised our three grown children on Scenic Road and now our eight precious Grandchildren often stay with us in our recent home.

During the forty years we have lived on this street we have enjoyed every minute of the beautiful scenery of the ocean views, magnificent trees, and glorious sunsets. But, unfortunately, sharing this beauty comes with the negativity of crowds of people coming to visit our wonderful beaches.

There is a great lack of privacy in homes on Scenic. The people often park on both sides of the street and block our driveway, often times leaving their sacks of trash in front of our yards.

There are definitely some aggressive people that knock on our door and ask to use our bathroom or phone because they have lost theirs. We have had people pick our flowers in our garden and wash off the sand on themselves with our hoses, leaving the water leaking down the driveway. We have even been asked to drive people to their hotel because they have lost their keys!

People are often taking photos of our home and walk way up to the front window to peek in!!
One day I saw a family sitting on our bench on our porch. They said they were taking their Christmas card photo.

When the city stated there were not going to be any more gates in Carmel I was very disappointed. I don't think they realize how serious the lack of privacy is for the residents of Scenic Road. We all definitely need gates.

I hope you reconsider your decision and allow Mr.and Mrs. Art Chadwick to build their gate.

ATTACHMENT 5

Docusign Envelope ID: 98601C01-B9CC-475A-AEE6-85E50E11C4C8

DOBLE AND SON
CUSTOM HOMES Inc

PO Box 3154

Carmel, CA 93921

925-922-3970Email: pauldoble@me.com

August 9, 2024

Re: Chadwick gate proposal – to be discussed by planning commission on Aug 14th.

City of Carmel

To: Whom It May Concern:

My name is Paul Doble. I am the owner of Doble and Son, a local Carmel building contractor. I was the contractor that built the house for the Chadwick's at Scenic 2NW of 8th.

I am writing this letter because I know they have submitted a request for a see-through gate across their driveway, and their request will be reviewed by the commission on Aug 14, 2024.

I strongly support their request for this gate, for the additional security and privacy I think they need. They live on a very heavily foot trafficked street. I wouldn't view this request as an exception, because many of the other homes on the west side of Scenic already have gates.

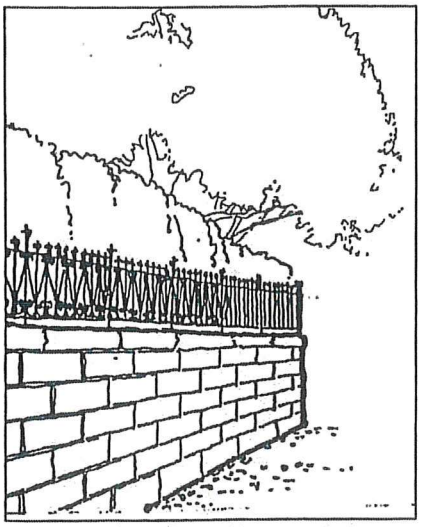
I have witnessed people entering their property, trying to use the bathroom on property [while under construction], and walking around exterior of house. I live around the corner and now often see people enter the property, and I have had to ask them to leave.

I hope you approve the Chadwick's request.

Regards,

DocuSigned by:
92D9ABC97A1E4F0...

Paul Doble



In general, locating a site wall along a public way is discouraged. Ornate fences on top of masonry walls, such as this one, are also discouraged.

11.0 Fences, Walls and Lighting

Fences and walls visible from the street may be appropriate when used as landscape design elements that help define property edges, gardens and entrances. Fences and walls that exhibit craftsmanship and interesting design are preferred. Not every site needs a fence or wall along the street. Fences and walls should be low and should not block views of front yard open space from the public way nor contribute to a "walled-off" appearance along the street edge.

Objectives:

- To promote landscape designs that blend with the forest setting
- To accommodate compatible designs for fences and walls
- To minimize the visual impacts of lighting in the nighttime sky

Fences and Walls along Street Frontages

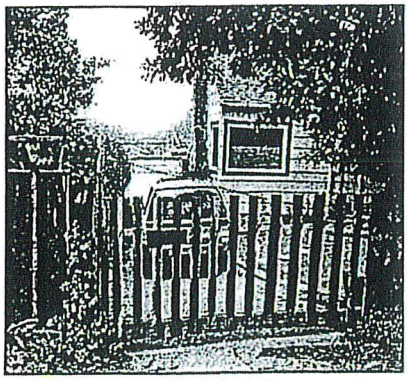
11.1 Designing without a fence or wall along the street frontage(s) should be considered first.

- Blending on-site landscaping with landscaping in the right-of-way can make open spaces appear larger and improve the site's contribution to the urban forest.
- Where a sense of enclosure or privacy is desired shrubs, hedges or other vegetation are encouraged instead of fence or wall structures.

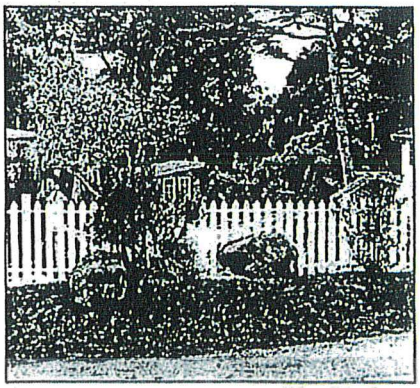
11.2 Respect the neighborhood context when designing a fence or wall.

- Fences and walls should convey a simple, hand-crafted design.
- The use of grapestakes or wood pickets for fences is traditional in most neighborhoods.
- The use of river rock, Carmel stone, brick or plastered masonry for short walls is traditional in most neighborhoods.
- Ornate, "Victorian" wrought iron and chain link fences are inappropriate.

Driveway Gate







Appropriate hand crafted fences

ATTACHMENT 6

---------- Forwarded message ---------
From: **Angie Phares** <design@hastingsconstruction.com>
Date: Tue, Aug 13, 2024 at 6:49 PM
Subject: DS 22-057 (Lim) Stair Alternates
To: Evan Kort <ekort@ci.carmel.ca.us>

Hi Evan,

In preparation for tomorrow's hearing, please see attached alternate plans that show the stairs repositioned to address the McColls. I moved the garage forward about 36" to accommodate the adjustment, which changes the front and mech space. There are other adjustments including lowering the plates/ceilings to adhere to the 18' above grade. This includes dropping the ceiling height of the lower level to 8' (except the garage), and the rear bedroom down to 7'-4". This has also lowered the ridge ht.

I will have printed and electronic copies available at the hearing.

Thanks,

Angie Phares
Drafting & Design
HASTINGS CONSTRUCTION INC.
(831) 620-0920

Revision/Issue		Date
1	PSA 22-058 (LIM)	4/20/22
2	DS 22-051 (LIM) COMMENTS	10/24/22
3	DS 22-051 (LIM) HEARING	1/12/23
4	DS 22-051 (LIM) HEARING	8/12/24

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: ALTERNATE - PROPOSED SITE & ROOF PLANS

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

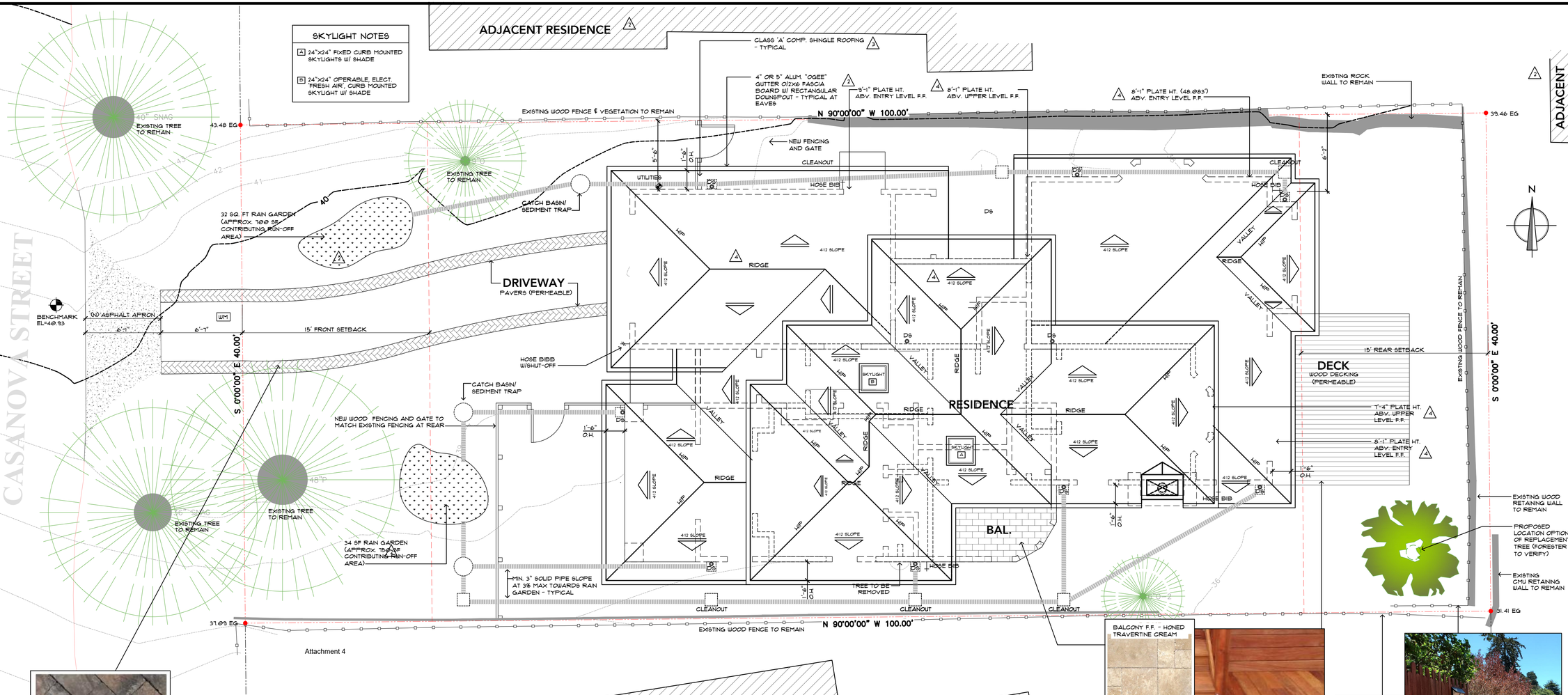
Project:	Sheet
HC2007	A1
Date: 8/13/2024	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

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SKYLIGHT NOTES

A 24"X24" FIXED CURB MOUNTED SKYLIGHT® W/ SHADE

B 24"X24" OPERABLE, ELECT. 'FRESH AIR', CURB MOUNTED SKYLIGHT W/ SHADE



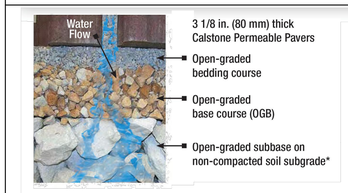
Attachment 4


Sequoia Sandstone*





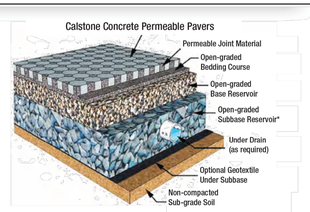
CALSTONE PERMEABLE PAVER DETAIL



3 1/8 in. (80 mm) thick Calstone Permeable Pavers
Open-graded bedding course
Open-graded base course (OGB)
Open-graded subbase on non-compacted soil subgrade*

Permeable interlocking concrete pavement (PICP) with open-graded base and subbase for infiltration and storage.

* Open graded subbase may not be needed in residential applications.



Typical cross (PICP) cross section

About "Narrow Joint" Permeable Pavers

We started by developing our own small particle high flow "Fine #9" joint rock filler. Then we reengineered our permeable pavers and reduced the joint gaps by 35%. The result is a permeable interlocking concrete paving system with joint widths under 3/16" and initial infiltration rates in excess of 150"/hr.

Calstone "Fine #9" Joint Rock Must be used with Narrow Joint design

Calstone's "Fine #9" Joint Rock was specifically designed for our new "Narrow Joint" permeable paving stones and is required for all Narrow Joint installations. This joint rock can also be used with our other interlocking permeable paver products. "Fine #9" will fill joints quickly, provides improved interlock over coarser materials, and provides very high initial infiltration rates.



SITE & ROOF PLAN - ALTERNATE

ROOF PLAN NOTES:
ROOF SLOPE IS 4:12 U.N.O.; ARROWS INDICATE DIRECTION OF ROOF SLOPE.

ROOFING SHALL BE RATED CLASS 'A' OR HIGHER AND INSTALLED PER MANUFACTURER'S SPECS.

SKYLIGHTS SHALL BE LOW PROFILE, NON-GLARE, DUAL PANE, TEMPERED GLASS - BY VELUX OR EQUAL

FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. FLASHING SHALL BE INSTALLED TO DIVERT WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS WITH A VERTICAL WALL (PER R903.2.1)

DRAINAGE NOTES:
ALL INFILTRATION SYSTEM(S) SHALL BE DESIGNED IN ACCORDANCE WITH CARMEL MUNICIPAL CODE STANDARD OPERATING GUIDANCE (SOG) 17-01 FOR PRIVATE STORMWATER DRAINAGE SYSTEMS.

DRAINAGE FROM DOWNSPOUTS AND PAVED AREAS SHALL BE DIRECTED TO LANDSCAPED AREAS, OR COLLECTED IN FRENCH DRAINS OR SUBGRADE PERFORATED PIPE COLLECTORS, AND CONVEYED TO BEST MANAGEMENT PRACTICES (BMP) SUCH AS RAIN GARDENS OR INFILTRATION TRENCHES.

RAIN GARDENS SHALL BE DESIGNED IN ACCORDANCE WITH THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA) PUBLICATION RAIN GARDENS, STORMWATER CONTROL FOR SMALL PROJECTS.

REFER TO HTTPS://CI.CARMEL.CA.US/POD/PRIVATE-DRAINAGE-SYSTEMS FOR APPROVED LIST OF RAIN GARDEN PLANTS.

THE LANDSCAPED AREAS USED FOR INFILTRATION SHALL BE AT LEAST 50% OF THE SIZE OF THE CONTRIBUTING IMPERVIOUS SURFACE.

RUNOFF SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATIONS.

OVERFLOW MUST BE DIRECTED AWAY FROM NEIGHBORING PROPERTIES. OVERFLOW TO THE STREET REQUIRES AN ENCROACHMENT PERMIT APPROVED BY THE PUBLIC WORKS DIRECTOR.

LANDSCAPING GENERAL NOTES
ALL LANDSCAPING SHOWN IS FOR DESIGN INTENT ONLY AND SHALL BE SELECTED AND APPROVED BY OWNER, PRIOR TO INSTALLATION.

ALL NEW LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN CONFORMANCE WITH THE STANDARDS IN CARMEL MUNICIPAL CODE FOR LANDSCAPING, TREES & SHRUBS CHAPTERS 17.34 AND 17.48.

ALL NEW LANDSCAPING SHALL BE 75% DROUGHT-TOLERANT.

LANDSCAPED AREAS SHALL BE IRRIGATED BY A DRIP/SPRINKLER SYSTEM SET ON A TIMER.

THE PROJECT SHALL MEET THE CITY'S RECOMMENDED TREE DENSITY STANDARDS UNLESS OTHERWISE APPROVED BY THE CITY BASED ON SITE CONDITIONS.

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

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.

TWELVE INCHES (12") OF MULCH SHALL BE EVENLY SPREAD INSIDE THE DRIPLINE OF ALL TREES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

TREE PROTECTION ZONE (TPZ)
TPZ SHALL BE EQUAL TO DRIPLINE OR 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE, WHICHEVER IS GREATER. MINIMUM OF 4 FOOT HIGH TRANSPARENT FENCING IS REQUIRED UNLESS OTHERWISE APPROVED BY THE CITY FORESTER.

TREE PROTECTION SHALL NOT BE RESIZED, MODIFIED, REMOVED, OR ALTERED IN ANY MANNER WITHOUT WRITTEN APPROVAL. THE FENCING MUST BE MAINTAINED UPRIGHT AND TAUGHT FOR THE DURATION OF THE PROJECT.

NO MORE THAN 4 INCHES OF WOOD MULCH SHALL INSTALLED BE WITHIN THE TREE PROTECTION ZONE. WHEN THE TREE PROTECTION ZONE IS AT OR WITHIN THE DRIP LINE, NO LESS THAN 6 INCHES OF WOOD MULCH SHALL BE INSTALLED 18 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIAMETER AT 4.5 FEET ABOVE THE SOIL LINE OUTSIDE OF FENCING.

THE STRUCTURAL ROOT ZONE (SRZ)
SRZ SHALL BY 6 FEET FROM THE TRUNK OR 6 INCHES RADIALLY FROM THE TREE FOR EVERY ONE INCH OF TRUNK DIA. AT 4.5' ABOVE THE SOIL LINE, WHICHEVER IS GREATER.

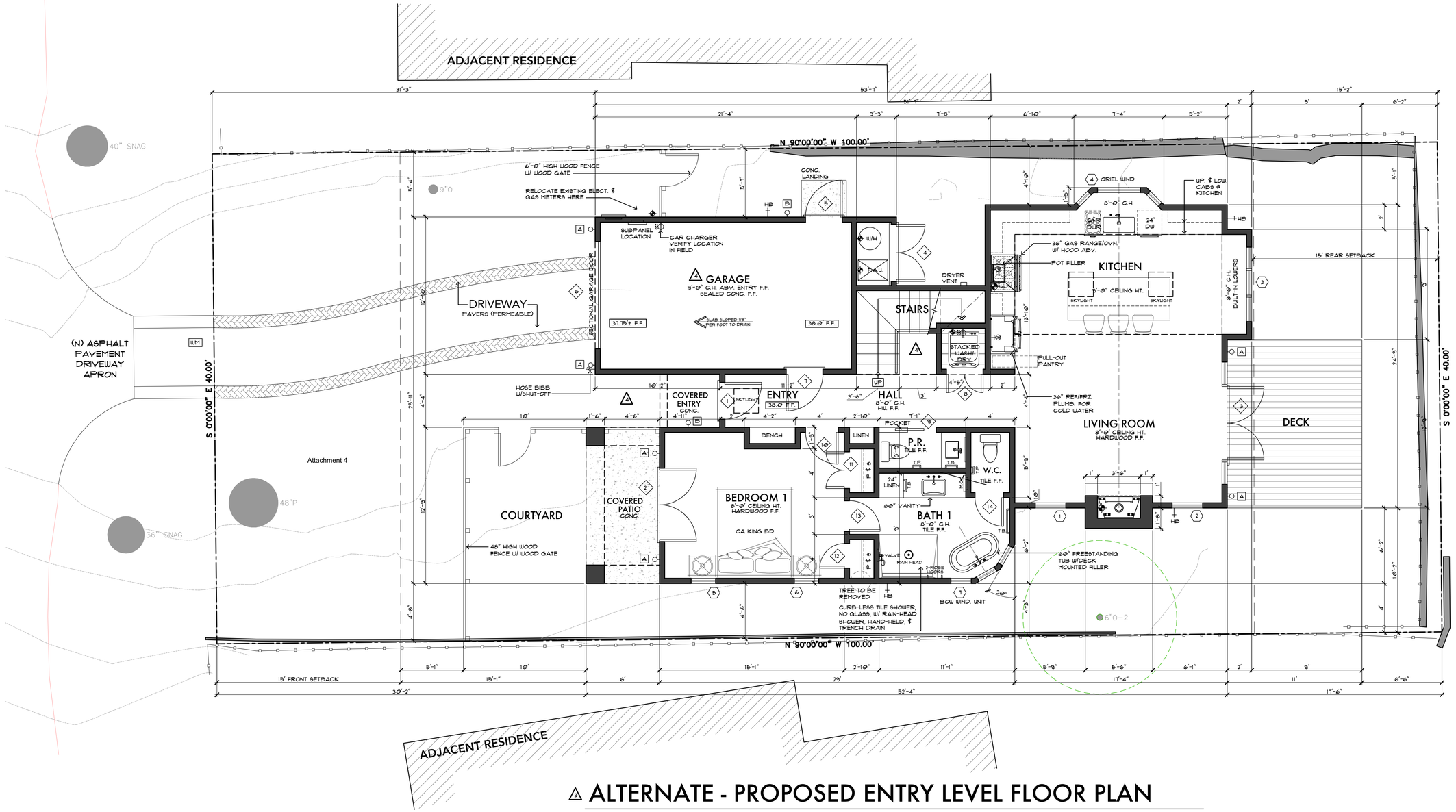
ANY EXCAVATION OR CHANGES TO THE GRADE SHALL BE APPROVED BY THE CITY FORESTER PRIOR TO WORK.

EXCAVATION WITHIN THE STRUCTURAL ROOT ZONE SHALL BE PERFORMED WITH PNEUMATIC EXCAVATOR, HYDROVAC AT LOW PRESSURE, OR OTHER METHOD THAT DOES NOT SEVER ROOTS.

FOOTINGS MAY NOT TRENCH THROUGH MORE THAN 25% OF THE SRZ. PIERS AND CANTILEVERS ARE ACCEPTABLE.

12" 6" 0' 1' 5' 10' 15'

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



3 ALTERNATE - PROPOSED ENTRY LEVEL FLOOR PLAN

= NEW WALL
= EXISTING WALL TO REMAIN (N/A)
= EXISTING WALL/ELEMENT TO BE REMOVED

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

Revision/Issue	Date
1 PSA 22-058 (LIM)	4/20/22
2 DS 22-051 (LIM) COMMENTS	10/24/22
3 DS 22-051 (LIM) HEARING	7/12/23
4 DS 22-051 (LIM) HEARING	8/12/24

ADJACENT RESIDENCE

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

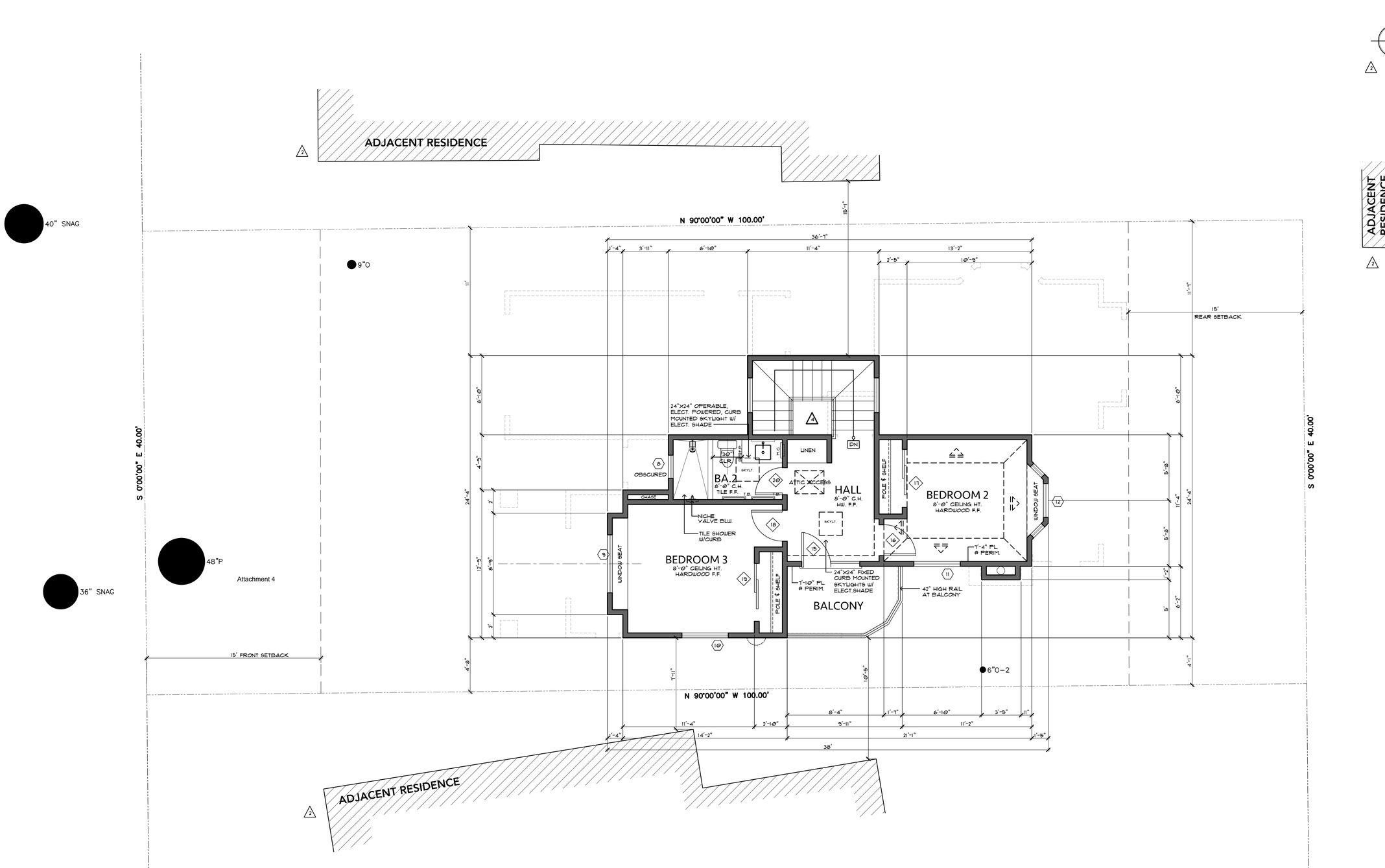
Drawing Title: ALTERNATE - PROPOSED ENTRY LEVEL FLOOR PLAN

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	Sheet
HC21007	A3
Date: 8/13/2024	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

THESE PLANS ARE INTENDED ONLY FOR THE SITE FOR WHICH THEY WERE DESIGNED AND ARE PROPERTY OF HASTINGS CONSTRUCTION, INC. THESE PLANS MAY NOT BE REVISED OR REPRODUCED WITHOUT THE CONSENT OF HASTINGS CONSTRUCTION, INC.



3 PROPOSED UPPER LEVEL FLOOR PLAN
ALTERNATE

12" 6" 0" 1' 5' 10' 15'

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

Revision/Issue	Date
1 PSA 22-058 (LIM)	4/20/22
2 DS 22-051 (LIM) COMMENTS	10/24/22
3 DS 22-051 (LIM) HEARING	7/12/23
4 DS 22-051 (LIM) HEARING	8/12/24

HASTINGS CONSTRUCTION, INC.
11 THOMAS OWENS WAY, SUITE 201 | MONTEREY, CA 93940
(831) 620-0920 | DESIGN@HASTINGSCONSTRUCTION.COM
LIC#: 791539 CLASS: A/B

Drawing Title: ALTERNATE - PROPOSED UPPER LEVEL FLOOR PLAN

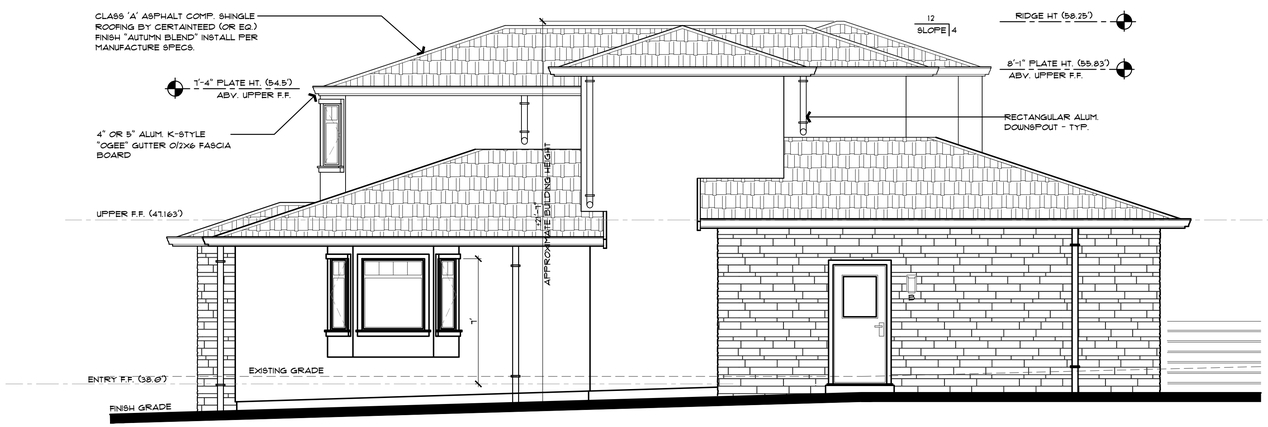
Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project:	HC2207
Date:	8/13/2024
Drawn By:	AAP
Scale:	1/4"=1'-0"

Sheet: A4

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4 3 PROPOSED NORTH ELEVATION
ALTERNATE

0 2 4 8 12
SCALE: 1/4" = 1'-0"



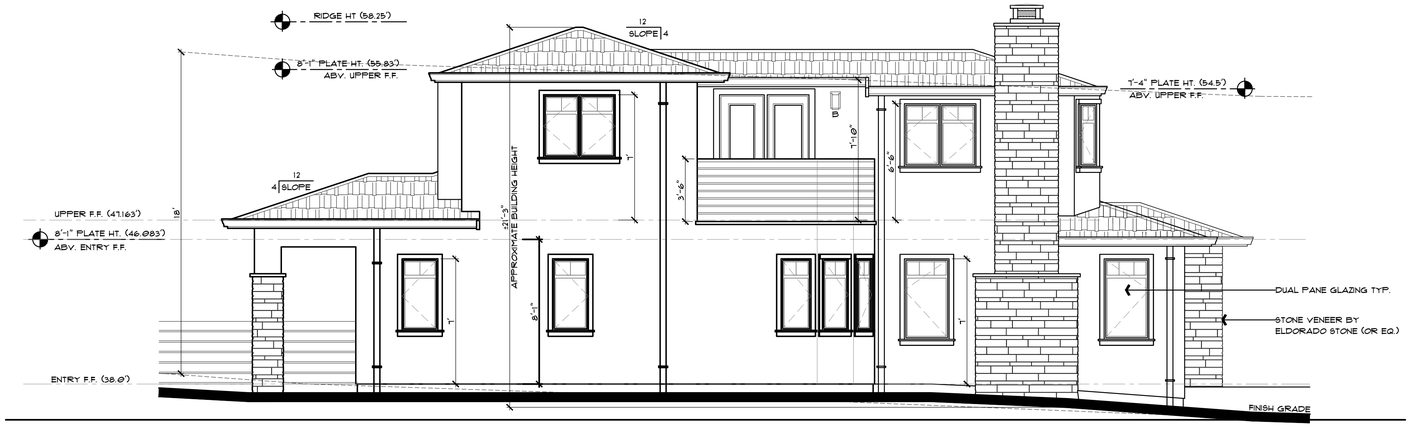
4 3 PROPOSED EAST ELEVATION
ALTERNATE

0 2 4 8 12
SCALE: 1/4" = 1'-0"



4 3 PROPOSED WEST (FRONT) ELEVATION
ALTERNATE

0 2 4 8 12
SCALE: 1/4" = 1'-0"



4 3 PROPOSED SOUTH ELEVATION
ALTERNATE

0 2 4 8 12
SCALE: 1/4" = 1'-0"

	Revision/Issue	Date
1	PSA 22-058 (LIM)	4/20/22
2	DS 22-051 (LIM) COMMENTS	10/24/22
3	DS 22-051 (LIM) HEARING	7/12/23
4	DS 22-051 (LIM) HEARING	8/12/24

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LIC#: 791539 CLASS: A/B

Drawing Title: ALTERNATE PROPOSED EXTERIOR ELEVATIONS

Job Title: LIM RESIDENCE

Project Address & APN: CASANOVA ST. 2 SE PALOU AVE., CARMEL-BY-THE-SEA, CA 93923
APN: 010-225-003-000 | BLOCK 11, LOT 3

Project: HC21007	Sheet: A6
Date: 8/13/2024	
Drawn By: AAP	
Scale: 1/4"=1'-0"	

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

August 14, 2024
CORRESPONDENCE

TO:	Chair LePage and Planning Commissioners
SUBMITTED BY:	Leah R. Young, Administrative Coordinator
APPROVED BY:	Brandon Swanson, Assistant City Administrator & Acting Director of Community Planning and Building
SUBJECT:	PUBLIC CORRESPONDENCE: Additional items not associated with Public Hearings and/or other items appearing on the Agenda

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

Executive Summary:

Recommendation:

Background and Project Description:

Staff Analysis:

Other Project Components:

Attachment 1: Patrice Pastor - Letter dated 07-25-2024 from J. B. Christopher
Attachment 2: DS 24089 (Britton) - Letter dated 07-30-2024 from N. Gaylord
Attachment 3: DR 23-140 (Esperanza - JB Pastor Bldg.) - Email dated 07-14-2024 from L. Loyd
Attachment 4: DS 24089 (Britton) - Letter dated 08-13-2024 from H. Mees

Photography West Gallery

Dolores • 1 SE of Ocean
PO Box 5306
Carmel, California 93921
(831) 625-1587
Mobile (831) 917-4802

Julia Brett Christopher
Gallery Director, CEO

julia@photographywest.com
www.photographywest.com

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JUL 26 2024
City of Carmel-by-the-Sea
Planning & Building Dept.

Attachment 1

PHOTOGRAPHY WEST

July 25, 2024

Planning Commission of Carmel:

I am a third-generation resident, born and raised in Carmel by the Sea, as well as a second generation business owner. You may be familiar with the gallery my mother founded in 1980, Photography West, which I now own and have been operating for 15 years. The Leidigs have been our landlords for 44 years. When they ran into trouble on "The Pit" project, it was my mother, Carol Williams, who suggested they offer it to Patrice Pastor.

I am writing this letter, because I've come to call Patrice a friend. I trust him implicitly. I just returned from Monaco and have seen what he's built first-hand. He is working with some of the greatest engineers and architectural minds of the 21st century. His developments are not just homes and businesses, they are works of art. I can also attest to the fact he absolutely adores Carmel. He is not investing in changing it, he is investing in maintaining and upholding its integrity and charming character. Contrary to what some have said, I can assure you with the utmost certainty that Patrice is not here to crush anyone. All he has ever wanted to do is help us. He asked me why the other residents haven't made more of an effort to invest in the community, and you know what? I didn't have a good answer. I am just as baffled as he is about the entire situation. I've been trying to find staff to work at the gallery since the pandemic with no luck. You know why? Because there is no place for them to live…

The good news is Patrice is offering to build housing, so I implore you, please, let him build. Is a concrete wall *really* more important than housing for human beings who genuinely want to live and work in Carmel? Housing is so desperately needed the State of California has mandated we do something about it… Patrice has offered to help. Please, let him help.

Thank you,

Julia Brett Christopher

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JUL 30 2024
City of Carmel-by-the-Sea
Planning & Building Dept.

City of Carmel by the Sea
Planning Commission

Re Proposed Action: DS 24089 (Britton)

I attended the meeting 7/10/2024 and made my points, I was also requested to write A letter, and so...

When I first saw the story poles going up, I was alarmed at how high they were, and how close to the property line.
I then looked at the plans and it sounded as though a mobil home was being put together, as I stated at the meeting:

Metal Roof / Standing seam
Aluminum windows / wood clad
Board + BAT Exterior finish - Stained
Natural Stone VENEER (?) why not Real Stone

The Drawings are very nice, but is this Really A Carmel by The Sea Home?

Thank You
Nancy Gaylord
[redacted]
[redacted]

---------- Forwarded message ---------
From: **Lucinda Lloyd** <REDACTED>
Date: Sun, Jul 14, 2024 at 11:32 AM
Subject: Letter to Planning Commissioners
To: Nova Romero <nromero@ci.carmel.ca.us>

Dear Chairman LePage and members of Carmel's Planning Commission,

Thank you for your detailed evaluations and observations of the 7th and Dolores Esperanza project plan last week. It is heartening to know you understand not only the codes, General Plan and other pertaining rules governing proposed projects in Carmel, but that you consider the impact on neighbors, historic properties and character of Carmel.

Carmel is special, especially to a few of us who were lucky enough to have benefitted from our grandparents' choices. The Reimers and Lloyd families have been friends for three generations. Kristi's grandfather grew Bartlett pears on property near Schulte Road in Carmel Valley. He and my dad were friends. We loved it when Mr. Reimers dropped off a bag of pears on our doorstep. The Reimers boys, Gunnar and Niels, were friends of my brother. I grew up knowing all the Reimers, but getting to know Kristi recently, over the historic Brad Rowan wall, has been a delight.

Witnessing the bravery of Jan Reimers walk into City Hall for the hearing swelled my heart with pride. Jan served on both the Planning Commission and City Council. Despite dealing with lung cancer, she believed strongly enough about the issue before you to make the effort to attend in person.

With appreciation for all you do while serving on the Planning Commission,

Cindy Lloyd

PS: I hope none of you caught my error when speaking. I wasn't born in 1914, but 1941. Chalk it up to age!

Carmel Building Department
P.O. Box CC
Carmel by the Sea - Ca. 93921

Re. Proposed Action: DS 24089 (Britton)

My husband and I always loved Carmel by the sea Before purchasing property here, we spent many wonderful times here, enjoying this quaint little town.

We wanted some day be part of it.
Over 35 years ago we bought the Property and hired David Burdi, at the time a prominent Architect, who had build the Tudor Box in Carmel, to create us an adorable charming Cottage, that would blend in with beautiful Carmel by the Sea.

And David did it! No money was spared. The roof alone is a piece of Art - a major expense -

Now after my return from a few weeks in Europe - I was alarmed more shocked to see - what in the world is happening here - a very short distance behind my fence, Story Poles up to the sky, and all across from Neighbor on the left to the right side. In addition 7 trees be cut!! It is distressing thus could ever be approved - With no consideration to preserve the Beauty of Carmel, the Neighborhood, my privacy and the charm of my cottage. The drawings don't look like a →

Carmel by the Sea Home!

The first change that comes to mind - The proposed structure repositioned on the lot - Right now orange netting looks light and airy, but with a building it would loom over me so imposingly.

I think that a high fence with thick high foilage behind my special fence with the ♡ can act as screening!!!!

I know times have changed all around in all places, but hopefully the Ambiance of this charming beautiful Town "Carmel by the Sea." can still be respected and preserved as a little slice of heaven ♡

Thank you

Helen E Meeks

[redacted]

August 1st 2024

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Planning & Building Dept.
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